

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, MARCH 13, 2018 - 7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Special Event Request from Marine Industries Association of South Florida for their "22nd Annual Plywood Regatta" to be held on April 14-15, 2018, at the north end of the Marina from 8:00 a.m. - 6:00 p.m. on Saturday and from 8:00 a.m. - 4:00 p.m. on Sunday. The applicant is requesting waiver of parking fees for volunteers.

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 February 27, 2018 City Commission Meeting

2. Travel Requests: None

3. RESOLUTION NO. 2018-032

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH FLORIDA POWER & LIGHT COMPANY FOR THE UNDERGROUND ELECTRICAL FACILITIES CONVERSION ASSOCIATED WITH THE DANIA BEACH REVITALIZATION PHASE II PROJECT WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN THE AMOUNT OF ONE HUNDRED EIGHTY NINE THOUSAND FOUR HUNDRED EIGHTY THREE DOLLARS (\$189,483.00), PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2018-033

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO MODIFY THE CONTRACT WITH MIGUEL LOPEZ JR. INC. FOR THE SW 26TH TERRACE DRAINAGE PROJECT CONTRACT; REDUCING THE CONTRACT AMOUNT FROM SEVEN HUNDRED ELEVEN THOUSAND EIGHTY TWO DOLLARS AND TWENTY FOUR CENTS (\$711,082.24) TO SIX HUNDRED NINETY FOUR THOUSAND SIX HUNDRED TWENTY EIGHT DOLLARS AND SIXTY FOUR CENTS(\$694,628.64) FOR A NET FINAL CHANGE ORDER REDUCTION IN THE AMOUNT OF SIXTEEN THOUSAND FOUR HUNDRED FIFTY THREE DOLLARS AND SIXTY CENTS (\$16,453.60); PROVIDING FOR CONFLICTS FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2018-034

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING RESOLUTION NO. 2013-047 WHICH CREATED TWO (2) ALTERNATE MEMBERS FOR THE GREEN ADVISORY BOARD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2018-035

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REDUCING THE MEMBERSHIP ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2018-036

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A RIGHT-OF-WAY (ROW) DEED CONVEYING TITLE FOR RIGHT-OF-WAY PURPOSES FROM FROST PARK, LLC FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NE 2ND COURT AND NE 1ST STREET, AS ADDITIONAL RIGHT-OF-WAY PROPERTY NEEDED FOR FUTURE RIGHT-OF-WAY IMPROVEMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

8. RESOLUTION NO. 2018-037

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE PARKS AND RECREATION DEPARTMENT FOR MISCELLANEOUS PARK REPAIR SERVICES PURCHASED FROM SYLMAC INTERNATIONAL FOR FISCAL YEAR 2017/2018, ENDING SEPTEMBER 30, 2018, INCLUSIVE OF EXISTING PURCHASES THAT MAY EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2018-038

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIAL TO AWARD INVITATION TO BID ("ITB") NO. 17-008 TO EVERGLADES CONTRACTING, INC. FOR THE MELALEUCA WATER MAIN PROJECT PHASE I IN AMOUNT NOT TO EXCEED THREE HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED EIGHTY FIVE DOLLARS AND FORTY EIGHT CENTS (\$384,585.48); PROVIDING FOR CONFLICTS; PROVIDING FOR FUNDING; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

2. RESOLUTION NO. 2018-039

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE FOLLOWING THREE (3) FIRMS FOR GRANT WRITING: 1) CAROL EADDY LANGFORD, LLC, 2) IN REM SOLUTIONS, INC. AND 3) SOUTHEASTERN SURVEYING & MAPPING CORP; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. PUBLIC HEARINGS

1. 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)** *(Continued from January 23, 2018 and February 13, 2018)*

2. ORDINANCE NO. 2018-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY EASEMENT VACATION REQUEST (VC-125-17) 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, AS LEGALLY DESCRIBED IN EXHIBIT “A”; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

3. RESOLUTION NO. 2018-026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-101-17), VARIANCES (VA-04-18, VA-05-18, VA-06-18, VA-10-18), AND APPROVAL OF DECLARATION OF RESTRICTIVE COVENANTS, SUBMITTED BY STIRLING ALYA LLC FOR PROPERTY LOCATED AT 2851 STIRLING 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. *(Continued from February 13, 2018)*

4. RESOLUTION NO. 2018-040

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “FLORIDA POWER & LIGHT UNIT 7 ” PLAT (PL-130-17) SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC., ON BEHALF OF FLORIDA POWER & LIGHT COMPANY FOR PROPERTY LOCATED AT 3801 SW 43RD COURT, 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.

5. RESOLUTION NO. 2018-041

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-126-17), VARIANCES (VA-127-17 and VA-128-17), AND SPECIAL EXCEPTION (SE-129-17) SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC., ON BEHALF OF FLORIDA POWER & LIGHT COMPANY FOR PROPERTY LOCATED AT 3801 SW 43RD COURT 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. Schedule City Commission Summer Break

11. COMMISSION COMMENTS

1. Commissioner Brandimarte

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

12. APPOINTMENTS

1. Marine Advisory Board Discussion

13. ADMINISTRATIVE REPORTS

1. City Manager
2. City Attorney
3. City Clerk - Reminders

Tuesday, March 27, 2018 - 7:00 p.m. City Commission Meeting
Tuesday, April 10, 2018 - 5:30 p.m. CRA Board Meeting
Tuesday, April 10, 2018 - 7:00 p.m. City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event

Continued from:

Requested Action (Identify appropriate Action or Motion)

Special Event Request from Marine Industries Association of South Florida for their “22nd Annual Plywood Regatta” to be held on April 14-15, 2018, at the north end of the Marina from 8:00 a.m. - 6:00 p.m. on Saturday and from 8:00 a.m. - 4:00 p.m. on Sunday. The applicant is requesting waiver of parking fees for volunteers.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Memo+to+Commission+Plywood+Regatta+2018, Plywood 2018 Special Events Permit App, Plywood 2018 Event Layout, Fire Review 22nd Annual Plywood Regatta 02.09.18



City of Dania Beach

Parks and Recreation Department

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

Date: March 13, 2018

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

By: Mark Felicetty, Parks and Recreation Director

Subject: 22nd Annual Plywood Regatta

Event Date(s): April 14-15, 2018

A special event is requested by Marine Industries Association of South Florida to have the "22nd Annual Plywood Regatta". This event will be held on the North end of the Marina on April 14 and 15, 2018, from 8 a.m. -6 p.m. and 8 a.m. – 4 p.m., respectively. This two-day event introduces the youth and the community to the craft of boat building as well as a fundraiser for the marine industry education programs.

The applicant is requesting the following: Parking fees waived for all volunteers.

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	<i>See attached Fire Marshal review</i>	
BSO Police Dept. - Lt. Manfre	This event is starting to evolve into a larger initiative and while I am aware	

	that the event coordinator has indicated that they are providing private security we will monitor this year's event from a law enforcement perspective to determine if there is a need for law enforcement to be hired for security issues in the future.	
Code Enforcement - Eric Walton	Parking permits will need to be reviewed.	
Community Dev. - Julio Briceno	Building permits required: Building, electrical and plumbing.	
Community Dev. - Corinne Lajoie	No concerns raised.	
City Attorney - Tom Ansbro	No concerns raised.	
HR/Risk Mgmt. – Colin Donnelly	Provide to Parks and Recreation Department the appropriate health department licensing for the food truck prior to the event.	
Parks & Recreation - Mark Felicetty	A pre-event walk thru with applicant, Code, Public Services and Frank at Marina will be scheduled two weeks ahead of event.	
Public Services - Ronnie Navarro	No concerns raised.	



City of Dania Beach

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

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

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

Event Name, Date, and Time:

22nd Annual Plywood Regatta

*Brief Description of the Event:

Two day boat building event that introduces youth & community to the craft of boat building & the marine industry. Fundraiser for Marine Industry education programs in South Florida.

Address/Location of Event: 101 N. Beach Road - North end of Dania Beach Marina

Event Coordinator: Nicole Hoekstra

Telephone #1: 954-524-2733

E-mail Address: nicole@miasf.org

Telephone #2: 954-326-0677

Fax: _____

Additional Contact Person for the Event: Patience Cohn

Telephone #1: 954-524-2733

E-mail Address: patience@miasf.org

Telephone #2: 954-826-8359

Fax: _____

Organization or Sponsor of Event: Marine Industries Association of South Florida (MIA SF)

Address: 221 SW 3rd Avenue

City, State, Zip Code: Fort Lauderdale, FL 33312

Telephone: 954-524-2733

Fax: _____

Cell: _____

Is this a Non-Profit Organization? ☒ Yes ☐ No Tax ID #: 59-1172985

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

Marine Industries Association of South Florida

Date of Incorporation: 1967

State of Incorporation: Florida

Federal ID #: 59-1172985

Authorizing Official for the Organization: David Reed

Telephone #1: 954-525-0829

E-mail Address: david@the-triton.com

Telephone #2: _____

Authorizing Official for the Organization: Jim Naugle

Telephone #1: 954-527-0835 E-mail Address: mayorjames@aol.com
Telephone #2: _____

*Property Owner: City of Dania Beach

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

Is the letter attached? ☐ Yes ☒ No

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

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

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

If so, Indicate the city location of last event: 101 N. Beach Road

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

Number of Expected Daily Attendants: 300 (BSO or Fire Details may be required - refer to page 6)

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	April 14 th	8:00am	6:00pm	10
Sunday	April 15 th	8:00am	4:00pm	8

Anticipated Date and Time to Begin Set-Up: Friday, April 13th at 8:00am

Anticipated Date and Time for Completion of Break-Down: Monday, April 16th at 1:00pm

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

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

Is there a request for any road closures? ☐ Yes ☒ No

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

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

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

Please Note – You must identify any fencing area on the site plan.

*Will Canopies (tent structure with no sides) be used for this event? ☒ Yes ☐ No

Please Note – All tent structures with canopies in excess of 400 square feet [Per NFPA 1: Table 1.12.19(a)] require building permits and inspections. All canopies must be flame retardant. A certificate of flame retardancy and a sample of the canopy fabric for field testing must be submitted for product approval with this application. This information can be obtained from the canopy manufacturer or the canopy rental company. Please apply for the permit at the Building Department located at 100 W. Dania Beach Blvd. Please allow 8-10 working days for permit approvals.

*Will Tents (With Sides) be used for this event? ☐ Yes ☒ No

Please Note – All tents in excess of 200 square feet [Per NFPA 1: Table 1.12.19(a)] require building permits and inspections. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for field testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. If the tents have sides, they are treated as buildings. They must have two separate exits remotely located from each other with electrically illuminated exit signs that have a battery back-up. In addition, they must have emergency egress lighting and fire extinguishers. Provide a life safety plan for these tents indicating the location of all Exits, Exit Signs, Emergency Lighting, Aisle Spacing, Fire Extinguisher locations, etc. Permits must be obtained for all tents and electrical work. Please apply for all permits at the Building Department located at 100 W. Dania Beach Blvd. Please allow 8-10 working days for permit approvals.

*Will electricity be required for this event?

(for lighting, sound, cooking, other power needs, etc.) ☒ Yes ☐ No

*How will this electricity be supplied? ☐ On-Site ☒ Generator ☐ Combination of Both

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

Will there be live entertainment at this event? ☒ Yes ☐ No

Please indicate the type (Band, DJ, Live Performers, etc.): Microphone & speakers for announcements

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	April 14th	8:00am	6:00pm	10
Sunday	April 15th	8:00am	4:00pm	8

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

*Please note Fire Extinguisher Requirement in the next question.

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

Please Note – Fire extinguishers must be supplied for each tent, canopy, cooking appliance and stage. They must be accessible from anywhere in the tent or on the stage without having to travel any further than 75 feet for access. Extinguishers must be easily accessible and not obscured from view. Fire extinguishers must be commercial "ABC Multi-Purpose" (minimum 5lbs.) fire extinguishers that are currently certified and tagged by a licensed company. You

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

*Will there be concessions or sales of food at this event? ☒ Yes ☐ No

Please specify: one food truck on-site

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

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

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

*If so, indicate the type of appliance(s) to be used and the number of each appliance to be used:

- ☐ N/A
- ☐ Electric Grill(s); # _____
- ☐ Gas Grill(s); # _____
- ☐ Charcoal Grill(s); # _____
- ☐ Smoker Grills(s); # _____
- ☐ Grease Fryer(s); # _____
- ☐ Oven(s); # _____
- ☐ Electric Range Burner(s); # _____
- ☐ Gas Range Burner(s); # _____

Food truck

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

*Does each cooking appliance have its own dedicated Fire Extinguisher? ☒ Yes ☐ No

****Please Note*** - Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

*Does each cooking area have the proper clearances from all other event areas? ☒ Yes ☐ No

****Please Note*** - Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands or bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

*Will there be sales of alcohol at this event? ☐ Yes ☒ No

****Please Note*** – An original certificate of liquor liability insurance naming the City of Dania Beach as additional insured and a 1/2/3 Day Special Sales License is required to be submitted with this application. The license must be obtained from the State of Florida Department of Business and Professional Regulation.

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

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

Other: _____

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

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

☐ Mixed Drinks ☐ Other: _____

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

Please Specify: _____

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

☐ Yes ☒ No

*If yes, please describe: _____

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

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

Are you providing to us a copy of the ride vendor's Certificate of Liability and Workers' Compensation Insurance with this application? ☐ Yes ☒ No

***Please Note** - An original Certificate of Liability and Workers' Compensation Insurance is required for any and all rides. Ensure that the Certificate is for this specific event, has the proper dates, and names the City of Dania Beach as an Additional Insured. No event will be approved without this insurance.

*Will recreational vehicles be used for temporary overnight housing? ☐ Yes ☒ No

***Please Note** - Indicate the locations of these on the site plan.

*Will there be any use of pyrotechnics or fireworks displays at this event? ☐ Yes ☒ No

***Please Note** - Pyrotechnics fireworks displays require special applications, permits and inspections as well as an original Certificate of Liability and Workers' Compensation Insurance. In addition, a Fire Inspector will be required to be present during set-up and displays. This expense will be passed on to the event. (BSO or Fire Details may be required - refer to page 6)

*Will there be use of any Grandstands or Bleachers for seating at this event? ☐ Yes ☒ No

***Please Note** - Bleachers and Grandstands may have to meet special safety code requirements. Locations must be indicated on the site plan. Plumbing permit is required for portable toilets.

*Are portable, ADA compliant sanitary facilities being provided for this event? ☒ Yes ☐ No

If so, How many? 2 ☐ N/A

***Please Note** - Provide the locations of all sanitary facilities on the site plan.

*Is there a request for any temporary signage for this event? ☒ Yes ☐ No

***Please Note** - Any questions regarding temporary signage should be directed to City Code Compliance, (954)924-6810.

Are there any services being requested from the City of Dania Beach? ☐ Yes ☒ No

If yes, please explain: _____

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

MIASE contracts with a private security company for this event.

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$71.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

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

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

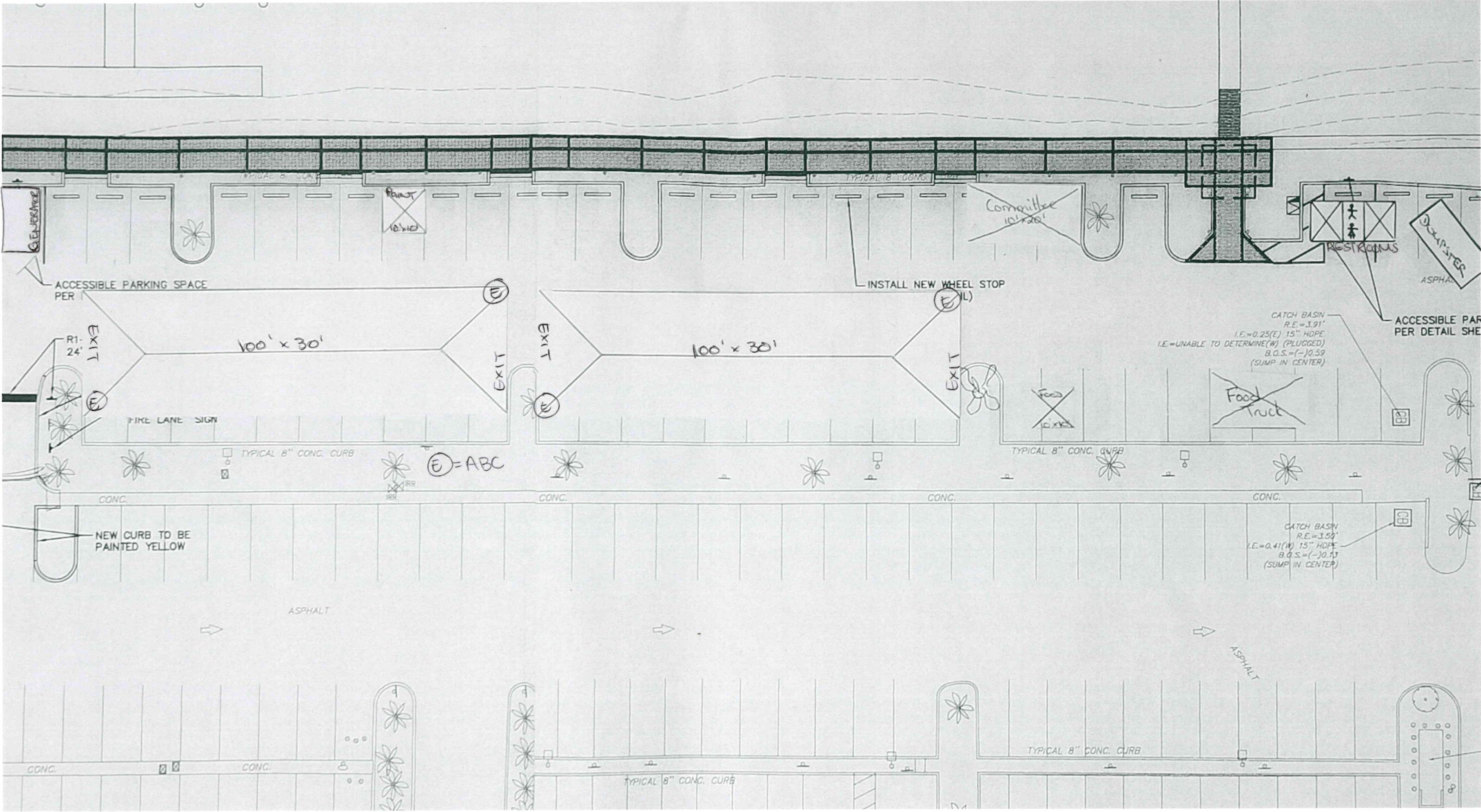
Nicole Hoxstra
Signature of Applicant

Events Coordinator
Title

Nicole Hoxstra
Print name of Applicant

11/23/18
Date

STATE OF FLORIDA
COUNTY OF BROWARD





Department of Fire Rescue & Emergency Services - Fire Marshal's Office Dania Beach District

103 West Dania Beach Blvd. • Dania Beach, Florida 33004

Office: (954)342-4262 • Fax: (954)342-4265

SPECIAL EVENT APPLICATION REVIEW / COMMENTS

Event Name: **22nd Annual Plywood Regatta**

Event Date(s): **April 14-15, 2018**

Event Location: **101 N. Beach Road, Dania Beach**

Event Reviewed By: **Lt. Suarez**

Date of Review: **2/9/18**

☐ EVENT IS APPROVED

☒ EVENT IS APPROVED WITH CONDITIONS (See Below)

☐ EVENT CANNOT BE APPROVED UNTIL FURTHER INFORMATION HAS BEEN PROVIDED (See Below)

☐ EVENT HAS BEEN DENIED BY THE FIRE MARSHAL

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

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

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

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

☒ **Fire Extinguishers Required** – Fire extinguishers must be supplied for each tent, canopy, cooking appliance and stage. They must be accessible from anywhere in the tent or on the stage without having to travel any further than 75 feet for access. Extinguishers must be easily accessible and not obscured from view. Fire extinguishers must be commercial "ABC Multi-Purpose" (minimum 5lbs.) fire extinguishers that are currently certified and tagged by a licensed company.

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

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

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

- ☒ **Generator Permits May Be Required** – Confirm with City of Dania Beach Building Department for determination.
- ☒ **Power cords** shall be sufficiently protected from water and shall not create a trip hazard for patrons and/or event workers.
- ☒ **Gas Grills** (other than those with a UL Listing and typically bought at Home Depot, Lowes, etc. for home grilling, non-commercial use) must be permitted and pass a fire inspection and drop test (performed by a licensed Gas Company). Obtain permits from the City of Dania Beach Building Department.
- ☐ **LP Gas Containers** must be secured in an approved method and cordoned off from patron access in an approved method. The LP Gas containers must be a minimum of 10 feet from any heat source or open flame. “NO SMOKING” signs shall be posted at all LP Gas Container locations.
- ☐ **Fire Department Access (or additional access) required** - Contact the Fire Marshal’s Office at (954)342-4262.
- ☐ **Street Closure Conflict** - Contact the Fire Marshal’s Office at (954)342-4262.
- ☐ **Fenced Area Conflict** - Contact the Fire Marshal’s Office at (954)342-4262.
- ☐ **Stages** - Identify the type of construction (Wood, Metal, Stage made from a Trailer, etc.). Plans & Permits may be required.
- ☐ **Grandstands / Bleachers** - Identify the type of construction (Wood, Metal, Grandstands/Bleachers made from a Trailer, etc.) (Plans & Permits may be required)
- ☒ **Any trailer or vehicle used in the preparation of food that creates grease laden vapors** must have a UL-300 compliant automatic fire suppression system. This suppression system must be tagged and currently certified by a Florida licensed, automatic fire suppression system contractor
- ☐ **Grease Fryers**
- Grease Fryers are not permitted indoors** unless they are protected with an approved a UL-300 compliant automatic fire suppression system. This suppression system must be tagged and currently certified by a Florida licensed, automatic fire suppression system contractor.
- Grease Frying Areas must have a Class K Fire Extinguisher** that has is currently certified and tagged by a licensed company. Any grease frying area that does not have a currently certified and tagged Class K Fire Extinguisher will not be permitted to operate or be put in use. All grease fryers must be secured in an area located away from the general public access.
- ☒ **Food Trucks** that utilize cooking appliances for foods that create grease-laden vapors must be equipped with a currently certified and tagged Automatic Fire Suppression System and must pass a fire inspection prior to use.
- ☐ **No overnight lodging** is permitted at the event unless the lodging is in an “RV” or other approved accommodation and the location of the “RV” or other accommodation has been approved by the Fire Marshal’s Office.
- ☐ **Amusement Rides must be currently tagged** by the Florida Department of Agriculture & legible copies of the amusement ride inspections shall be provided to the Fire Marshal’s Office at the time of Fire Inspection. Any amusement ride that does not pass Florida Department of Agriculture Inspection(s), City Electrical Inspection(s) and Fire Inspection(s) shall not be permitted to open. Those rides not passing any of the above inspections shall remain closed to patrons until such time as the inspections have been approved. The rides shall be cordoned off with Fire Line Tape
- ☐ **Each individual amusement ride must have a dedicated fire extinguisher.** The fire extinguisher(s) must be commercial, “ABC” Multi-purpose type fire extinguisher(s) (Minimum 5 lbs.), and be currently tagged and certified by a Florida-licensed fire extinguisher contractor. The fire extinguisher(s) must be easily accessible and not obscured from view.

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

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

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

☒ Other Requirements and/or Special Notes:

*Any food truck operating in the City of Dania Beach **MUST** comply with all Broward County Rules for Food Trucks. Please contact Lt. Dan Suarez at 954-342-4262 for any questions or concerns.*

INSPECTION AND/OR DETAIL REQUIREMENTS

Pre-Event Inspections Required:

☐ NO ☒ YES

☐ N/A ☐ (Dates & Times): Friday April 13th 2018 between 3-5pm & Saturday April 14th 2018 7am for event and food trucks.

TYPE OF INSPECTION REQUIRED:

☒ Normal Inspection Hours

☒ After-Hours (4-Hours or Less) **Food Truck Inspection**

☐ After Hours (Greater than 4 Hours)

Fire Inspector Stand-By Detail Required:

☒ NO ☐ YES

☐ N/A ☐ (Dates & Times): _____

Operational Detail Required:

☒ NO ☐ YES

Type: _____

Dates & Times: _____

☐ N/A ☒ **INVOICE TO FOLLOW FOR PRE-EVENT INSPECTIONS.**

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, FEBRUARY 27, 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.
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

2. Moment of Silence and Pledge of Allegiance

Mayor James called for a moment of silence for the victims of the Marjory Stoneman Douglas High School tragedy, followed by the Pledge of Allegiance to the United States Flag.

3. Presentations and Special Event Approvals

3.1 Employee Recognition - Commissioner Salvino

Commissioner Salvino presented Certificates of Recognition to Stanley Johnson and Leroy Walters for their outstanding service and dedication to the City.

3.2 Special Event request from Divers Cove for the 7th Annual Beach and Pier Cleanup to be held on June 2, 2018, at 300 North Beach Road from 7:00 a.m. – 12:00 p.m.

Commissioner Grace motioned to approve the Special Event request for the 7th Annual Beach and Pier Cleanup; seconded by Commissioner Salvino. The motion carried unanimously.

4. Proclamations

4.1 Eating Disorders Awareness Week - Sharon Glynn, Director of Operations, The Alliance for Eating Disorders Awareness

Mayor James read the Eating Disorders Awareness Week Proclamation and presented it to Dr. Bhritanie Jardine from The Alliance for Eating Disorders Awareness.

Dr. Jardine thanked the Commission for their support and spoke of their annual walk on March 3rd.

4.2 Black History Month - Commissioner Grace

Mayor James read the Black History Month Proclamation and presented it to Commissioner Grace.

5. Citizen Comments

Kendra Wright, 22 SW 6 Avenue, noted she lives in a hostile environment and unsafe neighborhood.

Commissioner Grace recommended Ms. Wright speak to Marc LaFerrier, Director of Community Development, for the code violations. She will also speak to BSO Chief Marks about the issue with the officer.

Veronica Larkins, 211 NW 12th Avenue, advised the Florida Youth Camp will be held July 22-28.

6. Public Safety Reports

Lieutenant Darryl Stallings, Broward Sheriff's Office, advised that BSO will take a road patrol deputy to cover a school resource officer to insure that all the schools are covered. They are also looking for additional deputies who would like to be school resource officers.

He noted a lot of threats have been coming in since the Marjory Stoneman Douglas tragedy. He further spoke of criminal activity in the City, and noted an upcoming Driveway Initiative.

Lieutenant Stallings introduced Lieutenant Jason Taralla and Sargent Perez.

Sean Brown, Battalion Chief, BSO Fire Rescue, was available to answer questions.

7. Consent Agenda

Items added to Consent Agenda: #7.5

Items removed from Consent Agenda: #7.3

7.1 Minutes:

Approve Minutes of February 13, 2018 City Commission Meeting

7.2 Travel Requests:

Request from Brad Kaine, Public Services Director, to attend the Florida APWA Expo 2018 in Jacksonville, Florida, on April 15-20, 2018 (Estimated cost \$1,425.95)

Resolutions

7.4 RESOLUTION #2018-030

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING, BROWARD COUNTY, FLORIDA”; PROVIDING FOR AUTHORIZATION FOR THE CITY MANAGER TO ENTER INTO THE AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Addendum

7.5 RESOLUTION #2018-031

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING AND ADOPTING THE NEW LOGO DESIGN, SEAL, TAGLINE, BRAND STATEMENT, BRAND STANDARDS AND REBRANDING PLAN FOR THE CITY OF DANIA BEACH AND AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE BRANDING PHASES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Grace motioned to adopt the Consent Agenda, with the addition of Item #7.5, and with the exception of Item #7.3; seconded by Commissioner Salvino. The motion carried unanimously.

7.3 RESOLUTION #2018-029

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, CALLING ON THE STATE OF FLORIDA, GOVERNOR RICK SCOTT, PRESIDENT DONALD TRUMP, AND THE FEDERAL GOVERNMENT TO REDUCE GUN VIOLENCE IN AMERICA AND HELP PREVENT FUTURE SHOOTINGS BY REQUIRING A BACKGROUND CHECK FOR EVERY FIREARM SALE; SUPPORTING THE PASSAGE OF A RED FLAG LAW; SUPPORTING RAISING THE AGE FOR THE LEGAL PURCHASE OF FIREARMS, MAGAZINES AND AMMUNITION TO 21; SUPPORTING THE PASSAGE OF LEGISLATION THAT WOULD KEEP MILITARY-STYLE WEAPONS AND HIGH-CAPACITY MAGAZINES AWAY FROM OUR SCHOOLS; AUTHORIZING THE CITY CLERK TO TRANSMIT THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2018-029.

Commissioner Brandimarte noted that she supports most of the items in the resolution; however, she does not support all of the items and therefore cannot vote for this resolution as written.

City Attorney Ansbro explained how the state statute works regarding local law, and noted this resolution does not place the Commission at risk for the \$5,000 fine or removal from office.

Commissioner Salvino noted he is uncomfortable and would like to research it further before making a vote.

Mayor James said this is not to restrict anyone from having a gun; it is to protect our children.

Commissioner Grace noted she is in support of the resolution as written.

Commissioner Brandimarte motioned to continue Resolution #2018-029 until the March 13, 2017 City Commission meeting; seconded by Commissioner Salvino. The motion failed on the following 2-3 Roll Call vote:

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

Commissioner Grace motioned to adopt Resolution #2018-029; seconded by Commissioner Brandimarte. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	No	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

9.1 ORDINANCE #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. **(SECOND READING)**

City Attorney Ansbro read the title of Ordinance #2018-004.

Marc LaFerrier, Director of Community Development, provided an overview of the code amendment.

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 #2018-004, 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 #2018-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY EASEMENT VACATION REQUEST (VC-125-17) 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, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2018-006.

Marc LaFerrier, Director of Community Development, explained the vacation request.

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

Commissioner Grace motioned to adopt Ordinance #2018-006, on second reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

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

10. Discussion and Possible Action

10.1 Broward County 2018 Pioneer Day Nomination - City Manager Baldwin

City Manager Baldwin noted the Broward Historical Preservation Board is seeking nominations.

Commissioner Grace suggested Eugenia Byrd for the Pioneer Award.

The Commission consensus was to nominate Ms. Byrd.

10.2 2018 Road Resurfacing Project - City Manager Baldwin

City Manager Baldwin requested approval of the proposed plan.

Commissioner Grace asked the City Manager to take the leadership role and fill all the department head vacancies while he is still here. She has confidence in him.

The Commission consensus was for the City Manager to fill the positions of Parks and Recreation Director and City Clerk.

Vice-Mayor Harris requested adding SE 4th Terrace to the resurfacing list.

10.3 Donation to the Chris Hixon Scholarship Fund - Mayor James

Mayor James requested that the Commission make a donation to the Chris Hixon Scholarship Fund in memory of Chris Hixon, who was the athletic director at South Broward High School, prior to Marjory Stoneman Douglas High School.

Commissioner Grace asked Assistant City Manager Donnelly about the Charitable Donation Fund and if we could give \$2,000-\$3,000 next year.

The Commission consensus was to donate \$5,000 for this fiscal year, and budget for an additional \$5,000 next year.

10.4 Selection of Executive Search Firm for City Manager Recruitment

City Manager Baldwin noted six proposals were received and all are qualified to do the job.

A brief discussion ensued.

Vice-Mayor Harris motioned to select S. Renee Narloch & Associates; seconded by Mayor James. The motion carried unanimously.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte had no comments.

11.2 Commissioner Grace

Commissioner Grace thanked everyone who participated in Black History Month.

Commissioner Grace thanked CRA Director Williams for a fantastic workshop on branding.

11.3 Commissioner Salvino

Commissioner Salvino provided community event reminders.

Commissioner Salvino noted he enjoyed attending the Black Heritage event at the BB&T Center with Mayor James and Commissioner Grace.

11.4 Vice-Mayor Harris

Vice-Mayor Harris noted the stop sign at Bryan Road and NW 1st Street has been approved as an interim 4-way stop.

Vice-Mayor Harris questioned use of the parking garage gate arms for the hotel for their guests to self-park. Community Development Director LaFerrier explained the system that will be used.

Vice-Mayor Harris spoke of the Neighborhood Ambassador event at the Morrison Hotel.

Vice-Mayor Harris also spoke of events following the Marjory Stoneman Douglas High School tragedy.

11.5 Mayor James

Mayor James recognized several employees who were commended by Kimco for assisting in getting Dania Pointe up and running. She noted they are her employees of the month and thanked Kimco for the letter.

Mayor James said the Branding Workshop was amazing and we got a lot accomplished.

Mayor James asked about extra computers and printers in storage. City Manager Baldwin said they should be surplus and disposed of. She noted she has been looking around City Hall for space for new employees and there is a lot of junk everywhere. Departments are expanding and it is very cramped upstairs. She asked if we could possibly move the CRA to where Rep. Geller is.

City Manager responded we can look at it on a temporary basis as the Commission wants to do something with City Hall.

Rickelle Williams, CRA Director, noted their employees are all in offices. She does not think it is ADA compliant to use the proposed area.

City Manager Baldwin concurred that the CRA needs more space, and said we will look into it.

12. Appointments

12.1 Education Advisory Board

Commissioner Salvino moved to reduce the number of members on the Education Advisory Board by eliminating one appointment by the Mayor and eliminating the City Manager appointment; seconded by Commissioner Grace. The motion carried unanimously.

12.2 Green Advisory Board

Commissioner Salvino moved to reduce the number of members on the Green Advisory Board by eliminating the two alternate positions; seconded by Commissioner Grace. The motion carried unanimously.

12.3 Marine Advisory Board

The Commission requested a discussion item to reduce the number of members on the Marine Advisory Board be placed on the next agenda.

Commissioner Salvino requested an attendance record be provided at the next meeting.

There were no appointments at this meeting.

13. Administrative Reports

13.1 City Manager

City Manager Baldwin announced the HR Director has been hired and starts on March 26.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Tuesday, March 13, 2018 - 5:30 p.m.	CRA Board Meeting
Tuesday, March 13, 2018 - 7:00 p.m.	City Commission Meeting
Tuesday, March 27, 2018 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 8:36 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)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH THE FLORIDA POWER & LIGHT COMPANY FOR THE UNDERGROUND ELECTRICAL FACILITIES CONVERSION ASSOCIATED WITH THE DANIA BEACH REVITALIZATION PHASE II PROJECT WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN THE ONE HUNDRED EIGHTY NINE THOUSAND FOUR HUNDRED EIGHTY THREE DOLLARS (\$189,483.00), PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo 2018 - Beach Revitalization Project FPL Agreement (3).doc (Fin Rev 02-28-18), R-2018- DB Revitalization Phase II FPL Agreement, FPL Underground Facilities Conversion Agreement



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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: March 13, 2018

RE: FPL Agreement for the Underground Facilities Conversion for
Beach Revitalization Phase II Project

Introduction and Background

The City Commission approved Phase II of the Beach Revitalization Project. As part of this project the City will be converting the powerlines at the beach from above ground to underground infrastructure.

Public Services is requesting the City to enter into an Underground Facilities Conversion Agreement with FPL in an amount not to exceed \$189,483.00. Funds are available and appropriated in the Capital Projects Beach Redevelopment Project Phase II Account No. 301-72-60-572-63-10.

FPL will be undertaking the design and construction of this project for the main line. The cost for this component is \$189,483.00. Once this is completed the City will bid for construction the laterals which will connect to all the commercial businesses and buildings to the main line.

Recommendation

Public Services is recommending the City Commission to enter into an agreement with Florida Power and Light for this project. Funding will be appropriated from Beach Revitalization Fund Account No. 301-72-60-572-63-10.

RESOLUTION NO. 2018-032

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH FLORIDA POWER & LIGHT COMPANY FOR THE UNDERGROUND ELECTRICAL FACILITIES CONVERSION ASSOCIATED WITH THE DANIA BEACH REVITALIZATION PHASE II PROJECT WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS IN THE AMOUNT OF ONE HUNDRED EIGHTY NINE THOUSAND FOUR HUNDRED EIGHTY THREE DOLLARS (\$189,483.00), PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dania Beach City Commission desires to have the existing overhead power lines located at the beach to be buried underground; and

WHEREAS, the Public Services Department is seeking City Commission approval to enter into an Underground Facilities Conversion Agreement with Florida Power & Light Company (FPL), a copy of which agreement is attached as “Exhibit A”; and

WHEREAS, FPL will provide the design and construction services to convert the electrical mainline to an underground infrastructure; and

WHEREAS, the funding for the conversion of underground facilities is available in the Capital Projects Beach Redevelopment Project Phase II Account No.301-72-60-572-63-10, in the amount of One Hundred Eighty Nine Thousand Four Hundred Eighty Three Dollars (\$189,483.00); and

WHEREAS, upon review by the Director of the City Public Services Department, he recommends City Commission approval of the Agreement;

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 FPL submitted the Agreement to provide the design and construction services of electrical main lines to include converting the lighting at the beach from above ground to underground infrastructure in an amount not to exceed One Hundred Eighty Nine Four Hundred and Eighty Three Dollars (\$189,483.00).

Section 3. That funding is appropriated and available in the Capital Projects Beach Redevelopment Project Phase II Account No.301-72-60-572-63-10, in the amount of One Hundred Eighty Nine Thousand Four Hundred Eighty Three Dollars (\$189,483.00).

Section 4. That the proper City officials are further authorized to enter into an agreement with FPL.

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 March 13, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

UNDERGROUND FACILITIES CONVERSION AGREEMENT (NON-GAF)

This Agreement, is made and entered into this 21 day of February, 2018, by and between City of Dania Beach ("Applicant"), with an address of 100 W Dania Beach Blvd. Dania Beach, Florida 33004 and FLORIDA POWER & LIGHT COMPANY ("FPL"), a Florida corporation with an address of P.O. Box 14000, 700 Universe Boulevard, Juno Beach, FL 33408-0429.

WHEREAS, the Applicant has requested that FPL convert certain overhead electric distribution facilities located within the following boundaries (the "Conversion"):
91 N BEACH RD, DANIA

(collectively, the "Existing Overhead Facilities") to underground facilities, including transformers, switch cabinets and other appurtenant facilities installed above ground as set forth in Attachment A hereof (collectively, the "Underground Facilities").

NOW THEREFORE, in consideration of the foregoing premises and the covenants and agreements set forth herein, and other consideration the sufficiency of which is hereby acknowledged, the parties intending to be legally bound, hereby covenant and agree as follows:

1. **Avoided Storm Restoration Cost ("ASRC") Eligibility Criteria.** The Applicant represents and warrants that it meets, and is capable and willing to enforce, the applicable eligibility criteria for the Conversion (select one of the following ASRC Tiers):

() ASRC

Tier 1:

- a. In order for the Conversion to incorporate a sufficient amount of overhead facilities to provide electrical continuity, the Conversion must include a minimum of approximately 3 pole line miles or approximately 200 detached dwelling units within contiguous or closely proximate geographic areas (the "Conversion Area"). The Conversion may be completed in mutually agreed upon phases, with the project size minimums applying to the aggregate project – provided that any necessary subsequent phase begins within a 1 year period from completion of the prior phase and the minimums are met within, at most, 3 phases; and
- b. The Applicant must require all customers within the Conversion Area who currently have overhead service directly from the Existing Overhead Facilities to convert their service entrances to underground within 6 months of completion of the Underground Facilities installation or each phase thereof; and
- c. If the Applicant requests that facilities be placed in the ROW, the Applicant must be willing and able to execute a right of way ("ROW") agreement with FPL or secure a ROW agreement through the appropriate local government(s) with FPL; and
- d. For any affected laterals, the complete lateral must be converted, including all stages of any multi-stage lateral; and
- e. There are no state or federal funds available to the Applicant to cover any portion of the cost of the Conversion.

Special Circumstances. Conversions which do not meet the Tier 1 project size minimums described in section 1.a are eligible for the ASRC in the following special circumstances:

- i. An island or peninsula where 100% of the Existing Overhead Facilities are to be converted; or
- ii. When the aggregate size of the first 3 phases of a project would satisfy the minimum size criteria but, for mutually-agreed engineering or logistical reasons, those phases are non-contiguous; provided that (a) the next (4th) phase must be adjacent to one or more of the first 3 phases such that the combined contiguous area meets the minimum size criteria, and (b) this 4th phase begins within 1 year from completion of the 3rd phase.

(Continued on Sheet No. 9.721)

(Continued from Sheet No. 9.720)

() **ASRC Tier 2.** All eligibility criteria remain the same as Tier 1 with the exception that the Conversion Area must only include between approximately 1 to 3 pole line miles or a minimum of approximately 85 detached dwelling units within contiguous or closely proximate geographic areas.

(\$10,087) ASRC Tier 3. A Conversion Area that is less than 1 pole line mile within contiguous or closely proximate geographic areas. Additionally, Tier 1 requirements for project completion timing in paragraph 1.a., as well as, paragraphs 1.b. and 1.d. do not apply.

2. **Contribution-in-Aid-of-Construction (CIAC).** The Applicant shall pay FPL a CIAC as required by FPL's Electric Tariff and Section 25-6.115 of the Florida Administrative Code.
 - i. CIAC (excluding ASRC) \$201,746
 - ii. ASRC \$10,087
 - iii. **CIAC Due** \$189,483

In the event the actual cost of the Conversion (excluding ASRC) exceeds the estimate, the CIAC (excluding ASRC) shall be adjusted by the lesser of (a) the difference between the actual cost of the Conversion and the estimate, or (b) 10% of the CIAC (excluding ASRC) identified above. The ASRC shall also be adjusted accordingly and the Applicant shall pay FPL the resulting difference in the amount of the CIAC Due.

3. **Applicant-Installed Facilities.** The Applicant may, upon entering into an applicant-installed facilities agreement satisfactory to FPL, construct and install all or a portion of the Underground Facilities. Such work must meet FPL's construction standards and FPL will own and maintain the completed facilities. The Applicant agrees to rectify any deficiencies, found by FPL, prior to the connection of any customers to the Underground Facilities and the removal of the Existing Overhead Facilities.
4. **Compliance with Tariff.** The Applicant agrees to comply with and abide by the requirements, terms, and conditions of FPL's Electric Tariff.
5. **Timing of Conversion.** Upon compliance by the Applicant with the requirements, terms, and conditions of FPL's Electric Tariff, this Agreement and any other applicable agreements, FPL will proceed in a timely manner with the Conversion in accordance with the construction drawings and specifications set forth in Attachment A hereof.
6. **Relocation.** In the event that the Underground Facilities are part of, or are for the purposes of, relocation, then this Agreement shall be an addendum to the relocation agreement between FPL and the Applicant. In the event of any conflict between the relocation agreement and this Agreement or the Electric Tariff, this Agreement and the Electric Tariff shall control.
7. **Term.** This Agreement shall remain in effect for as long as FPL or any successor or assign owns or operates the Underground Facilities.
8. **ASRC Repayment.** If the Applicant does not satisfy the relevant eligibility criteria, the Applicant shall repay the ASRC within 30 days of written notice from FPL of such failure. Additionally, if at any point within 30 years of completion of the Underground Facilities installation, the Applicant elects to have electric service within the Conversion Area supplied by a provider other than FPL, the Applicant shall repay FPL a pro-rata share of the ASRC. The pro-rata share (which shall reflect partial years) shall be determined as follows:

$$\text{ASRC} * [(30 - \text{years since the Underground Facilities completion date}) / 30]$$

Non-governmental Applicants, whose CIAC includes a Tier 1 or Tier 2 ASRC, shall provide, at the time of execution of this Agreement, either a surety bond or irrevocable bank letter of credit (the "Security Instrument") in a form acceptable to FPL evidencing ability to repay the ASRC. This Security Instrument shall remain in effect until such time as all customers within the Conversion Area are converted. The Applicant may provide either an amended or replacement Security Instrument in a form acceptable to FPL at any time to reflect the pro-rata adjustments to the ASRC amount. If, upon notice of cancellation or prior to expiration of the Security Instrument, a replacement Security Instrument in a form acceptable to FPL is not provided by the Applicant to FPL, FPL will require the third party issuing the Security Instrument to pay the full balance due in accordance with this Agreement in cash.

(Continued on Sheet No. 9.722)

Effective: November 13, 2008

FLORIDA POWER & LIGHT COMPANY

Original Sheet No. 9.722

(Continued from Sheet No. 9.721)

9. **Termination Prior to the Conversion Completion.** Failure by the Applicant to comply with any of the requirements, terms, or conditions of this Agreement or FPL's Electric Tariff shall result in termination of this Agreement. The Applicant may terminate this Agreement at any time prior to the start of the Conversion and the CIAC paid by the Applicant will be refunded to the Applicant; provided however, that the refund of the CIAC shall be offset by any costs incurred by FPL in performing under the Agreement up to the date of termination.
10. **Assignment.** The Applicant shall not assign this Agreement without the written consent of FPL.
11. **Adoption and Recording.** This Agreement shall be adopted by the Applicant and maintained in the official records of the Applicant for the duration of the term of this Agreement. This Agreement also shall be recorded in the Official Records of the County in which the Underground Facilities are located, in the place and in the manner in which deeds are typically recorded.
12. **Conflict between Terms of Franchise Agreement.** In the event of a conflict between the terms of this Agreement and any permit or franchise agreement entered into by Applicant and FPL, the terms of this Agreement shall control.

IN WITNESS WHEREOF, FPL and the Applicant have executed this Agreement on the date first set forth above.

APPLICANT

FPL

Signed_____

Signed_____

Name_____

Name_____

Title_____

Title_____

Signed_____

Name_____

Title_____

Approved as to Terms and Conditions (if required by Applicant)

Signed_____

Name_____

Title_____

Approved as to Form and Legal Sufficiency (if required by Applicant)

Signed_____

Name_____

Title_____

Issued by: S. E. Romig, Director, Rates and Tariffs

Effective: November 13, 2008

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 PROPER CITY OFFICIALS TO MODIFY A CONTRACT WITH MIGUEL LOPEZ JR. INC FOR THE SW 26TH TERRACE DRAINAGE PROJECT CONTRACT; REDUCING THE CONTRACT AMOUNT FROM SEVEN HUNDRED ELEVEN THOUSAND EIGHTY TWO DOLLARS AND TWENTY FOUR CENTS (\$711,082.24) TO SIX HUNDRED NINETY FOUR THOUSAND SIX HUNDRED TWENTY EIGHT DOLLARS AND SIXTY FOUR CENTS (\$694,628.64) FOR A NET FINAL CHANGE ORDER REDUCTION IN THE AMOUNT OF SIXTEEN THOUSAND FOUR HUNDRED FIFTY THREE DOLLARS AND SIXTY CENTS (\$16,453.60); PROVIDING FOR CONFLICTS FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo 2018 Miguel Lopez CO Close out - rsu.doc (Fin Rev 03-05-18), R-2018- SW 26 Terrace Drainage - Miguel Lopez Jr. Close Out



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 Commissioner

FROM: Robert Baldwin, City Manager

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

DATE: March 13, 2018

RE: Miguel Lopez Jr., Inc. SW 26th Terrace Drainage Project - Change Order
Close out

Background

On October 10, 2016, the City Commission passed Resolution#2016-136 that awarded Miguel Lopez Jr. Inc. the SW 26th Terrace Drainage Project in the amount of \$711,082.24. At various stages of the project, unforeseen minor design modifications related to various site conditions were encountered that have resulted in a change order request to the City from the Project Construction Contractor, Miguel Lopez Jr., Inc.

On May 9, 2017, Resolution 2017-045 was approved for a change order in the amount of \$28,546.40. The original contract of \$711,082.24 included a \$35,000.00 contingency and a \$10,000.00 permit fee allowance. Since the contingency fund and permit allowance were fully utilized these funds will be credited back to the City resulting in a contract amendment with Miguel Lopez Jr. Inc.. Therefore, the modified contract amount will be \$694,628.64 with a net change order reduction of \$16,453.60.

This will closeout the SW 26 Terrace Drainage Project and all remaining funds will be returned to the Stormwater Fund.

Recommendation

Public Services is requesting City Commission approval to modify the original contract amount to \$694,628.64, with a net change order reduction of \$16,453.60. This action is necessary to close the project with Miguel Lopez Jr, Inc.

RESOLUTION NO. 2018-033

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO MODIFY THE CONTRACT WITH MIGUEL LOPEZ JR. INC. FOR THE SW 26TH TERRACE DRAINAGE PROJECT CONTRACT; REDUCING THE CONTRACT AMOUNT FROM SEVEN HUNDRED ELEVEN THOUSAND EIGHTY TWO DOLLARS AND TWENTY FOUR CENTS (\$711,082.24) TO SIX HUNDRED NINETY FOUR THOUSAND SIX HUNDRED TWENTY EIGHT DOLLARS AND SIXTY FOUR CENTS (\$694,628.64) FOR A NET FINAL CHANGE ORDER REDUCTION IN THE AMOUNT OF SIXTEEN THOUSAND FOUR HUNDRED FIFTY THREE DOLLARS AND SIXTY CENTS (\$16,453.60); PROVIDING FOR CONFLICTS FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a construction bid was awarded October 10, 2016 and an Agreement was approved in an amount of Seven Hundred Eleven Thousand Eighty Two Dollars and Twenty Four Cents (\$711,082.24) with Miguel Lopez Jr. Inc. for the Southwest 26 Terrace Drainage Project; and

WHEREAS, On May 9, 2017, Resolution 2017-045 was approved for a change order in the amount of Twenty Eight Thousand Five Hundred Forty Six Dollars and Forty Cents (\$28,546.40); and

WHEREAS, allowances in the form of permit fees of Ten Thousand Dollars (\$10,000.00) and a project contingency amount of Thirty Five Thousand Dollars (\$35,000.00) for a total of Forty Five Thousand Dollars (\$45,000.00) was included in the original contract cost in anticipation of any change orders that might be encountered during construction, and

WHEREAS, Twenty Eight Thousand Five Hundred Forty Six Dollars and Forty Cents (\$28,546.40) of the contingency and permit allowance was utilized to fund Change Order #1, leaving a remaining unspent balance of Sixteen Thousand Four Hundred Fifty Three Dollars and Sixty Cents (\$16,453.60); and

WHEREAS, the remaining project contingency and permit allowance of Sixteen Thousand Four Hundred Fifty Three Dollars and Sixty Cents (\$16,453.60) will not be utilized and therefore results in a final reduction change order, modifying the contract amount to be paid to Miguel Lopez Jr. Inc. to Six Hundred Ninety Four Thousand Six Hundred Twenty Eight Dollars and Sixty Four Cents (\$694,628.64);

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

Section 1. That the foregoing “Whereas” clauses are true and correct and they are incorporated into this Resolution by this reference;

Section 2. That the City Commission authorizes the City Manager to modify the contract amount to Six Hundred Ninety Four Thousand Six Hundred Twenty Eight Dollars and Sixty Four Cents (\$694,628.64) with a final reduction change order in the amount of Sixteen Thousand Four Hundred Fifty Three Dollars and Sixty Cents (\$16,453.60).

Section 3. That all remaining funding for the SW 26th Terrace Drainage Project shall be closed and return to the Stormwater Fund.

Section 4. That the City Manager and City Attorney are authorized to make minor revisions to such documents as are deemed necessary and proper for the best interests 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 March 13, 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: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Adopt resolution eliminating the 2 alternate positions on the Green Advisory Board as directed by the City Commission on February 27, 2018.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

R-2018- Removing Green Advisory Board Alternate Members

RESOLUTION NO. 2018-034

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING RESOLUTION NO. 2013-047 WHICH CREATED TWO (2) ALTERNATE MEMBERS FOR THE GREEN ADVISORY BOARD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution No. 2009-026, establishing the Green Advisory Board on February 11, 2009; and

WHEREAS, on May 14, 2013, the City Commission adopted Resolution No. 2013-047 to include two (2) alternate members for the Green Advisory Board; and

WHEREAS, at the February 27, 2018 City Commission meeting, the City Commission decided to eliminate the two (2) alternate members of the Green Advisory Board; and

WHEREAS, a resolution to that effect is required;

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

Section 1. That the City Commission of the City of Dania Beach, Florida repeals Resolution No. 2013-047 in its entirety.

Section 2. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 3. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 13, 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: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Adopt resolution reducing the membership on the Education Advisory Board as directed by the City Commission on February 27, 2018.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

R-2018- Amending Membership on the Education Advisory Board

RESOLUTION NO. 2018-035

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REDUCING THE MEMBERSHIP ON THE EDUCATION ADVISORY BOARD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Resolution No. 2013-019, creating the Education Advisory Board on February 26, 2013; and

WHEREAS, at the February 27, 2018 City Commission, the City Commission decided to reduce the membership of the Board from seven (7) members to five (5) members, to eliminate the appointment by the City Manager, and to eliminate the additional appointee for the Mayor; and

WHEREAS, a resolution to that effect is required;

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 they are made a part of and are incorporated into this Resolution by this reference.

Section 2. That the membership of the Board shall be reduced to five (5) members.

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

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

PASSED AND ADOPTED on March 13, 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)

ADOPT RESOLUTION ACCEPTING A RIGHT-OF-WAY (ROW) DEED CONVEYING TITLE FOR RIGHT-OF-WAY PURPOSES FROM FROST PARK, LLC FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NE 2ND COURT AND NE 1ST STREET, AS ADDITIONAL RIGHT-OF-WAY PROPERTY NEEDED FOR FUTURE RIGHT-OF-WAY IMPROVEMENTS.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

signed memo, R 2018- Dedicating ROW at NE 2nd Ct, Right-of-Way Deed, Opinion of Title, Written Consent



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

DATE: March 13, 2018

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP, Director of Community Development

SUBJECT: Dedication of Right-of-Way and acceptance of a deed for twelve and a half (12.5) feet of Right-of-Way on NE 2nd Court

REQUEST:

Frost Park LLC is the owner of real property located at 212 NE 1st Street. The owner is applying to build a new duplex and the permit applications are currently under review. The applicant is requesting to dedicate twelve and a half (12.5) feet for Right of Way on NE 2nd Court as required by Section 815-30 of the City Code. The site plan to construct a new two-family dwelling was approved July 19, 2017 by Resolution No. 2017-PZ-005 by the Planning and Zoning Board with a condition that the Right of Way dedication be recorded in the Broward County Public Records.

The City's acceptance of the Right of Way deed for a portion of NW 2nd Court satisfies the requirements and conditions set for within the approved site plan in Resolution No. 2017-PZ-005.

RECOMMENDATION:

Approve the attached Resolution to accept the proposed Right-of-Way dedication for NE 2nd Court.

RESOLUTION NO. 2018-036

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A RIGHT-OF-WAY (ROW) DEED CONVEYING TITLE FOR RIGHT-OF-WAY PURPOSES FROM FROST PARK, LLC FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NE 2ND COURT AND NE 1ST STREET, AS ADDITIONAL RIGHT-OF-WAY PROPERTY NEEDED FOR FUTURE RIGHT-OF-WAY IMPROVEMENTS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, FROST PARK, LLC has executed and presented to the City of Dania Beach, Florida (the “City”) a Right-of-Way (ROW) Deed for additional right-of-way property generally located at the southeast corner of NE 2nd Court and NE 1st Street, as additional right-of-way property needed for future right-of-way improvements attached as Exhibit “A”; and

WHEREAS, the additional right-of-way property is needed for future right-of-way improvements; and

WHEREAS, the City desires to accept the Right-of-Way (ROW) conveying title to the City for public right-of-way purposes; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to accept the Right-of-Way (ROW) Deed for public right-of-way purposes necessary to promote and ensure the continued health, safety and welfare of the citizens of the City;

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

Section 1. The foregoing whereas clauses are ratified and incorporated as the legislative intent of this Resolution.

Section 2. The Right-of-Way (ROW) Deed, attached as Exhibit “A” is accepted, conveying the property free and clear of any encumbrances.

Section 3. The appropriate City officials including the Mayor, City Manager and City Attorney are authorized to accept the Right-of-Way (ROW) Deed, in substantially the attached form, and to execute any additional documents necessary to accept the Warranty Deed.

Section 4. A certified copy of this Resolution, and the executed original Warranty Deed, shall be recorded in the Public Records of Broward County, Florida.

Section 5. This Resolution shall be in full force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 13, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”
ROW DEED

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Lawrence Allen Raab, Esq.
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, Florida 33134

Folio Number: A portion of 504234290210

RIGHT-OF-WAY-DEED
(Frost Park Duplex)

THIS INDENTURE is made this ____ day of _____, 2018, between **FROST PARK LLC**, a Florida limited liability company, whose principal and mailing address is 2501 S Ocean Drive, Suite 106, Hollywood, Florida 33019, (hereinafter referred to as the “Grantor”), and the **CITY OF DANIA BEACH**, a Florida municipal corporation, whose mailing address is 100 W Dania Beach Boulevard, Dania Beach, Florida 33004, (hereinafter referred to as the “Grantee”).

WITNESSETH that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and/or assigns in interest, for the purpose of providing public right-of-way and all purposes incidental thereto, all right, title, interest, claim or demand of the Grantor, in and to the following described land, situated, lying and being in the County of Broward and State of Florida, to-wit:

See Exhibit “A” attached hereto and made a part hereof (the “Property”).

And the Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

It is the intention of the Grantor hereto by this instrument to convey to the Grantee, and its heirs, successors and/or assigns in interest, the Property herein described for use as a public right-of-way and for all purposes incidental thereto.

TO HAVE AND TO HOLD the Property in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused this Right-of-Way Deed to be executed as of the day and year first written above.

WITNESSESS:

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Print Name

Print Name

GRANTOR:

FROST PARK LLC, a Florida limited liability company

By: _____

Name: _____

Title: Manager

STATE OF FLORIDA)
)**ss**
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by **FROST PARK LLC**, a Florida limited liability company who is [] personally known to me or who has [] produced _____ as identification.

[SEAL]

Notary Public, State of Florida

Print Name of Notary

Commission No. _____

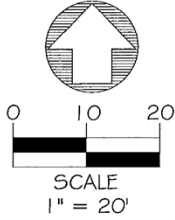
Commission Expires: _____

EXHIBIT “A”

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

[See attached]

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR
FOR RIGHT OF WAY DEDICATION
EXHIBIT "A"**



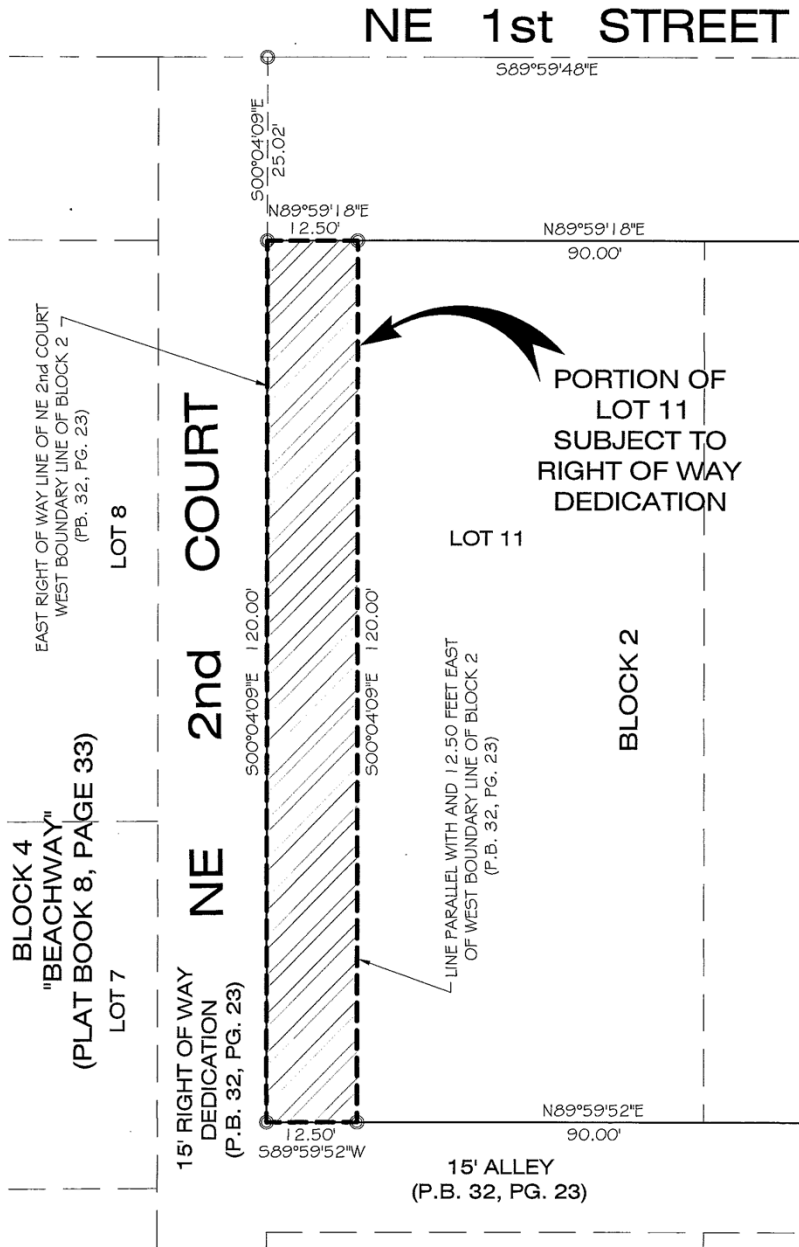
LEGEND:

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

LEGAL DESCRIPTION:

The West 12.50 feet of Lot 11, in Block 2 of "DANIA COUNTRY CLUB ESTATES", according to the Plat thereof, as recorded in Plat Book 32, at Page 23, of the Public Records of Broward County, Florida.

Containing 1,500 Square Feet, more or less, by calculations.



NOTICE: This document is not valid, full and complete without all pages.

LONGITUDE

SURVEYORS

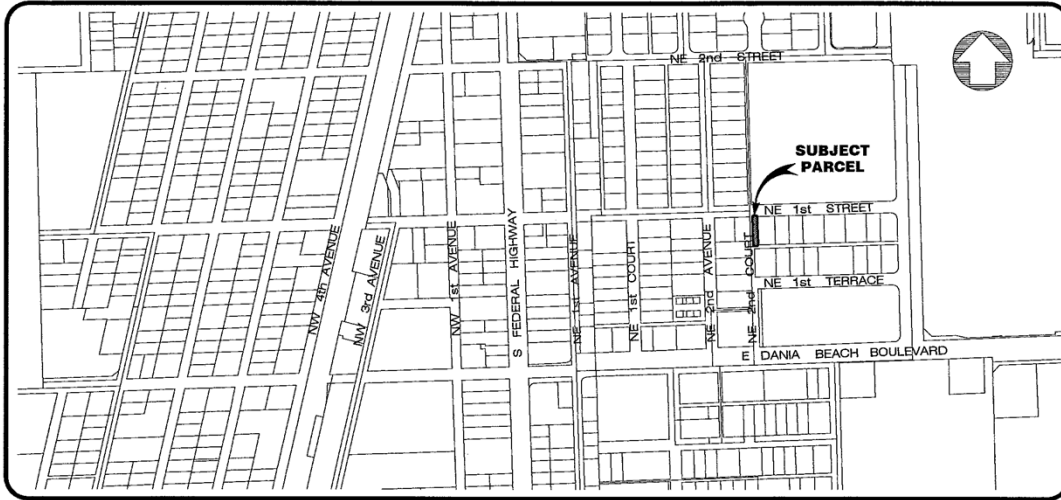
7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE:(305)463-0912 * FAX:(305)613-5680 * WWW.LONGITUDESURVEYORS.COM

J:\18035 Frost Park Duplex - 212-216 NE 1 Street, Dania Beach, Florida 33004\dwg\Sketch & Legal\18035 SL 01-24-18.dwg 1/25/2018 4:20:30 PM EST

JOB No. 18035.0.00

PAGE 1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR RIGHT OF WAY DEDICATION



LOCATION MAP
(NOT TO SCALE)

PERTINENT INFORMATION USED FOR THE PREPARATION OF THIS DOCUMENT:

The Legal Description of the Subject Parcel was generated from the following documents:

1. Plat of "DANIA COUNTRY CLUB ESTATES", recorded in Plat Book 32, at Page 23, Public Records of Broward County, Florida.
2. Plat of "BEACHWAY", recorded in Plat Book 8, at Page 33, Public Records of Broward, Florida.
3. Warranty Deed recorded on July 8, 2016, Instrument No. 113800198, of the Public Records of Broward County, Florida.

Bearings as shown hereon are based upon the centerline of NE 1st Street, with an assumed bearing of $S89^{\circ}59'48"E$, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

RESTRICTIONS:

- a. This parcel of land calculations forms a closed geometry figure.
- b. Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on this Sketch or contained within this report that may be found in the Public Records of Broward County, Florida or any other public and private entities as their jurisdictions may appear.
- c. This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: Jose Senas
Jose Senas, PSM
Registered Surveyor and Mapper LS5938
State of Florida

Date: 01/25/18

NOTICE:

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

NOTICE: This document is not valid, full and complete without all pages.

LONGITUDE SURVEYORS

7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 613-5680 * WWW.LONGITUDESURVEYORS.COM
JOB No. 18035.0.00 PAGE 2 OF 2

OPINION OF TITLE

TO: CITY OF DANIA BEACH, a political subdivision of the State of Florida

With the understanding that this Opinion of Title is furnished to the City of Dania Beach, Florida, as an inducement for accepting a Right of Way Dedication relating to the real property described below (the "Property"), it is hereby certified that I have examined an Old Republic National Title Insurance Company Owner's Policy Number OF6-4128822 (the "Owner's Policy") together with a certified computer printout covering the period from the BEGINNING through February 22, 2018, at 11:00 P.M., inclusive, of the following described property:

**Lot 11 and the West ½ of Lot 12, Block 2, Dania Country Club Estates,
according to the plat thereof as recorded in Plat Book 32, Page(s) 23, Public
Records of Broward Count, Florida.**

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

FROST PARK LLC, a Florida limited liability company

Based on the Operating Agreement for **Frost Park LLC, a Florida limited liability company**, as submitted to the undersigned, Gustavo Gambaro, as manager is required to execute documents on behalf of **Frost Park LLC., a Florida limited liability company**

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS & JUDGMENTS:**

None.

3. **GENERAL EXCEPTIONS:**

- a. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date of the Title Evidence but prior to the date the City acquired for value of record the estate or interest or mortgage thereon covered by the Title Evidence.
- b. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
- c. Rights or claims of parties in possession.

- d. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
- e. Easements or claims of easements not shown by the public records.
- f. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.
- g. Riparian rights or littoral rights, if any.

4. SPECIAL EXCEPTIONS:

- 1. Taxes and special assessments for the year 2018 and subsequent years, which are not yet due and payable.
- 2. Any adverse ownership claim by the State of Florida by right of Sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
- 3. All matters contained on the Plat of Dania Country Club Estates, as recorded in Plat Book 32, Pages(s) 23, Public Records of Broward County, Florida.
- 4. Right of the Lessees under unrecorded leases.

All of the foregoing recorded in the Public Records of Broward County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of the encumbrances and/or exceptions listed above will restrict the use of the property for the purposes set forth in that right of way dedication.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
<i>Frost Park LLC, a Florida limited liability company</i>	<i>Fee Simple Owner</i>	<i>N/A</i>

The following is a description of the aforementioned Title Policy and its computer continuation:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
OF6-4128822	<i>Old Republic National Title Insurance Company</i>	0	<i>The beginning to February 22, 2018</i>

I HEREBY CERTIFY that the legal description in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and a member in good standing of the Florida Bar.

Respectfully submitted, this 18 day of March 2018.

NICOLAS FERNANDEZ, P.A.

Nicolas Fernandez, Esq.

Florida Bar No.: 0796719

For the Firm

5760 SW 8 Street, Suite 500

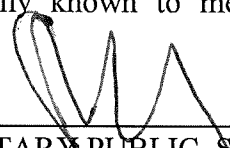
Miami, Florida 33144

Tel.: (305)461-0404

Fax: (305)461-0410

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

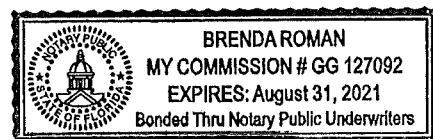
The foregoing instrument was acknowledged before me this 1st day of March, 2018, by Nicolas Fernandez, who (check one) ☒ is personally known to me or ☐ produced _____ as identification.



NOTARY PUBLIC, State of Florida

Print Name

My Commission Expires:



**CONSENT IN LIEU OF SPECIAL MEETINGS OF MEMBERS
OF
FROST PARK LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, being all of the members and all of the managers of FROST PARK LLC, a Florida limited liability company (the "Company"), do hereby consent that when the undersigned have signed this written consent, the resolutions set forth below shall be deemed to have been adopted to the same extent and to have the same force and effect as if adopted at a formal meeting of the members and managers, respectively, of the Company duly called and held for the purpose of acting upon proposals to adopt such resolutions.

WHEREAS, the Company is the fee simple owner of real property, having an address of 212 NE 1 Street Dania Beach, Florida 33004, situated on the corner of NE 1st Street and NE 2nd Court ("Property");

WHEREAS, the City of Dania Beach, Florida ("City") desires to make certain improvements along NE 2nd Court which will include certain work to be completed on the Property;

WHEREAS, the City has requested and the Company has agreed to convey a portion of the Property for right-of-way purposes to the City, pursuant to that Right-of-Way Deed having a date even herewith ("ROW Deed"), conveying to the City all rights, title, and interest to that portion of the Property more particularly described in the ROW Deed ("Easement Area").

WHEREAS, the undersigned believe it is in the best interests of the Company to convey the Easement Area to the City;

NOW, THEREFORE, IT IS RESOLVED, that the Company be, and it hereby is, authorized and directed to enter into and deliver to the City the ROW Deed and all documents necessary in order to convey the Easement Area (the documents required for the conveyance of the Easement Area are collectively referred to as the "Conveyance Documents");

FURTHER RESOLVED, that the Company be, and hereby is, authorized to execute and deliver the Conveyance Documents to which the Company is (or is to be) a party in accordance with their terms and conditions and any other agreements, instruments or documents related to, in connection with or which may be desirable for the consummation of the transactions contemplated thereby;

FURTHER RESOLVED, that _____, as manager of the Company, be and hereby is, authorized and directed to negotiate, prepare and execute the Conveyance Documents to which the Company is (or is to be) a party and such other agreements, documents or instruments, in the name and on behalf of the Company, in such form and with such additions, amendments, deletions or other modifications as the manager may determine to be necessary or advisable, such determination to be conclusively evidenced by the manager's execution of the Conveyance Documents, and such other agreements, documents or instruments as so modified;

FURTHER RESOLVED, that the terms and conditions of the Conveyance Documents and the transactions contemplated thereby are hereby ratified and approved;

FURTHER RESOLVED, that any and all actions heretofore taken by any and all managers and authorized agents of the Company, relating to, in connection with, or which may have been desirable for the negotiation and execution of the Conveyance Documents, the consummation of the transactions contemplated thereby be, and they hereby are, approved, ratified and confirmed in all respects as the act and deed of the Company;

FURTHER RESOLVED, that this Consent may be executed in multiple counterparts or facsimile thereof, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned, constituting all of the members and all of the managers of the Company, have executed this Consent as of this ____ day of _____, 2018.

MEMBERS:

By: _____
Name: _____

By: _____
Name: _____

By: _____
Name: _____

MANAGER:

By: _____
Name: _____

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE PARKS AND RECREATION DEPARTMENT FOR MISCELLANEOUS PARK REPAIR SERVICES PURCHASED FROM SYLMAC INTERNATIONAL FOR FISCAL YEAR 2017/2018, ENDING SEPTEMBER 30, 2018, INCLUSIVE OF EXISTING PURCHASES THAT MAY EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

All purchases by Departments from Sylmac International shall be subject to and made within the respective Departments' approved level of their respective annual budget appropriations.

Exhibits Attached

Memo 2018 - Sylmac to exceed 25K (Fin Rev 03-05-18), R-2018- Sylmac International Miscellaneous Park Repair Services Exceeding 25K



City of Dania Beach

Parks and Recreation

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) - 923-6813 (fax)

MEMORANDUM

TO: Honorable Mayor & Commissioners

THROUGH: Robert Baldwin, City Manager

FROM: Mark Felicetty, Director

DATE: March 13, 2018

SUBJECT: Approval of a Resolution to exceed the City's \$25,000 Threshold to Sylmac International

Parks and Recreation Department is requesting Commission approval to continue to use Sylmac International exceeding the City's \$25,000.00 annual vendor threshold in accordance with City Ordinance.

Total cost incurred to date is \$24,359.53 for repairs and upgrades at various park locations. Parks and Recreation will still need services for miscellaneous park repairs, materials and supplies, as necessary. All purchases have been and will continue to be in accordance with the City's procurement policy. The City has used this contractor in the past and they have always responded on short notice and to our complete satisfaction.

Recommendation:

Parks and Recreation recommends approval of resolution to exceed the City's \$25,000.00 limit to a single vendor for Sylmac International. Staff recommends approval.

CC: Nicki Satterfield, Finance Director

RESOLUTION NO. 2018-037

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE PARKS AND RECREATION DEPARTMENT FOR MISCELLANEOUS PARK REPAIR SERVICES PURCHASED FROM SYLMAC INTERNATIONAL FOR FISCAL YEAR 2017/2018, ENDING SEPTEMBER 30, 2018, INCLUSIVE OF EXISTING PURCHASES THAT MAY EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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, if such purchases are made pursuant to a competitive bid obtained within the last eighteen (18) months by other governmental agencies such as the federal government, State of Florida or the Florida county or municipality; 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 \$25,000.00 for a vendor each fiscal year; and

WHEREAS, the Parks and Recreation Department purchased various park repairs, services and upgrades from Sylmac International in the current fiscal year totaling Twenty Four Thousand Three Hundred Fifty Nine Dollars and Fifty Three Cents (\$24,359.53);

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 purchase of miscellaneous park repairs, materials and supplies from Sylmac International, in an amount exceeding the annual amount of the Twenty Five Thousand Dollar (\$25,000.00) purchase threshold for a single vendor.

Section 3. That all purchases by Departments from Sylmac International shall be subject to and made within the respective Departments' approved level of their respective annual budget appropriations.

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

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

PASSED AND ADOPTED on March 13, 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: 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 PROPER CITY OFFICIALS TO AWARD INVITATION TO BID ("ITB") NO. 17-008 TO EVERGLADES CONTRACTING, INC. FOR THE MELALEUCA WATER MAIN PROJECT PHASE I IN AN AMOUNT NOT TO EXCEED THREE HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED FIVE HUNDRED EIGHTY DOLLARS AND FORTY EIGHT CENTS (\$384,585.48); PROVIDING FOR CONFLICTS PROVIDING FOR FUNDING; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

memo, Resolution



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: March 13, 2018

RE: Approval to Award Bid ITB#17-008/"Melaleuca Water Main Project Phase I" to Everglades Contracting, Inc.

Introduction and Background

The Broward Sheriff Fire Rescue & Emergency Services Department has determined that fire flow issue exists in Melaleuca Gardens. A 12" main under the Dania Cutoff Canal was constructed in 2008. This helped to alleviate the situation at certain areas in the neighborhood; however, a recent fire flow test suggested some of the pipes would need to be upgraded to a much larger diameter. While there is adequate water pressure in the system, larger diameter pipes will provide more flow which is required for adequate firefighting capability.

Bids were advertised in November 14, 2017, and a mandatory pre-bid conference was held in on December 14, 2017. Bids were posted on the City's website, on demand-star and an advertisement was placed in the Sun-Sentinel.

The City received nine bids responses on January 12, 2018. There was a range in bidders but the low bidder was within 12% of the next lowest bidder. While several bidders had defects in their bids, none were deemed significant, and none affect the lowest bidders. The original funding amount for this project was \$250,000.00. All bids received exceeded the amount funded for this project. Therefore, additional funds in the amount of \$156,585.85 are being requested.

The Bid Committee met on February 14, 2018 at 10:00 at City Hall to evaluate the nine bid responses. It was determined that Everglades Contracting, Inc. was the lowest most responsible bidder at \$384,585.48. The Bid Review Committee recommended that the City Commission award the contract to Everglades Contracting, Inc. for the amount of \$384,585.48.

Funding for the US1/Melaleuca- Water Utility Account No. 401-33-31-533-63-10 have a balance of \$228,000.00. Public Services is requesting additional funding in the amount of \$156,585.48 to cover the project amount from Water Fund Unrestricted Reserve Account No. 401-276-00-00 to the Water Fund Melaleuca Water Main Project Account No. 401-33-31-533-63-10.

Recommendation

It is recommended that the City Commission award the contract to Everglades Contracting, Inc., in the amount of \$384,585.48, and authorize and directs the City Manager to execute same.

RESOLUTION NO. 2018-038

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD INVITATION TO BID ("ITB") NO. 17-008 TO EVERGLADES CONTRACTING, INC. FOR THE MELALEUCA WATER MAIN PROJECT PHASE I IN AN AMOUNT NOT TO EXCEED THREE HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED EIGHTY FIVE DOLLARS AND FORTY EIGHT CENTS (\$384,585.48); PROVIDING FOR CONFLICTS; PROVIDING FOR FUNDING; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a City ITB No. 17-008, titled "Melaleuca Water Main Project Phase I" was posted and advertised on the City's website, on Demand Star and in the Sun-Sentinel newspaper on November 14, 2017; and

WHEREAS, a mandatory pre-bid conference was held on December 14, 2017 at 10:00 a.m.; and

WHEREAS, the City received and opened bids for the project on Friday, January 12, 2018 at 10:30 a.m.; and

WHEREAS, nine (9) bidders submitted their respective bids; and

WHEREAS, the Bid Committee met on February 14, 2018 at 10:00 a.m. at City Hall to evaluate the bids received and recommends award to the lowest and most responsive bidder, Everglades Contracting, Inc.; and

WHEREAS, the work consists of construction of 1,700 linear feet of a C900 PVC water main, (2) two fire hydrants and connection to existing pipelines to improve fire services; and

WHEREAS, the City Commission previously approved funding for this project in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) in Fiscal Year 2015-2016 based on initial estimates; and

WHEREAS, the project has a remaining balance of Two Hundred Twenty Eight Thousand Dollars (\$228,000.00), therefore award of the bid will require additional funding in the amount of One Hundred Fifty Six Thousand Five Hundred Eighty Five Dollars and Forty Eight Cents (\$156,585.48); and

WHEREAS, the Public Services Department is recommending that additional funds be appropriated from the Water Fund Unrestricted Reserves;

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

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

Section 2. That the City of Dania Beach, Florida awards ITB No. 17-008 “Melaleuca Water Main Project Phase I” to Everglades Contracting, Inc. in an amount not to exceed Three Hundred Eighty Four Thousand Five Hundred Eighty Five Dollars and Forty Eight Cents (\$384,585.48).

Section 3. That the proper City officials are authorized to execute an agreement with Everglades Contracting, Inc. for the construction of the “Melaleuca Water Main Project Phase I”. The City Manager and City Attorney are authorized to make minor revisions to such documents as are deemed necessary and proper for the best interest of the City.

Section 4. That additional funding in the amount of One Hundred Fifty Six Thousand Five Hundred Eighty Five Dollars and Forty Eight Cents (\$156,585.48) is authorized to be appropriated from Water Fund Unrestricted Reserve Account No. 401-276-00-00 to the Water Fund Melaleuca Water Main Project Account No. 401-33-31-533-63-10.

Section 5. 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 March 13, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Bids and Proposals

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE FOLLOWING THREE (3) FIRMS FOR GRANT WRITING: 1) CAROL EADDY LANGFORD, LLC, 2) IN REM SOLUTIONS, INC. AND 3) SOUTHEASTERN SURVEYING & MAPPING CORP.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

20180306170528805, R-2018- Grant Writing Services Bid Award to Langford, IN REM Solutions & Southeastern Surveying



City of Dania Beach

FLORIDA

Date: March 6, 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

Subject: Award RFP 18-001 Grant Writing Services

The City issued a Request for Proposals for Grant Writing Services on January 4, 2018. The bids were received on February 2, 2018 with three respondents:

1. Carol Eaddy Langford, LLC.
2. In Rem Solutions, Inc.
3. Southeastern Surveying & Mapping Corp.

The RFP was structured to solicit proposals from multiple firms specializing in various types of grants. The category of grant writing are as follows:

- A Community and economic development; Parks & Recreation
- B. Infrastructure construction and maintenance including water, sanitary sewer, storm water projects and transportation Infrastructure; Homeland security
- C. Local Government and 501(c)(3) Partnerships
- D. Marketing and Communications; Cultural Arts, Libraries and Education

"Broward's First City"

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 * Phone: 954-924-6800 * www.daniabeachfl.gov

The respondents identified which category of grant writing they are qualified for and willing to provide services to the City. Each firm was deemed qualified in each of the categories they identified. Approved firms will be engaged on a project-by-project basis. Funds are available for grant writing services in the amount of \$35,000.00 from account number 001-11-01-511-31-10.

Recommendation

The Administration recommends the following respondents to the RFP be approved for grant writing services, for their designated categories, and the City Manager be authorized to enter into agreements with each firm for grant writing services:

<u>Firm</u>	<u>Categories of Grant Writing</u>
Carol Eaddy Langford, LLC.	A, C
In Rem Solutions, Inc.	A, C, D
Southeastern Surveying & Mapping Corp.	A, B, C

Attachment: Bid Tabulation Form

BID TABULATION FORM

BID OPENING DATE: Friday, February 2, 2018 **TIME:** 10:30 a.m.

PROJECT NAME: RFP #18-001 "GRANT WRITING SERVICES"

PRESENT AT BID OPENING:
See sign-in sheet attached

THE FOLLOWING BIDS WERE OPENED BY:

Terre Hines, Records Specialist
Tom Schneider, Deputy City Clerk

[illegible]

RESOLUTION NO. 2018-039

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE FOLLOWING THREE (3) FIRMS FOR GRANT WRITING: 1) CAROL EADDY LANGFORD, LLC, 2) IN REM SOLUTIONS, INC. AND 3) SOUTHEASTERN SURVEYING & MAPPING CORP; 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 applicable, 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 City issued a Request for Qualifications under RFQ 18-001 on January 4, 2018, to contract with various qualified grant writing consultants, from a range of disciplines, to provide general professional grant writing services and similar services for various City projects; and

WHEREAS, responses were opened on February 2, 2018 at 10:30 a.m.; and

WHEREAS, the services consist of a variety of grant writing categories, including the following general categories: (A) Community Development and Parks and Recreation, (B) Infrastructure Construction, (C) Local Government and 501(c) and (D) Marketing; and

WHEREAS, a Review Committee consisting of the Assistant City Manager, Director of Parks and Recreation, and the City Controller met on March 2, 2018 to review and evaluate three (3) submittals; after an evaluation process was conducted which included review of each firm's personnel, past record, experience, area of expertise, and recent and current projects, the Selection Committee selected and recommends three (3) qualified grant writing consultants within their

respective disciplines as presented in the attached Consultants Qualification Matrix, referred to as Exhibit "A" and incorporated by this reference; and

WHEREAS, the City will enter into a contract with each company allowing the City to terminate any contract after notice;

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 or designee is authorized to execute services agreements between the City of Dania Beach and the three (3) consultants which are listed in Exhibit "A".

Section 3. That the funding for these services shall be subject to and made within the respective Departments' approved level of their respective annual budget appropriations and in accordance with City ordinance and purchasing policy procedures.

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

Section 5. That this Resolution shall be in full force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 13, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit A

Firm

Categories of Grant Writing

Carol Eaddy Langford, LLC.

A, C

In Rem Solutions, Inc.

A, C, D

Southeastern Surveying & Mapping Corp.

A, B, C

Category	Description
A.	Community and Economic Development; Parks & Recreation
B.	Infrastructure construction and maintenance including water, sanitary sewer, storm water projects and transportation Infrastructure; Homeland security
C.	Local Government and 501(c)(3) Partnerships
D.	Marketing and Communications; Cultural Arts, Libraries and Education

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from: January 23, 2018 and February 13, 2018

Requested Action (Identify appropriate Action or Motion)

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.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

27th TA Staff report OPT, 27th TA application, O-2018-005 27th Text Amendment Revised First Reading (2)



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

DATE: March 13, 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-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).

**REQUEST
TEXT AMENDMENT**

1. To add reference to the mixed-use zoning regulations as it relates to outdoor restaurant seating; Section 110-200.
2. To remove several outdoor uses from some industrial zoning districts; Section 115-40.
3. To add several uses to the Neighborhood Mixed-Use zoning district; Section 302-10.
4. To amend the building placement requirements for several form based zoning districts; Section 303-40, 303-60, and 303-80.
5. To correct the allowable heights for a portion of the City Center zoning district; Figure 303-10.

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

The following amendments to the Unified LDC are proposed:

1. OUTDOOR RESTAURANT SEATING

The proposed amendment adds a reference to permitted, special exception and prohibited use table for the Community Redevelopment Area (CRA) zoning districts. Fewer conditions are applicable to outdoor restaurant seating in the CRA.

2. OUTDOOR USES

This amendment has been withdrawn by staff to allow staff to incorporate public input. Any amendments to the Industrial use table will be proposed separately at a later date.

3. NEIGHBORHOOD MIXED-USE

This change will add several new uses to the Neighborhood Mixed-Use zoning district. These proposed new uses include the following:

- Academic Schools
- Charitable clubs, lodges, civic or fraternal organizations.
- Colleges, specialty schools, excluding student housing.
- Marine schools, including on-campus student housing.
- Place of worship.
- Recreation center, athletic facility with spectator seating.
- Exhibit/event space.
- Farmer's market.
- Automobile sales showroom, marine equipment sales showroom.
- Indoor sales/storage/display of lumber & building materials, & outdoor garden supplies.
- Vehicle (including RVs and watercraft) assemble, repair, paint and body shops, auto glass shops; storage, warehousing, sales, display, leasing, and rental.
- Warehouse (including self-storage warehouse), industrial, or manufacturing use.

4. BUILDING PLACEMENT

This change will amend the building placement requirements for properties in the City Center, and East Dania Beach Boulevard – Mixed Use zoning districts by amending the existing range available for building placement, which is currently zero (0) to five (5) feet, zero (0) to ten (10) feet, or four (4) feet to eight (8) feet. The change will require new building placement to be at five (5) feet, ten (10) feet or six (6) to ten (10) feet, depending on the type of building and location proposed. This change will allow more area for the use of outdoor seating to be located between the building and adjacent road.

5. CITY CENTER MAXIMUM HEIGHT

This amendment will correct a typographical error that relates to the allowable height for a portion of the City Center zoning district, as shown in Figure 303-10. The figure illustrating the City Center zoning district identified the maximum height for the property located on the west side of NE/SE 1 Avenue as eight (8) stories, limited to thirty (30) feet. This amendment will correct this error by changing the thirty (30) feet to eighty (80) feet, as requested by the Planning and Zoning Board.

CITY COMMISSION PREVIOUS ACTION

On February 13, 2018 the City Commission continued this item at staff's request.

On January 23, 2018 the City Commission continued this item at staff's request.

On October 24, 2017 the City Commission continued this item at staff's request.

PLANNING AND ZONING BOARD RECOMMENDATION

On September 20, 2017, the Planning and Zoning Board heard this item and recommended approval provided the building height in the City Center, Figure 303-10 increase from seventy feet (70') to eighty feet (80').

CITY COMMISSION ACTION

Approval ordinance on first reading.



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

JUL 19 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance

Date Rec'd: _____

Petition No.: _____

☒ Other: Text Amendment (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: City Wide

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

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

Address of Applicant: 100 W. Dania Beach Blvd

Business Telephone: 954-924-6805 x3704 Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: City Wide

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Various Text Amendments to the LDC

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 20 DAY OF 01, 2017

By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Tammie James
(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.***

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 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							
NP	- Not permitted	City Center	EDBB-MU		SFED-MU		GTWY-MU	NNBHD-MU	NBHD-RES
			Principal Street Frontage						
			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 <u>SE</u>	NP
	Place of worship	(6)	(6)	(6)	(6)	(6)	(6)	NP <u>(6)</u>	NP
	Recreation center, athletic facility with spectator seating	(6)	(6)	(6)	(6)	(6)	(6)	NP <u>(6)</u>	NP
	GENERAL COMMERCIAL (uses that may not be compatible directly under a residential story)								
	Exhibit/Event space	SE	NP	NP	SE	NP	NP	NP <u>SE</u>	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 <u>SE</u>	NP
	<u>Indoor Sales, storage, or display of lumber or building materials and 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, storage (including self-storage warehouse), industrial, or manufacturing use	NP	NP	NP	NP	NP	NP	NP	NP

Section 4. 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>10'</u>	0'—5'— <u>10'</u>
		with arcade	0'— 10'— 5'— <u>15'</u>	0'—10'— 5'—15'
		Stoop	NP	4'—8'— 6'—10'
		Dooryard	NP	8'—12'
		Balcony over porch	NP	8'—12'
"C"	Corner street setback		0'— 5'— <u>10'</u>	0'—5'— <u>10'</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>10'</u> BTL	0'—10' <u>5' - 10'</u>
		with arcade	0'—10' <u>5' - 15'</u>	NP
		Stoop	4'—8'	4'—8' <u>6' - 10'</u>
		Dooryard	8'—12'	8'—12'
		Porch	NP	15' BTL
		Balcony over porch	8'—12'	8'—12'
"C"	Corner side setback		0'—5' - <u>10'</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 5. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

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

Section 7. 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 8. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on March 13, 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)

ADOPT ORDINANCE APPROVING THE RIGHT-OF-WAY EASEMENT VACATION REQUEST (VC-125-17) 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, AS LEGALLY DESCRIBED IN EXHIBIT "A"

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

AutoZone vacation 2nd reading staff report, O-2018- Auto Zone ROW Easement Vacation (VC-125-17), AutoZone vacation app & backup OPT



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

DATE: March 13, 2018

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **VC-125-17:** The applicant, Michael Troxell with Thomas Engineering Group, on behalf of the property owner Griffin 3100 LLC, is requesting a vacation of right-of-way easement for property located at 3100 Griffin Road (SECOND READING).

VACATION OF EASEMENT

To vacate right-of-way easement.

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 right of way easement located on 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.

VACATION OF EASEMENT

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

- Comcast – 12-5-17.
- Teco Peoples Gas – 12-5-17.
- Florida Power & Light – 12-5-17.
- AT&T – 12-5-17.
- Broward County Water and Wastewater Engineering Division – 12-5-17

VACATION CRITERIA

Section 655 of the Land Development Code states, the city commission shall hold its public hearing and, after consideration of the application, staff findings, and information presentation at the public hearing. The City Commission may deny, approve or approve

with conditions the application for vacation, based upon its determination that the request meets the criteria identified in Section 655-40, which are identified below.

1. "Whether the vacation will adversely affect access to neighboring properties."
2. "Whether the subject right-of-way or easement is needed for any public purpose."

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

The applicant also has an application for Site Plan and Variance for this property. However, because the size of the land is less than one (1) acre, these additional applications will be heard by the Planning and Zoning Board.

CITY COMMISSION PREVIOUS ACTION

On February 27, 2018 the City Commission heard this item on first reading.

On January 23, 2018 the City Commission approved the applicant's request to waive the replatting requirement.

PLANNING AND ZONING BOARD PREVIOUS ACTION

On February 21, 2018 the Planning and Zoning Board recommended approval of the vacation request.

CITY COMMISSION ACTION

Approve the resolution for vacation

ORDINANCE NO. 2018-006

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY EASEMENT VACATION REQUEST (VC-125-17) 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, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled "Land Development Code," Part 6, entitled "Development Review Procedures And Requirements," Article 655, entitled "Vacations Of Right-Of-Way" of the City Code of Ordinances (the "City Code"), Michael Troxell, P.E., on behalf of the property owner, Griffin 3100, LLC (the "Applicant"), for property legally described in Exhibit "A," has applied to the City of Dania Beach (the "City") for approval to vacate the following:

1. The Right-of-Way easement to the City of Dania Beach recorded in Broward County Official Records ("OR") Book 20844 Page 0192 located within the applicant's property (VC-125-17) as shown on the attached Exhibit "B" (the "ROW Easement Vacation"); and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on February 21, 2018 and recommended approval of the proposed easement vacations; and

WHEREAS, staff recommended approval of the proposed ROW Easement Vacation in its report dated February 27, 2018; and

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

WHEREAS, the City Commission finds that granting the requested ROW Easement vacation will not be detrimental to the public health, safety and welfare;

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

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

Section 2. Pursuant to Chapter 28, entitled “Land Development Code” Part 6, entitled “Development Review Procedures and Requirements” Article 655, entitled “Vacations of Right-Of-Way” of the City Code, the requested ROW Easement Vacation, as shown on the attached Exhibit “B,” is approved.

Section 3. If any clause, section, sentence or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 5. This Ordinance shall be in force and take effective immediately upon its passage and adoption.

PASSED on first reading on February 27, 2018.

PASSED AND ADOPTED on second reading on March 13, 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

EXHIBIT “B”
VACATED ROW EASEMENT

[illegible]



December 5, 2017

Erik Del Forn
FPL
Gulfstream Service Center
4000 Davie Road Extension
Hollywood, FL

FILE COPY



RE: AutoZone – Dania Beach
3100 Griffin Road, Folio Numbers 5042 30 01 0150 / 5042 30 01 0160
Notification / No Objection Letter for Right-of-Way Easement Vacation

Mr. Del Forn,

We are working on a proposed AutoZone store located on the property at the address 3100 Griffin Road in Dania Beach, and as part of the process we are submitting to the City of Dania Beach for the vacation of an existing Right-of-Way Easement (ORB 20844 page 192). The easement runs east- to west along the center of the two properties. Please refer to the provided survey drawing with the easement highlighted for reference.

This letter is to serve as a notification to your company for the vacation of the existing Right-of-Way easement. Should you have any objection to the vacation of the existing easement, please do not hesitate to contact me at 954-202-7000 or email me at mkaplan@thomaseg.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MK' or 'Maxwell Kaplan'.

Maxwell Kaplan, P.E.

Thomas Engineering Group, LLC



December 5, 2017

Jeremy Seiden
Water & Wastewater Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069

RE: AutoZone – Dania Beach
3100 Griffin Road, Folio Numbers 5042 30 01 0150 / 5042 30 01 0160
Notification / No Objection Letter for Right-of-Way Easement Vacation

Mr. Seiden,

We are working on a proposed AutoZone store located on the property at the address 3100 Griffin Road in Dania Beach, and as part of the process we are submitting to the City of Dania Beach for the vacation of an existing Right-of-Way Easement (ORB 20844 page 192). The easement runs east- to west along the center of the two properties. Please refer to the provided survey drawing with the easement highlighted for reference.

This letter is to serve as a notification to your company for the vacation of the existing Right-of-Way easement. Should you have any objection to the vacation of the existing easement, please do not hesitate to contact me at 954-202-7000 or email me at mkaplan@thomaseg.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MK', is placed above the printed name.

Maxwell Kaplan, P.E.

Thomas Engineering Group, LLC



December 5, 2017

Leonard Maxwell-Newbold
Comcast Cable
2601 SW 145th Ave
Miramar, FL 33027

RE: AutoZone – Dania Beach
3100 Griffin Road, Folio Numbers 5042 30 01 0150 / 5042 30 01 0160
Notification / No Objection Letter for Right-of-Way Easement Vacation

Mr. Maxwell-Newbold,

We are working on a proposed AutoZone store located on the property at the address 3100 Griffin Road in Dania Beach, and as part of the process we are submitting to the City of Dania Beach for the vacation of an existing Right-of-Way Easement (ORB 20844 page 192). The easement runs east- to west along the center of the two properties. Please refer to the provided survey drawing with the easement highlighted for reference.

This letter is to serve as a notification to your company for the vacation of the existing Right-of-Way easement. Should you have any objection to the vacation of the existing easement, please do not hesitate to contact me at 954-202-7000 or email me at mkaplan@thomaseg.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MK' or 'Maxwell Kaplan'.

Maxwell Kaplan, P.E.

Thomas Engineering Group, LLC



December 5, 2017

Max Chamorro
TECO Peoples Gas
5101 NW 21st Ave. Suite 460
Fort Lauderdale, FL 33309

RE: AutoZone – Dania Beach
3100 Griffin Road, Folio Numbers 5042 30 01 0150 / 5042 30 01 0160
Notification / No Objection Letter for Right-of-Way Easement Vacation

Mr. Chamorro,

We are working on a proposed AutoZone store located on the property at the address 3100 Griffin Road in Dania Beach, and as part of the process we are submitting to the City of Dania Beach for the vacation of an existing Right-of-Way Easement (ORB 20844 page 192). The easement runs east- to west along the center of the two properties. Please refer to the provided survey drawing with the easement highlighted for reference.

This letter is to serve as a notification to your company for the vacation of the existing Right-of-Way easement. Should you have any objection to the vacation of the existing easement, please do not hesitate to contact me at 954-202-7000 or email me at mkaplan@thomaseg.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'MK' or 'Maxwell Kaplan'.

Maxwell Kaplan, P.E.

Thomas Engineering Group, LLC



December 5, 2017

Lazaro Sixto
AT&T
8601 W. Sunrise Blvd.
Plantation, Florida 33322

RE: AutoZone – Dania Beach
3100 Griffin Road, Folio Numbers 5042 30 01 0150 / 5042 30 01 0160
Notification / No Objection Letter for Right-of-Way Easement Vacation

Mr. Sixto,

We are working on a proposed AutoZone store located on the property at the address 3100 Griffin Road in Dania Beach, and as part of the process we are submitting to the City of Dania Beach for the vacation of an existing Right-of-Way Easement (ORB 20844 page 192). The easement runs east- to west along the center of the two properties. Please refer to the provided survey drawing with the easement highlighted for reference.

This letter is to serve as a notification to your company for the vacation of the existing Right-of-Way easement. Should you have any objection to the vacation of the existing easement, please do not hesitate to contact me at 954-202-7000 or email me at mkaplan@thomaseg.com.

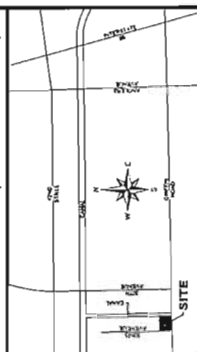
Sincerely,

A handwritten signature in blue ink, appearing to read "MK", is placed above the printed name.

Maxwell Kaplan, P.E.

Thomas Engineering Group, LLC

VICINITY MAP (NOT TO SCALE)



LAND AREA

NOTES

SCHEDULE B-2 - EXCEPTIONS

SURVEYOR'S CERTIFICATE

BOUNDARY SURVEY DATE: 04/11/17

[illegible]

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccuRightSurveys.net
ACCU@AccuRightSurveys.net
PHONE: (407) 894-6314

JAMES D. BRAY, PSM 6507
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL LENSED
BACK OF THIS LICENSE ISSUED BY THE AIAA

S. VERNICIA ROMBIZZI - CANAL GROVE/AUTOTOL/DHE 3186077-3) CANAL GROVE'S - AUTOTOL/DHE N°164 - SAC Aug - End 7n, 2017

[illegible][illegible]

THE SURVEY MEETS THE "STANDARDS OF PRACTICE" AS
FOUNDED BY CHAPTER 11-1, FLORIDA BOARD OF LAND
SURVEYORS, PURSUANT TO SECTION 173.227 OF THE
FLORIDA STATUTES.



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

DEC 08 2017

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance

Date Rec'd: _____

Petition No.: _____

☒ Other: ROW Easement Vacation (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 **Variations** 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 30 DAY OF November, 20 17

By:

CARLOS G. PARRA
(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 FL DR. LIC PG16-10772-4520

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: February 13, 2018

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE SITE PLAN (SP-101-17), VARIANCES (VA-04-18, VA-05-18, VA-06-18, VA-10-18), AND APPROVAL OF DECLARATION OF RESTRICTIVE COVENANTS, SUBMITTED BY STIRLING ALYA LLC FOR PROPERTY LOCATED AT 2851 STIRLING ROAD IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT “A” (“PROPERTY”), A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Dania Beach Apartments SP-VA staff report OPT, R-2018-026 Stellar Site Plan And Variances REVISED (SP-101-17 VA-04-18 VA-05-18 VA-06-18 VA-10-18), Dania Beach Apt Site Plan drawings OPT, Dania Beach Apartments SP-VA applications and backup OPT



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

DATE: March 13, 2018

TO: Robert Baldwin, City Manager

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

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED GA *[Signature]*

SUBJECT: **VA-004-18/VA-005-18/VA-006-18/VA-10-18/SP-101-17:** The applicant, Carlos J. Ballbe and Green Spoon Marder LLP/Dennis D. Mele, Esq., on behalf of the property owner Stirling Alya LLC., is requesting variances and site plan for the property located at 2851 Stirling Road.

**REQUEST
VARIANCES**

1. To allow twenty feet, one inch (20' 1") between buildings; Land Development Code (LDC) requires forty feet (40'), per Section 215-120(C).
2. To allow seventy-three percent (73%) impervious area; LDC permits a maximum of sixty-three percent (63%); per Section 215-130(A).
3. To allow a thirteen foot, two inches (13'2") front setback; LDC requires a minimum of twenty-five feet (25'), per Section 205-10.
4. To allow two (2) monument signs with a total of four(4) faces; LDC permits only one (1) sign per each street entrance into the development; per Section 505-70(C)(7)(b).
5. To allow a monument sign to be eight feet, seven inches (8'7") height; LDC permits a maximum of eight feet (8') height; per Section 505-70(C)(7)(b).
6. To allow a monument sign area of sixty-three square feet (63 s.f.); LDC permits a maximum sign area of thirty-six square feet (36 s.f.), per Section 505-70(C)(7)(b).

SITE PLAN

To allow the construction of 196 dwelling units in three (3) story buildings.

PROPERTY INFORMATION

EXISTING ZONING:	Multiple-Family (25 du/ac) Residential
LAND USE DESIGNATION:	Irregular (23.74) Residential

CODE VIOLATIONS

There are no Code Compliance violations or fines on record for the subject property.

PUBLIC HEARING NOTICE

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

The subject property is located on the north east corner of Stirling Road and Lake Shore Drive. This property is the former location of St. Maurice Catholic Church and is currently vacant. The applicant proposes to redevelop the site for 196 apartment units.

VARIANCES

1. To allow twenty feet, one inch (20' 1") between buildings; Land Development Code (LDC) requires forty feet (40'), per Section 215-120(C).
2. To allow seventy-three percent (73%) impervious area; LDC permits a maximum of sixty-three percent (63%); per Section 215-130(A).
3. To allow a thirteen foot, two inches (13'2") front setback; LDC requires a minimum of twenty-five feet (25'), 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.

SIGN VARIANCES

4. To allow two (2) monument signs with a total of four(4) faces; LDC permits only one (1) sign per each street entrance into the development; per Section 505-70(C)(7)(b).
5. To allow a monument sign to be eight feet, seven inches (8',7") height; LDC permits a maximum of eight feet (8') height; per Section 505-70(C)(7)(b).

6. To allow a monument sign area of sixty-three square feet (63 s.f.); LDC permits a maximum sign area of thirty-six square feet (36 s.f.), per Section 505-70(C)(7)(b).

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 provided a justification statement identifying how their requests are consistent with the Variance criteria.

SITE PLAN

On February 13, 2018 the City Commission approved the rezoning request via Ordinance No. 2018-003 and the Future Land Use Amendment request via Ordinance No. 2017-004. These approvals permit the proposed multifamily use on the property. As part of these applications, the applicant held several community meetings with the neighbors and worked with them in reducing the unit count and building height.

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.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed by the DRC on October 26, 2018 and again on January 25, 2018 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. 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. Previous comment not addressed. An arborist report was not included with the current submittal. 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 (LANDSCAPE).
3. Per Sec. 275-190(N), provide a detail and/or clarification that all landscape areas within and adjacent to VUA will be at or below the final VUA grade (LANDSCAPE).
4. Per Sec. 275-190(O), indicate the location of all root barriers. Provide a root barrier detail (LANDSCAPE).
5. Additional Fire Department Access Information as follows: ALL STILL REQUIRED EX. E
 - a. Fire Lane locations and striping detail (demonstrated) by access gates
 - b. "NO PARKING" sign locations and sign details demonstrated by access gates
 - c. Building Accessibility
 - d. Fire Department Access Routes During Construction (FIRE).
6. A detail sheet accompanying the Civil Plans with the following details: ALL REQUIRED EX. C
 - a. Fire Hydrant Detail
 - b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
 - 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)(FIRE).
7. Minimum radio signal strength for Fire Department communications needed (FIRE).
8. RIGHT-OF-WAY: Provide recorded copy of ROW dedication prior to issuance of a building permit. (PLANNING).
9. 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. 2X time requested (PLANNING).

10. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,364.00 per multi-family unit. Therefore, ($\$1,364 \times 196 \text{ units} = \$267,344.00$) \$267,344.00 must be paid prior to issuance of the building permit (PLANNING).
11. Provide dumpster details to ensure compliance with Article 290 of the LDC.
 - Per Section 290-40 The enclosure shall be six (6) feet in height. Revise detail provided on Sheet ACC1.1 accordingly.
 - Per Section 290-70(I) Dumpster enclosure located in residential zoning districts shall be located no further than 150' from any on-site dwelling unit. Identify distance on site plan drawing.
 - Per Section 290-70(J) enclosures located in residential zoning districts shall be setback at least 25' from any dwelling unit. Provide measurement from neighboring residential property (PLANNING).
12. Per Section 635-50(N) provide a 24" X 36" copy of photometric. Revise plan to make the measurements readable on the north property to confirm the requirements of Article 280 are met (PLANNING).
13. Sheet SP-1 revise Site Information table to identify "Low (5) Residential Land Use" as Past Land Use designation (PLANNING).
14. Sheet SP-1 Revise Regulatory Guidelines to identify "Allowed Max – 23.74 du/gross acres (201)" (PLANNING).
15. Sheet SP-1 drawing shows setback from Stirling Road as 89'4"; Regulatory Guidelines table identifies 93'. Revise accordingly (PLANNING).
16. Sheet SP-1 drawing shows setback from Lakeshore Drive at 13'2"; Regulatory Guidelines table identifies 15'. Revise accordingly. Sheet SP-1 drawing shows setback from rear as 40'74"; Regulatory Guidelines table identifies 46'9"/73'9". Revise accordingly (PLANNING).
17. Sheet SP-1 drawing shows interior side setback as 15'82'10"; Regulatory Guidelines table identifies 11'8"/90'. Revise Accordingly (PLANNING).
18. Per Section 265-110(I)(1) all required off-street parking spaces shall be clearly delineated by a single 4" wide, white painted striping. Revise parking stall detail on Sheet C6 accordingly (PLANNING).
19. A condition of approval of the FLU Plan Amendment by Broward County requires payment of \$82,000 for affordable housing (PLANNING).
20. Provide recorded copy of declaration of restrictive covenants regarding affordable housing payment (PLANNING).

CITY COMMISSION PREVIOUS ACTION

On February 13, 2018 the City Commission approved the rezoning request via Ordinance No. 2018-003 and the Future Land Use Amendment request via Ordinance No. 2017-004.

On January 9, 2018 the City Commission approved the rezoning request on first reading.

On May 23, 2017 the City Commission approved the Future Land Use Amendment changing the designation from Commercial (1.3 gross acres) and Low (5) Residential (6.7 gross acres) to Irregular (23.74) Residential (8.3 gross acres) via Ordinance No. 2017-004.

On January 10, 2017 this item was withdrawn by the applicant from the City Commission agenda.

On November 21, 2016 the City Commission approved a temporary use to allow Memorial Healthcare Systems to park on the property.

CITY COMMISSION ACTION

Approve the resolution provided the outstanding DRC comments are addressed prior to issuance of a building permit.

RESOLUTION NO. 2018-026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-101-17), VARIANCES (VA-04-18, VA-05-18, VA-06-18, VA-10-18), AND APPROVAL OF DECLARATION OF RESTRICTIVE COVENANTS, SUBMITTED BY STIRLING ALYA LLC FOR PROPERTY LOCATED AT 2851 STIRLING 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, STIRLING ALYA LLC ("Applicant") is requesting Site Plan (SP-101-17) approval to permit the development of 197 mid-rise units at 2851 Stirling Road in the City of Dania Beach, Florida, (the "City"), as legally described in Exhibit "A"; 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 a variance from the allowable building separation to allow 20 feet, 1 inch between buildings, where 215-120(C) of the LDC requires the distance between buildings to be no less than forty (40) feet (VA-04-18); and

WHEREAS, the Applicant has requested a variance of the impervious surface requirement to allow 73% impervious surfaces, where Section 215-130(A) of the LDC provides that impervious surfaces shall not exceed sixty-three (63) percent for open space (VA-05-18); and

WHEREAS, the Applicant has requested a front yard setback variance to allow a front yard setback of 13 foot and 2 inches (along Lakeshore Drive), where Section 205-10 of the LDC requires a minimum front yard setback of 25 feet (VA-06-18); and

WHEREAS, the Applicant has requested a sign variance to allow two (2) monument signs with the following specifications:

Sign 1: on Stirling Road with two (2) sign faces not to exceed a height of 8 feet and 7 inches, a maximum sign area of 63 square feet, and maximum letter height of 10 inches

Sign 2: on Lakeshore Drive with two (2) sign faces not to exceed a height of 5 feet, a maximum sign area of 36 square feet, and a maximum letter height of 10 inches where Section 505-70(C)(7) of the LDC allows residential developments with at least fifty (50) dwelling units one (1) monument sign with two (2) sign faces or one (1) entrance feature sign for each street entrance into the development, each not to exceed a height of eight (8) feet, a maximum sign area of thirty-six (36) square feet, and a maximum letter height of eighteen (18) inches (VA-10-18); and

WHEREAS, as part of the site plan approval, the Applicant request the City approve the Applicant's recording of the Declaration of Restrictive Covenants in the form attached hereto as Exhibit "B" ("Declaration"); 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-101-17), Variances (VA-04-18, VA-05-18, VA-06-18, VA-10-18), and Declaration 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-101-17), attached as Exhibit "C" which is made a part of and incorporated into this Resolution by reference is approved.

Section 3. That pursuant to Chapter 28, “Land Development Code”, Part 6 “Development review Procedures and Requirements,” Article 625 “Variances,” the following Variance applications (VA-04-18, VA-05-18, VA-06-18, VA-10-18) are approved consistent with the Site Plan provided in Exhibit “C”.

Section 4. The Declaration attached in the form of Exhibit “B” is approved to be recorded by the Applicant.

Section 5. 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. Previous comment not addressed. An arborist report was not included with the current submittal. 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 (LANDSCAPE).
3. Per Sec. 275-190(N), provide a detail and/or clarification that all landscape areas within and adjacent to VUA will be at or below the final VUA grade (LANDSCAPE).
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6. A detail sheet accompanying the Civil Plans with the following details: ALL REQUIRED EX. C
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 - 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)(FIRE).
7. Minimum radio signal strength for Fire Department communications needed (FIRE).
 8. RIGHT-OF-WAY: Provide recorded copy of ROW dedication prior to issuance of a building permit. (PLANNING).
 9. 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. 2X time requested (PLANNING).
 10. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,364.00 per multi-family unit. Therefore, ($\$1,364 \times 196 \text{ units} = \$267,344.00$) \$267,344.00 must be paid prior to issuance of the building permit (PLANNING).
 11. Provide dumpster details to ensure compliance with Article 290 of the LDC.
 - Per Section 290-40 The enclosure shall be six (6) feet in height. Revise detail provided on Sheet ACC1.1 accordingly.
 - Per Section 290-70(I) Dumpster enclosure located in residential zoning districts shall be located no further than 150' from any on-site dwelling unit. Identify distance on site plan drawing.
 - Per Section 290-70(J) enclosures located in residential zoning districts shall be setback at least 25' from any dwelling unit. Provide measurement from neighboring residential property (PLANNING).
 12. Per Section 635-50(N) provide a 24" X 36" copy of photometric. Revise plan to make the measurements readable on the north property to confirm the requirements of Article 280 are met (PLANNING).
 13. Sheet SP-1 revise Site Information table to identify "Low (5) Residential Land Use" as Past Land Use designation (PLANNING).
 14. Sheet SP-1 Revise Regulatory Guidelines to identify "Allowed Max – 23.74 du/gross acres (201)" (PLANNING).
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 17. Sheet SP-1 drawing shows interior side setback as 15'/82'10"; Regulatory Guidelines table identifies 11'8"/90'. Revise Accordingly (PLANNING).

18. Per Section 265-110(I)(1) all required off-street parking spaces shall be clearly delineated by a single 4" wide, white painted striping. Revise parking stall detail on Sheet C6 accordingly (PLANNING).
19. A condition of approval of the FLU Plan Amendment by Broward County requires payment of \$82,000 for affordable housing (PLANNING).
20. Provide recorded copy of declaration of restrictive covenants regarding affordable housing payment (PLANNING).

Section 6. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 7. That pursuant to LDC Section 635-100 "Expiration of Site Plans" and Section 625-50 "Expiration of Variances," the Site Plan (SP-101-17) and Variances (VA-04-18, VA-05-18, VA-06-18) 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 8. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 9. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 10. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 13, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY

**Exhibit “A”
Legal Description**

**Parcel A, St. Maurice Plat, according to the plat thereof, as recorded in Plat Book 101, Page 17,
Public Records of Broward County, Florida.**

Parcel Identification Number: 504232-29-0010

Exhibit "B"

Return to: (enclose self-addressed stamped envelope)

Name: Marla Neufeld, Esq.

Address:

Greenspoon Marder, P.A.
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Marla Neufeld, Esq.
Greenspoon Marder, P.A.
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Covenant") made this _____ of _____, 2018, by **Stirling Alya, LLC**, a Florida limited liability company, its successors and assigns ("Owner"), which shall be for the benefit of **BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida** ("County") and the **City of Dania Beach**, a municipal corporation organized pursuant to the State of Florida ("City").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of land located in the City more particularly described in **Exhibit "A"** ("Property"); and

WHEREAS, Owner made an application requesting that the land use plan designation on the Property be changed from 6.7 acres of Low (5) Residential and 1.6 acres of Commerce to Irregular (23.74) Residential to allow for an additional 164 dwelling units ("Application"); and

WHEREAS, in connection with the Application, Owner has voluntarily agreed to place certain restrictions on the development of the Property as set forth below in favor of the County and the City.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants herein contained, Owner hereby declares that the Property shall be subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with the land and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitals set forth above are true and correct and are incorporated into this Covenant by this reference.

2. Covenants. Prior to the issuance of the first building permit for a dwelling unit on the Property, the Owner shall pay to the City Five Hundred Dollars (\$500) per dwelling unit for

the 164 additional dwelling units on the Property in the total amount of **Eighty Two Thousand Dollars (\$82,000)**, to be used by the City towards the City's affordable housing programs ("Affordable Housing Contribution").

3. Release. Upon presentation to the County of evidence of payment of the Affordable Housing Contribution, at the request and expense of Owner, the County and City shall cause a release and termination of this Agreement in the form attached hereto as **Exhibit B** to be recorded in the Public Records of Broward County, Florida, evidencing such completed performance of this Covenant. The issuance of the release shall not require County or City Commission approval.

4. Amendments. Except as otherwise provided herein, this Covenant shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners(s) of the portion of the Property affected by such modification, amendment, or release and approved in writing by the County and City. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Covenant shall be recorded in the Public Records of Broward County, Florida, at the then owner's sole expense.

5. Recordation and Effective Date. This Covenant shall not become effective and shall not be recorded in the Public Records of Broward County, Florida, until after approval by the County and City of the requested Application and the expiration of all appeal periods or, if an appeal is filed, the conclusion of such appeal in a manner that does not affect the County's or City's approval the Application. Once recorded, this Covenant shall run with the land for the sole benefit of the County and City and shall bind all successors-in-interest with respect to the Property. This Covenant shall not give rise to any other cause of action by any parties other than the County or City, and no parties other than the County or City shall be entitled to enforce this Covenant. Any failure by the County or City to enforce this Covenant shall not be deemed a waiver of the right to do so thereafter.

6. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part of this Covenant invalid or unenforceable, then such judgment or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect. The agreed upon venue shall be Broward County, Florida.

7. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Covenant are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Covenant.

8. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Owner has executed this Covenant on the day first above written.

Signed, sealed and delivered

Stirling Alya, LLC

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

Dated: _____

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018,
by _____, as _____ of **Stirling Alya, LLC, a
Florida limited liability company.**

He or she is:

☐ personally known to me, or

☐ produced identification. Type of identification produced _____.

(Seal)

NOTARY PUBLIC:

Print Name: _____

My commission expires:

**EXHIBIT A
LEGAL DESCRIPTION
PROPERTY**

Parcel A, St. Maurice Plat, according to the plat thereof, as recorded in Plat Book 101, Page 17, Public Records of Broward County, Florida.

Parcel Identification Number: 504232-29-0010

EXHIBIT B

Return to: (enclose self-addressed stamped envelope)

Name: Marla Neufeld, Esq.

Address:

Greenspoon Marder, P.A.
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Marla Neufeld, Esq.
Greenspoon Marder, P.A.
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**RELEASE AND TERMINATION OF
DECLARATION OF RESTRICTIVE COVENANTS**

This Release and Termination of Declaration of Restrictive Covenant ("Release and Termination") is effective as of this ____ day of _____, 201__ by **BROWARD COUNTY, a political subdivision of the State of Florida** ("County"), and the **City of Dania Beach**, a political municipality of the State of Florida ("City").

WHEREAS, **Stirling Alya, LLC**, a Florida limited liability company, its successors and assigns ("Owner"), the fee simple title owner of the property described on **Exhibit A**, attached hereto ("Property"), entered into that certain Declaration of Restrictive Covenant dated _____ ("Declaration") in favor of the County and City that is recorded at Instrument # _____ in Public Records of Broward County, Florida. Terms not otherwise defined herein shall have the same meaning set forth in the Declaration; and

WHEREAS, pursuant to terms and provisions of the Declaration, prior to the issuance of the first building permit for a dwelling unit on the Property, Owner agreed to make a per dwelling unit payment towards the City's affordable housing programs in the total amount of Eighty Two Thousand Dollars (\$82,000.00) ("Affordable Housing Contribution"); and

WHEREAS, pursuant to the Declaration, the County and City are required, at the request of the Owner, to execute a release and termination of the Declaration upon the completion of the Affordable Housing Contribution; and

WHEREAS, the Owner has satisfied its obligation pursuant to the Declaration and has paid the Affordable Housing Contribution to the City of Dania Beach; and

WHEREAS, Owner desires that the County and City release and terminate the Declaration by executing this Release and Termination to be recorded in the Public Records of Broward County, Florida, pursuant to the terms and conditions as hereinafter set forth; and

WHEREAS, upon the execution of this Release and Termination, no further action by the County Commission will be required and this Release and Termination shall constitute the final release of Owner's obligations under the Declaration.

NOW, THEREFORE, County and City intending to be legally bound, hereby state and declare as follows:

1. The above recitals are true and correct and are incorporated herein.
2. The obligations, terms, conditions, covenants and provisions of the Declaration are of no further force and effect and Owner is released from the Declaration and the Declaration is hereby terminated.
3. This Release and Termination shall be construed and governed in accordance with laws of the State of Florida and in the event of any litigation hereunder, the venue for any such litigation, shall be in Broward County, Florida.
4. This Release and Termination shall be recorded in the Public Records of Broward County, Florida, whereby recording fees are to be paid by Owner and shall run with the Property and shall be binding upon and inure to the benefit of the respective successors and assigns of County and City and the respective successors and assigns of Owner.

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ATTEST:

BROWARD COUNTY, through its BOARD
OF COUNTY COMMISSIONERS

County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners of
Broward County, Florida

By: _____
Printed Name: _____
Title: _____

_____ day of _____, 201__

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, FL 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney

_____ day of _____ 201__

CITY

WITNESSES:

CITY OF DANIA BEACH

Print Name: _____

Print Name: _____

By: _____

Name: _____

Title: City Manager

_____ day of _____,
2018

APPROVED AS TO FORM:

By: _____

Name: _____

Title: City Attorney

_____ day of _____ 2018

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by
_____ as City Manager of THE CITY OF DANIA BEACH.

He or she is:

[] personally known to me, or

[] produced identification. Type of identification produced _____

Seal

NOTARY PUBLIC

Print Name _____

My commission expires: _____

Signed, sealed and delivered

Stirling Alya, LLC

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

Dated: _____

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018,
by _____, as _____ of **Stirling Alya, LLC, a
Florida limited liability company.**

He or she is:

☐ personally known to me, or

☐ produced identification. Type of identification produced _____.

(Seal)

NOTARY PUBLIC:

Print Name: _____

My commission expires:

**EXHIBIT A
RELEASE AND TERMINATION
LEGAL DESCRIPTION
PROPERTY**

**Parcel A, St. Maurice Plat, according to the plat thereof, as recorded in Plat Book 101, Page 17,
Public Records of Broward County, Florida.**

Parcel Identification Number: 504232-29-0010

**Exhibit “C”
Site Plan**

DANIA APARTMENTS

STIRLING ALYA, LLC

DANIA BEACH, BROWARD COUNTY COUNTY, FLORIDA

DEVELOPMENT TEAM:

OWNER:

STIRLING ALYA, LLC
1250 E. HALLANDALE BEACH BLVD.
SUITE 602
HALLANDALE, FL 33309
305-342-3287
cubcon@aol.com

PLANNING:

BALLBE & ASSOCIATES, INC.
2737 N.E. 30TH PLACE
FORT LAUDERDALE, FL 33306
954-491-7811
carlos@baeng.us

ARCHITECTURE:

MSA ARCHITECTS, INC.
7695 S.W. 104 STREET
SUITE 100
MIAMI, FL 33156
305-273-9911
bhernandez@msaarchitectsinc.com

CIVIL ENGINEERING:

BALLBE & ASSOCIATES, INC.
2737 N.E. 30TH PLACE
FORT LAUDERDALE, FL 33306
954-491-7811
carlos@baeng.us

LANDSCAPE ARCHITECT:

WITKIN HULTS DESIGN GROUP
307 S. 21st AVENUE
HOLLYWOOD, FL 33020
954-923-9681
kellyh@witkindesign.com

SITE LIGHTING:

MSA ARCHITECTS, INC.
7695 S.W. 104 STREET
SUITE 100
MIAMI, FL 33156
305-273-9911
BHERNANDEZ@MSAARCHITECTSINC.COM



PROJECT LOCATION

LOCATION MAP
PORTION OF SECTION 16-50-40
SCALE: 1" = 300'



2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

SITE PLAN

INDEX OF SHEETS:

DESCRIPTION:	SHEET NO.:
COVER SHEET	1
SITE PLAN WITH DATA	SP-1
CONCEPTUAL PAVING AND DRAINAGE SYSTEM - PLAN	CI-C2
CONCEPTUAL PAVING AND DRAINAGE SYSTEM - TYPICAL SECTIONS AND NOTES	C3
CONCEPTUAL WATER DISTRIBUTION AND SEWAGE COLLECTION/TRANSMISSION SYSTEM - PLAN	C4-C5
CONCEPTUAL PAVING MARKING AND SIGNAGE - PLAN	C6-C7
LANDSCAPE PLAN	LI-L4
MONUMENT SIGNS - DETAILS	L5
TREE DISPOSITION PLAN	TDI-TD2
SURVEY	1 OF 1
BLDG TYPE I FLOOR PLANS	A-2.1.1 - A-2.1.2
BLDG TYPE II FLOOR PLANS	A-2.2.1 - A-2.2.2
BLDG TYPE I FLOOR ELEVATIONS	A-3.1.1 - A-3.1.2
BLDG TYPE II FLOOR ELEVATIONS	A-3.2.1 - A-3.2.2
DESIGN INTENT ELEVATION	A-3.3
UNIT PLANS	A-4.1
TRASH COMPACTOR	ACC-1.1
SITE PLAN - ELECTRICAL OVERALL	E-0.0
SITE PLAN - PARTIAL PHOTOMETRICS	E-0.1 - E-0.2

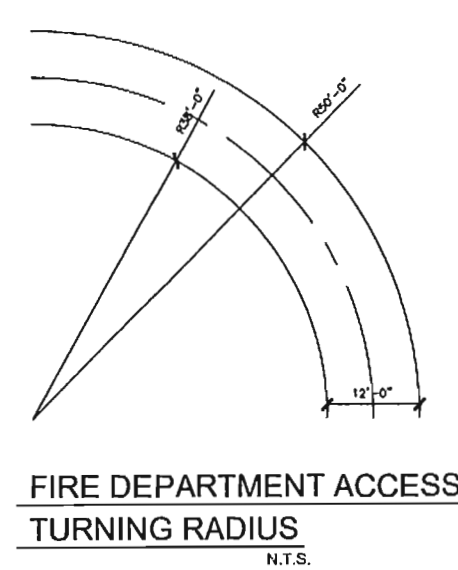
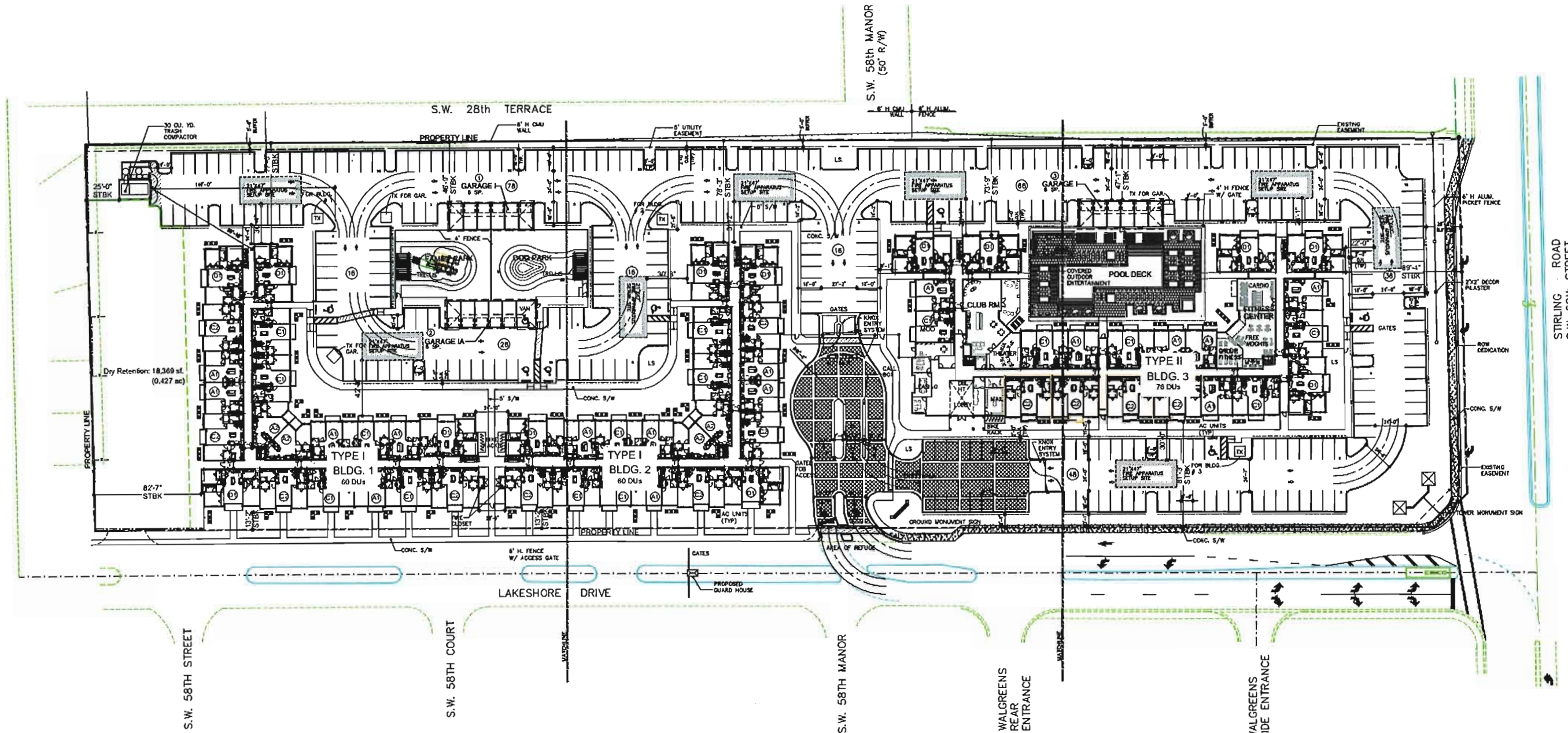
LEGAL DESCRIPTION:

PARCEL "A", ST. MAURICE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

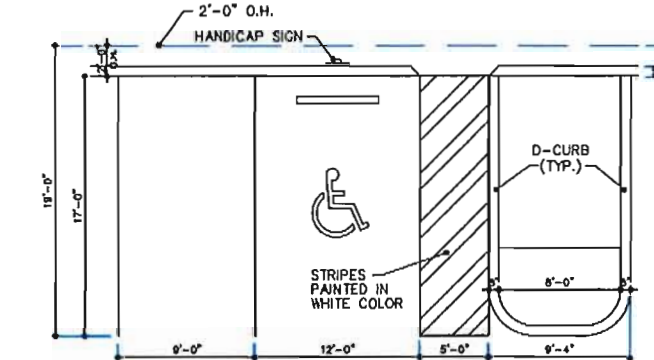
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 314,247 SQUARE FEET OR 7.2141 ACRES, MORE OR LESS.



Engineer of Record: CARLOS J. BALLBE	Project Number: 201617
Date: 02/09/2018	



FIRE DEPARTMENT ACCESS
TURNING RADIUS
N.T.S.



TYPICAL DETAIL FOR
HANDICAP & STANDARD PARKING
N.T.S.

SITE INFORMATION		
Site Area	Acres (ac)	Square Footage (sf)
Net Site Area	72.2 ac	3,144,119 sf
Gross Site Area	148.8 ac	6,497,232 sf
Zoning	Existing	Re-Zoning
	CJ & R3-1000	R34-2
Land Use Amendment		
Permitted Land Use	Low (H) Residential Land Use	
Current Land Use	Regular (R3, R4) Residential	
Flood Risk Information (as Provided by Civil Engineer)		
Flood Zone	A1	
B.F.E.	5' NAVD	
D.F.E. - B.F.E. + 1'	6' NAVD	
Water and Sewer Dumped Calculations (LEDC + 100 GPD) (as Provided by Civil Engineer)		
LPC per Multifamily Unit	0.70	
No. of Multifamily Units	100	
Total No. of Units	128,572	
Total Water Demand (GPD)	415,716	
TYPE OF CONSTRUCTION	IIA - Fully Sprinkled	
REGULATORY GUIDELINES		
Density (Based on Gross Site Area)	Allowed (Max.)	Proposed
Under R3-2	33.74 du/gross acre (101 du)	33.2 du/gross acre (105 du)
Front (Street)	Minimum	Proposed
Front (Lakeshore Dr)	25'	35'-3" *
Back	Minimum	Proposed
Accessory Bldg (Detached Garage)	10'	40'-9"
3 story building	30'	78'-5"
Interior Side	Minimum	Proposed
Accessory Bldg (Trash Compactor)	15' b-o-d/25 min	32'
3 story building	15' b-o-d/25 min	82'-2"
Back (Based on Net Site Area)	Allowed (Max.)	Proposed
Lot Coverage	35.0%	26.8%
Building Height	Maximum	Proposed
Detached Garages	5 stories/35'	13'-3" (11 stories)
Type II	Maximum	45'-4" (18 stories)
Building Separation	Required Min.	Proposed
40' min.	30'-0" *	
Site Cak's Based on Net Site Area	Required/Allowed	Proposed
Vehicle Use Area (VUA)	N/A	2.63 ac
Freightman Access @ 400 Units	5.8 ac	1.92 ac

RUB & Site Cak's Notes		
* Denotes Variance being requested		
Off-Street Parking		
Required	# DU or U	# Spaces
Multi-Family Units @ 1.5 sp/unit	100 units	150 sp
Visitor @ 1 sp/5 units	128 units	26 sp
Grand Total Required		176 sp
Provided	Standard	HL
Surface	100 sp	7 sp
Detached Garages	17 sp	1 sp
Sub-Total	117 sp	8 sp
Grand Total Provided		125 sp
Parking Notes		
Required Ratio Required	1.7 sp/unit	
Residential Ratio Provided	1.7 sp/unit	
Bicycle Parking		
Required	18 sp	
Provided	18 sp	



SCALE: 1"=40'-0"

INITIAL SITE PLAN
SUBMITTAL 10/05/2017

SITE PLAN RESUBMITTAL #1
01/08/2018

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

GEORGE L. MOURIZ
AR0007804

MSA ARCHITECTS, INC.
14000885
10001 SW 10th St.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(854) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECTURE & PLANNING

DRAWN
CHECKED
DATE 03/07/17
SCALE AS SHOWN
JOB NO. 1677.PRJ
SHEET

SP-1

2/12/20

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

GEORGE L. MOURIZ
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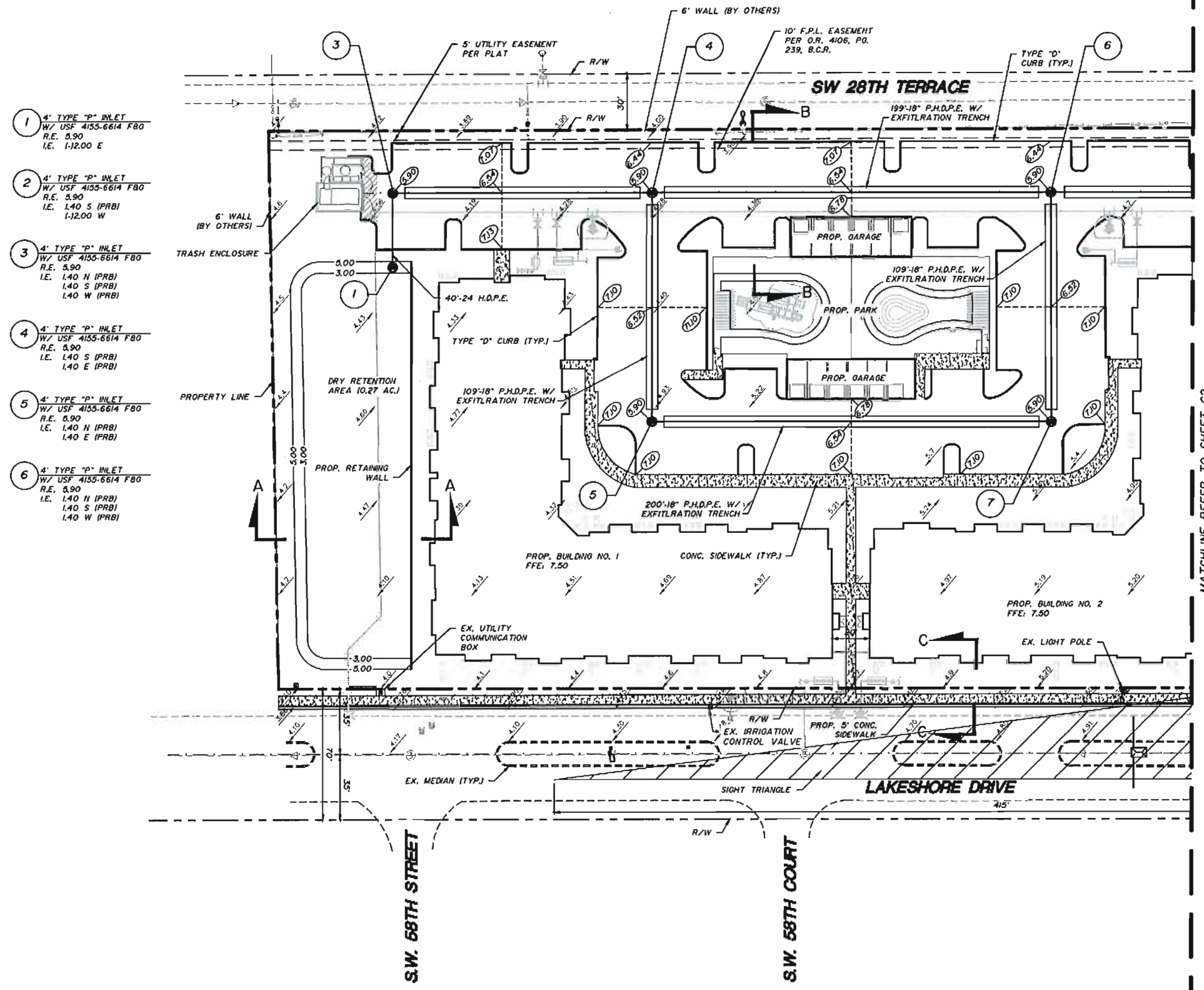
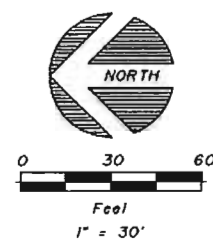
MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECTURE & PLANNING

DRAWN
CHECKED
DATE 03/07/17
SCALE AS SHOWN
JOB NO. 1677.PRJ
SHEET

SP-1

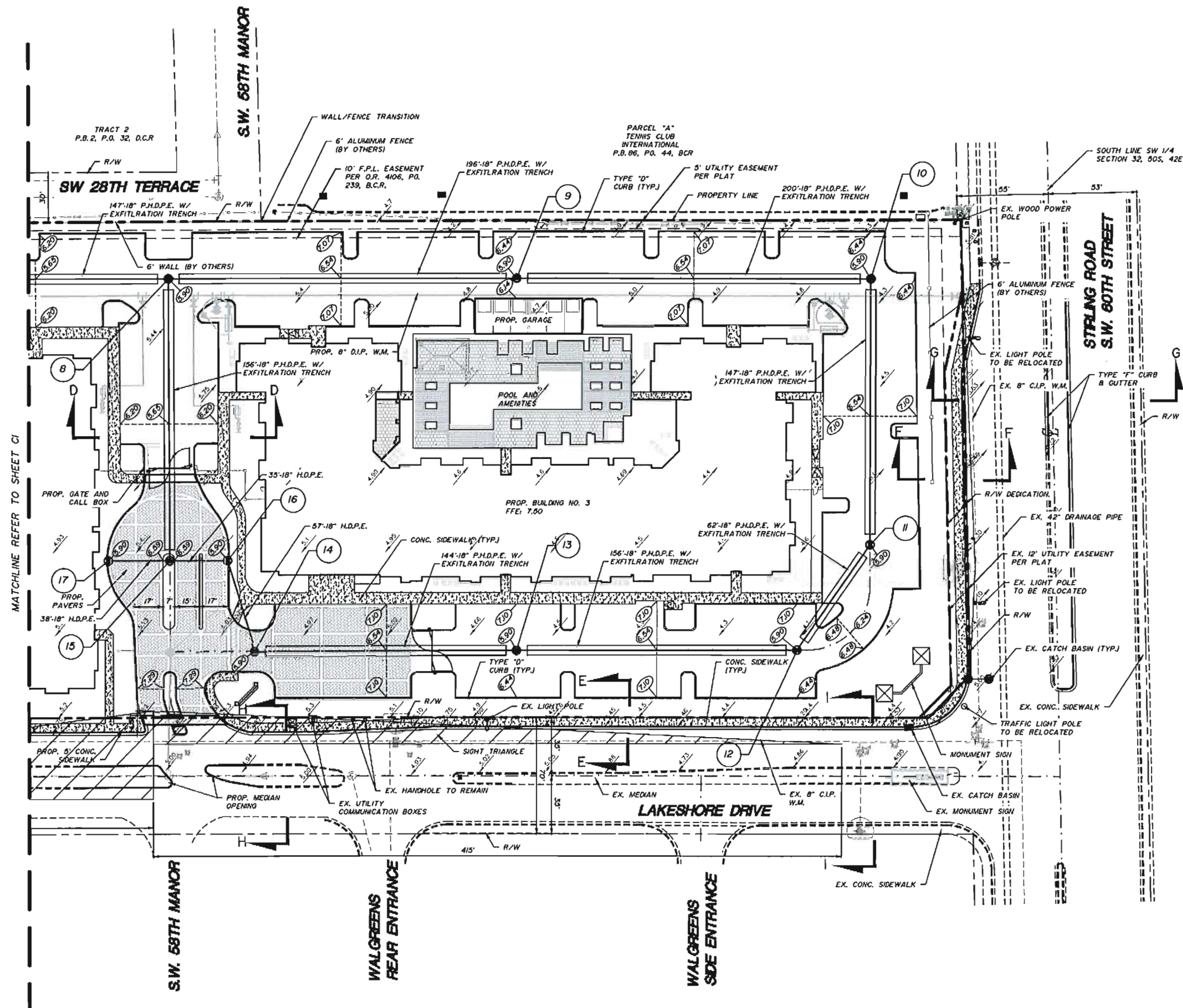
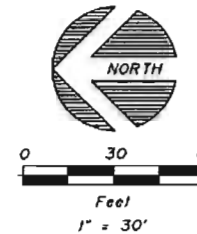
2/12/20



- 1 4' TYPE "P" INLET
W/ USF 4155-6614 F80
R.E. 5.90
I.E. 1-12.00 E
- 2 4' TYPE "P" INLET
W/ USF 4155-6614 F80
R.E. 5.90
I.E. 1.40 S (PRB)
1-12.00 W
- 3 4' TYPE "P" INLET
W/ USF 4155-6614 F80
R.E. 5.90
I.E. 1.40 N (PRB)
1.40 S (PRB)
1.40 W (PRB)
- 4 4' TYPE "P" INLET
W/ USF 4155-6614 F80
R.E. 5.90
I.E. 1.40 S (PRB)
1.40 E (PRB)
- 5 4' TYPE "P" INLET
W/ USF 4155-6614 F80
R.E. 5.90
I.E. 1.40 N (PRB)
1.40 E (PRB)
- 6 4' TYPE "P" INLET
W/ USF 4155-6614 F80
R.E. 5.90
I.E. 1.40 N (PRB)
1.40 S (PRB)
1.40 W (PRB)

FLOOD AND STAGE ELEVATIONS:
B.F.E. = 6.00 NAVD
D.F.E. = B.F.E. + 1 = 7.00 NAVD
10-YR 24 HR PEAK STAGE = 6.29 NAVD
25-YR 72 HR PEAK STAGE = 7.00 NAVD
100-YR 72 HR PEAK STAGE = 7.29 NAVD
PROPOSED F.F.E. = 7.00 NAVD

NOTE:
ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN
VERTICAL DATUM OF 1985 (NAVD 85).



- 7 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 N (PRB)
1.40 S (PRB)
1.40 W (PRB)
- 8 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 N (PRB)
1.40 S (PRB)
- 9 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 N (PRB)
1.40 W (PRB)
- 10 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 E (PRB)
1.40 NW (PRB)
- 11 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 SE (PRB)
1.40 N (PRB)
- 12 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 N (PRB)
1.40 S (PRB)
- 13 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 NW (PRB)
1.40 S (PRB)
- 14 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 N (PRB)
1.40 SE
- 15 4' TYPE "P" MANHOLE
W/ USF 420 RBC
R.E. 5.90
L.E. 1.40 N
1.40 S
1.40 E (PRB)
- 16 4' TYPE "P" INLET
W/ USF 4155-6614 FBG
R.E. 5.90
L.E. 1.40 S

FLOOD AND STAGE ELEVATIONS:

B.F.E. = 6.00 NAVD
D.F.E. = B.F.E. + 1' = 7.00 NAVD
10-YR 24 HR PEAK STAGE = 6.29 NAVD
25-YR 72 HR PEAK STAGE = 7.00 NAVD
100-YR 72 HR PEAK STAGE = 7.29 NAVD
PROPOSED F.F.E. = 7.50 NAVD

NOTE:

ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Designed by: A.D.M. Date: 8/2017
Drawn by: R.A.C. Date: 8/2017

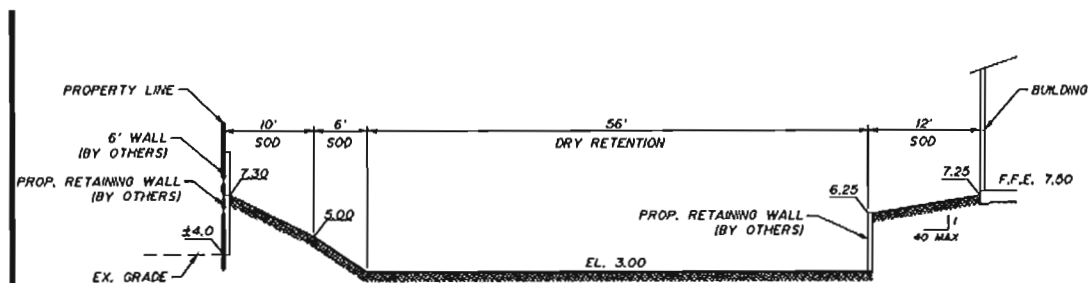
BALLBÉ & ASSOCIATES

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811

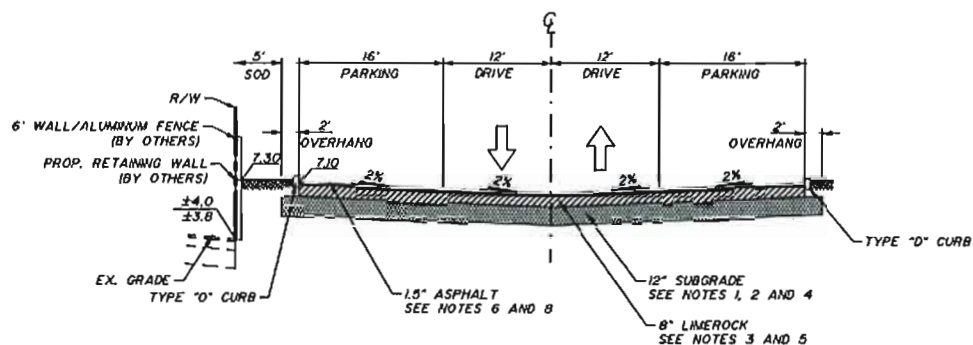
Engineer of Record: CARLOS J. BALLBÉ
Registered Engineer Number: 4161
Date: 02/09/2018

**CONCEPTUAL PAVING AND DRAINAGE SYSTEM
PLAN**
DANIA APARTMENTS

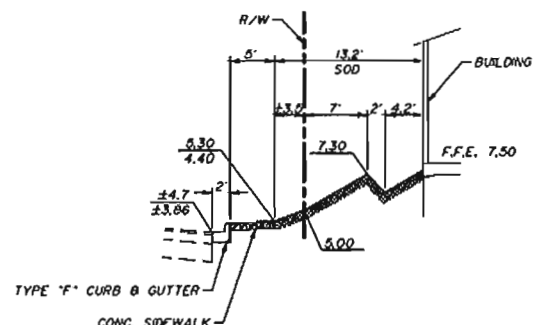
Project Number:
201617
Sheet Number:



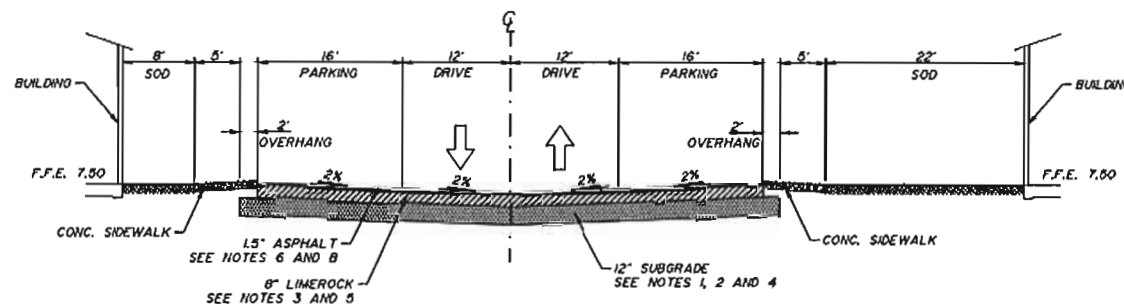
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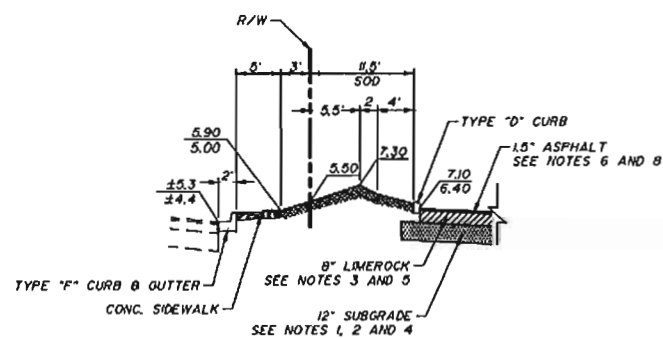
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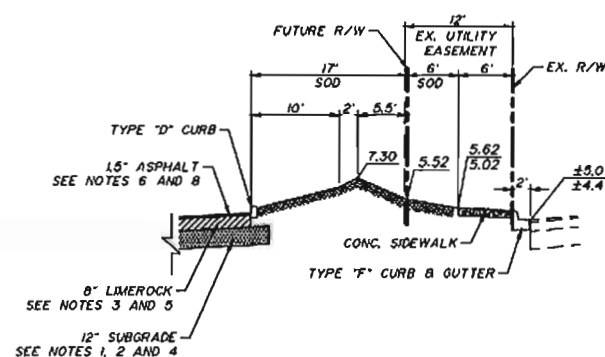
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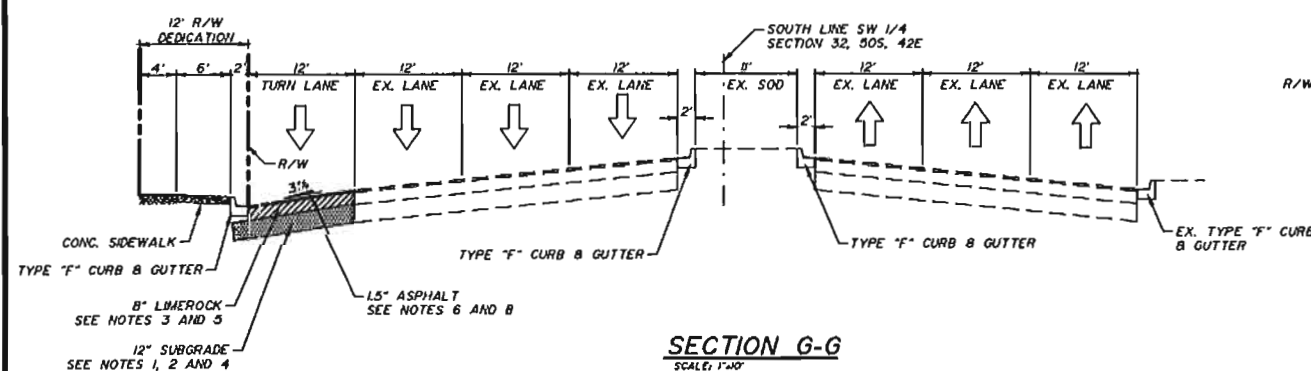
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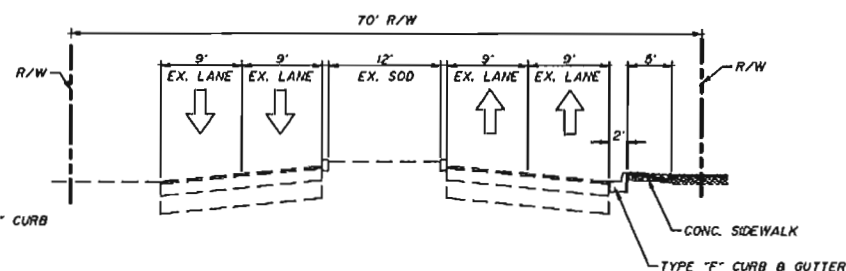
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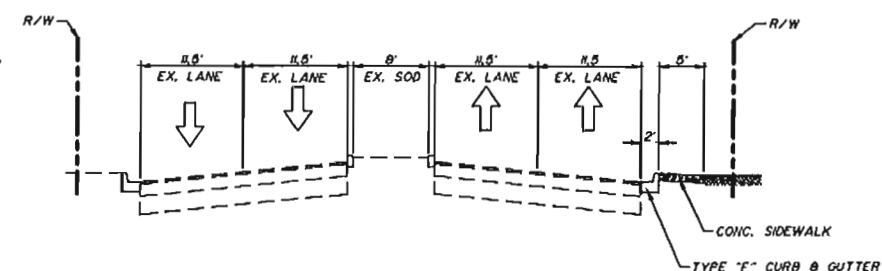
SECTION F-F
SCALE: 1"=10'



SECTION G-G
SCALE: 1"=10'



SECTION H-H
SCALE: 1"=10'



SECTION 1-1
SCALE: 1"=10'

- PAVEMENT NOTES:

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE ROADWAYS, RIGHT-OF-WAYS AND UTILITY/DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FOOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIME/ROCK BEARING RATIO (L.B.R.) OF 40. THE SUBGRADE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE A MINIMUM OF ONE DENSITY FOR EVERY 2,500 SQUARE FEET OF ROAD.
3. LIME/ROCK BASE SHALL BE 8" PRIMED AND SHALL HAVE A MINIMUM LIME/ROCK BEARING RATE (LBR) OF 100, SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 70, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVED AREAS. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE A MINIMUM OF ONE DENSITY FOR EVERY 2,500 SQUARE FEET OF ROAD.
4. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION IN THE VICINITY HAS BEEN INSTALLED, TESTED AND ACCEPTED.
5. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARDS SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
6. THE WEARING SURFACE SHALL BE 1.5 INCH APPLIED IN TWO ¾ INCH LIFTS AND SHALL BE ASPHALT CONCRETE TYPE 5-3 WITH TACK COAT USED BETWEEN PAVING COURSES AS PER F.D.O.T. MINIMUM STANDARDS.
7. THE FIRST LIFT OF ASPHALT SHALL BE INSTALLED ½ INCH BELOW THE LIP OF CURB. THE SECOND LIFT OF ASPHALT TO BE ¼ INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT DIRECTLY ADJACENT TO ON GOING CONSTRUCTION SHALL NOT BE CONSTRUCTED UNTIL SUCH CONSTRUCTION IS COMPLETE.
8. ALL GRADES SHOWN ARE FINISH ASPHALT PAVEMENT GRADES (2ND LIFT) UNLESS OTHERWISE NOTED.
9. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASINO PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
10. ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.
11. LABORATORY PROCTOR COMPACTION TEST (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIME/ROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD.
12. ALL ELEVATION ARE BASED ON N.A.V.D. 1988.

Designed by: G.A.H Date: 12/2017
Drawn by: R.A.C Date: 12/2017

BALLBÉ
& ASSOCIATES

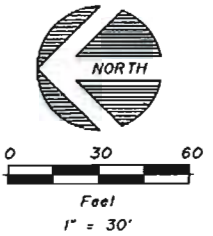
**2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811**

Engineer of Record: **CARLOS J. BALLBE'**
 Registered Engineer Number: _____ Date: **02/09/2018**

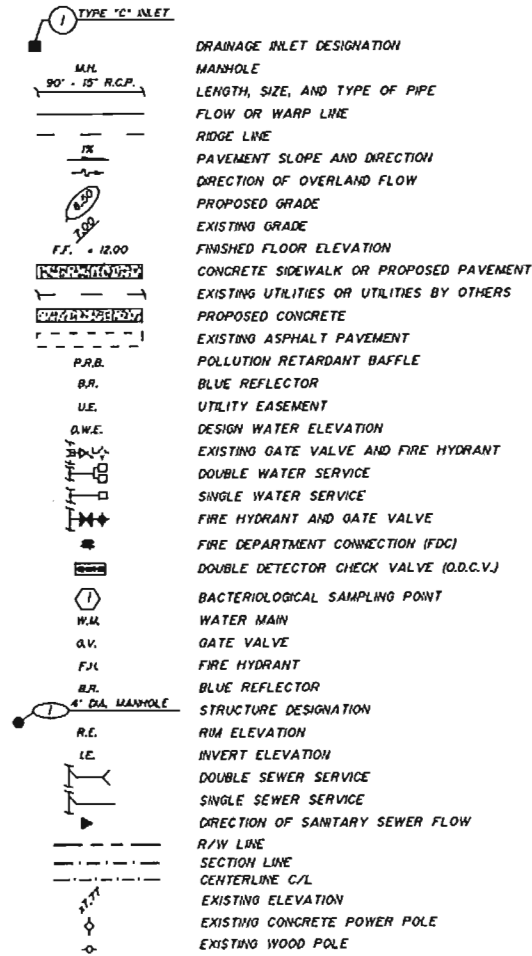
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TYPICAL SECTIONS AND DETAILS
DANIA APARTMENTS

Project Number:
201617

Sheet Number:

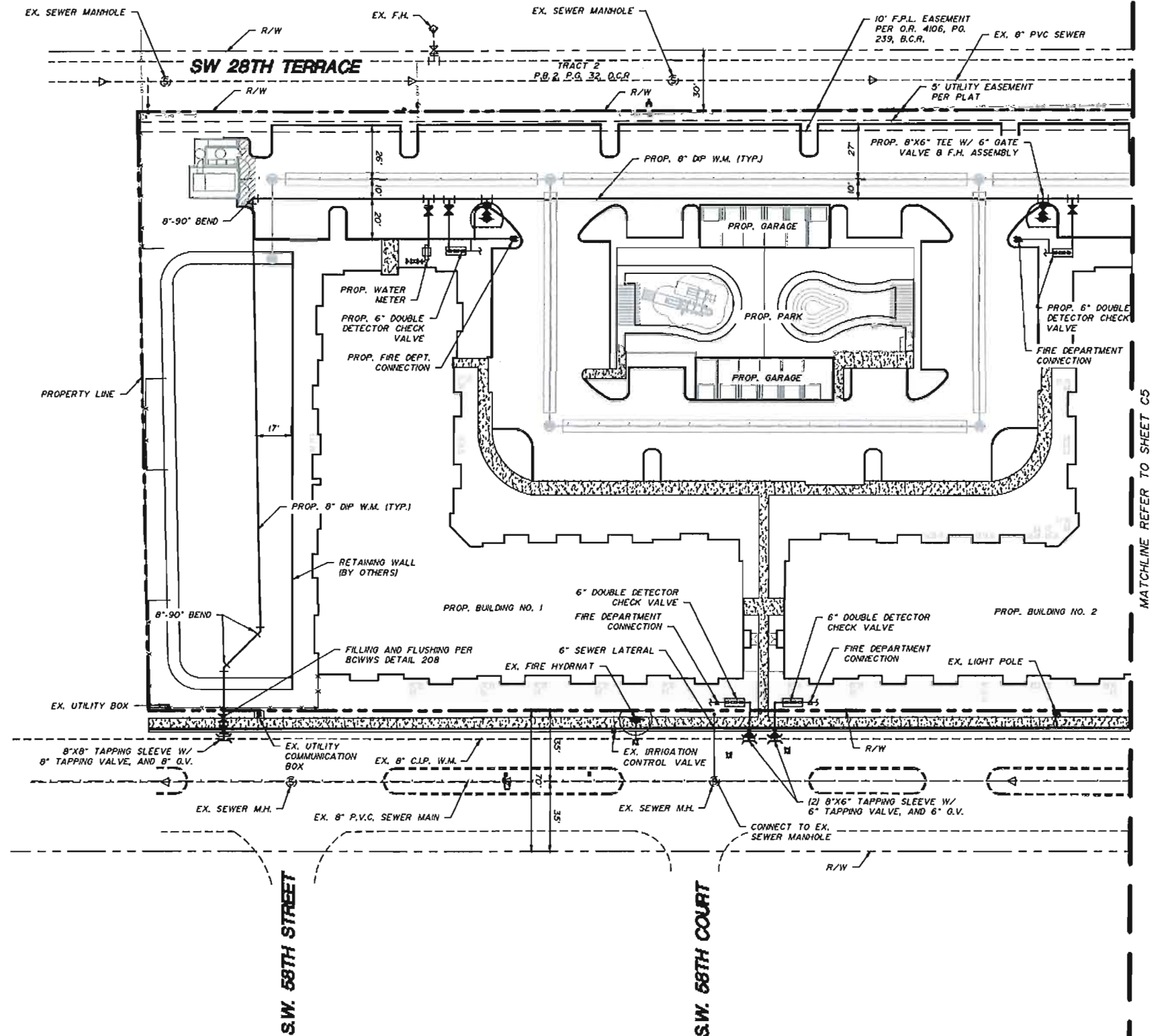


LEGEND



WATER DEMAND CALCULATIONS (1 ERC= 300 GPD)	
ERC PER MULTIFAMILY UNIT	0.707
NO. OF MULTIFAMILY UNITS	196
TOTAL NO. OF ERUs	138.57
TOTAL NO. OF ERUs	41,571.60

SEWER DEMAND CALCULATIONS (1 ERC= 300 GPD)	
ERC PER MULTIFAMILY UNIT	0.707
NO. OF MULTIFAMILY UNITS	196
TOTAL NO. OF ERUs	138.57
TOTAL NO. OF ERUs	41,571.60



MATCHLINE REFER TO SHEET C5

Designed by: A.D.M. Date: 8/2017
Drawn by: R.A.G. Date: 8/2017

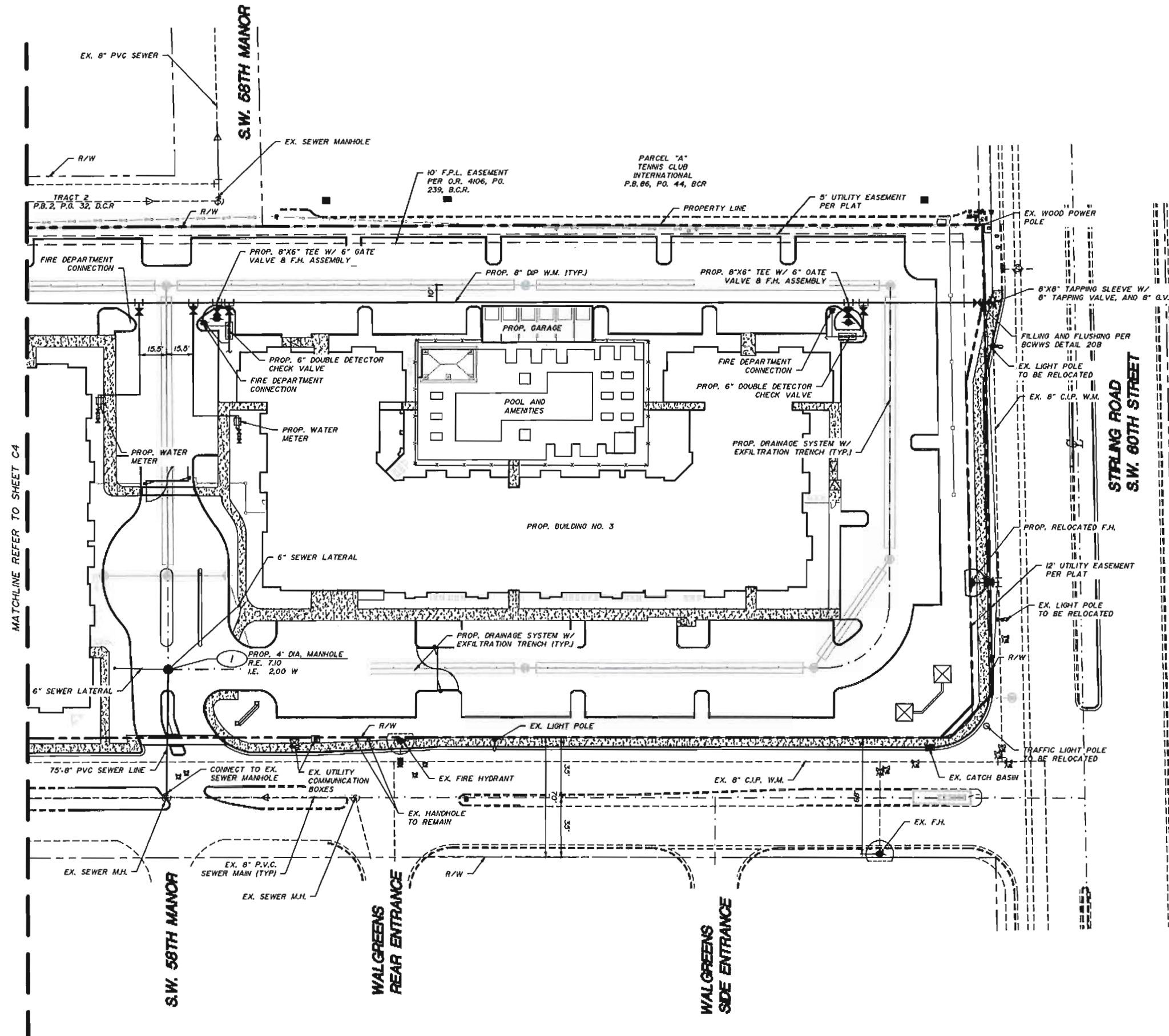
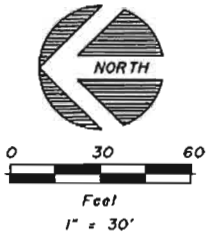
BALLBÉ
& ASSOCIATES

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811

Engineer of Record: CARLOS J. BALLBÉ
Date: 02/09/2018
Registered Engineer Number: 4180

**CONCEPTUAL WATER DISTRIBUTION AND
SEWAGE COLLECTION/TRANSMISSION SYSTEM
PLAN**
DANIA APARTMENTS

Project Number:
201617
Sheet Number:



WATER DEMAND CALCULATIONS (1 ERC= 300 GPD)	
ERC PER MULTIFAMILY UNIT	0.707
NO. OF MULTIFAMILY UNITS	196
TOTAL NO. OF ERUs	138.57
TOTAL NO. OF ERUs	41,571.60

SEWER DEMAND CALCULATIONS (1 ERC= 300 GPD)	
ERC PER MULTIFAMILY UNIT	0.707
NO. OF MULTIFAMILY UNITS	196
TOTAL NO. OF ERUs	138.57
TOTAL NO. OF ERUs	41,571.60

Designed by: A.D.M. Date: 8/2017
Drawn by: R.A.G. Date: 8/2017

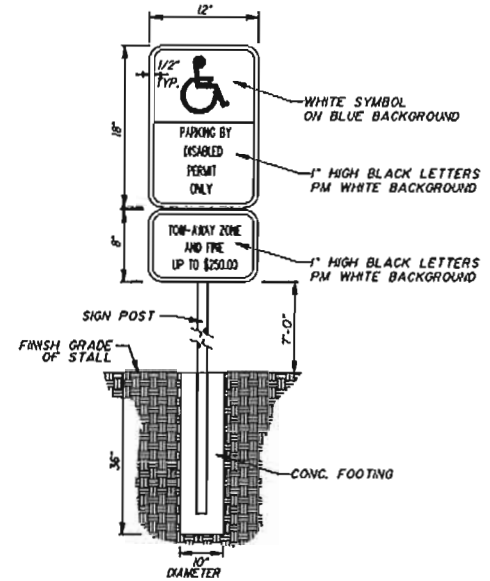
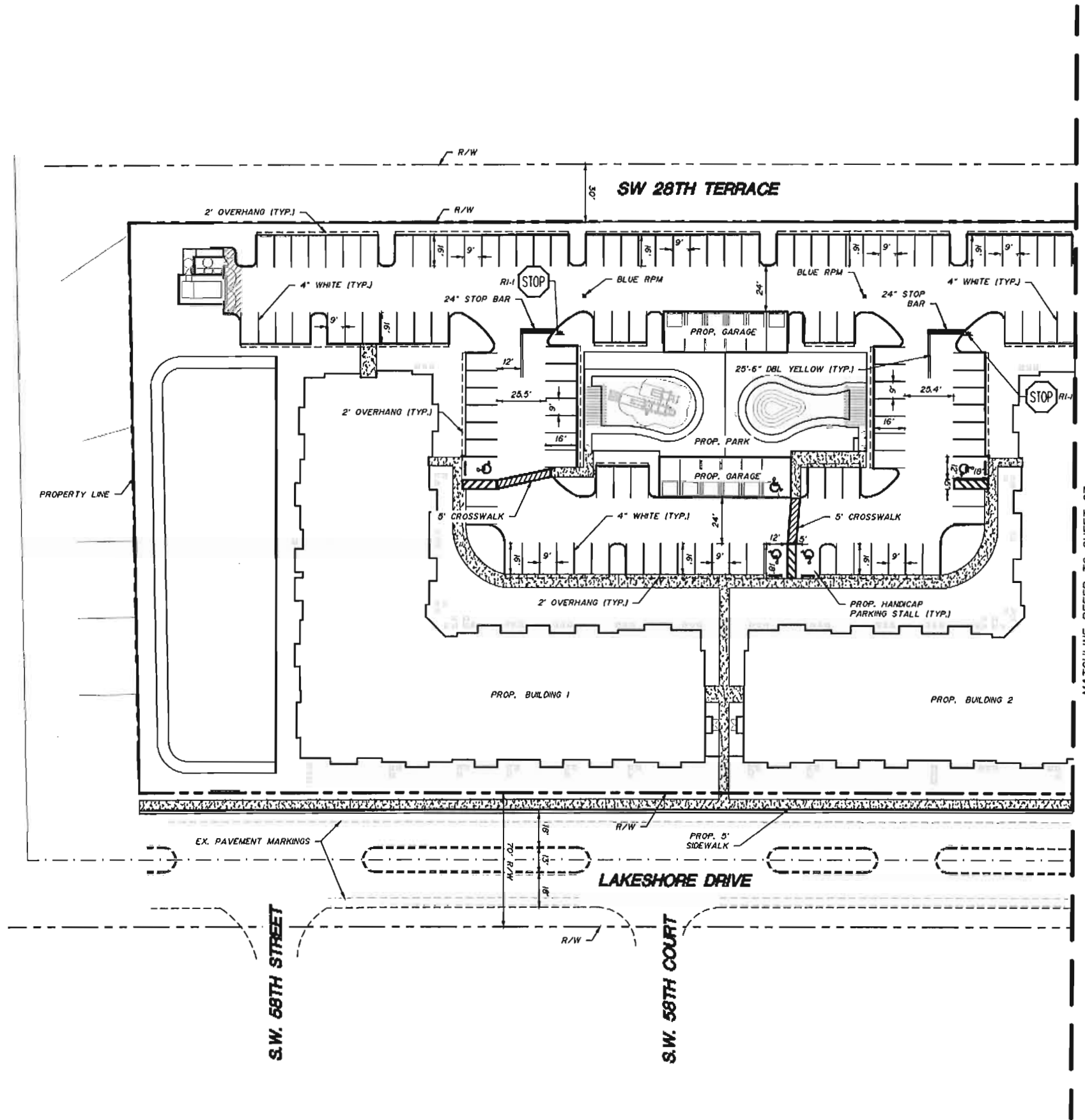
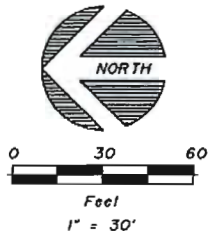


2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811

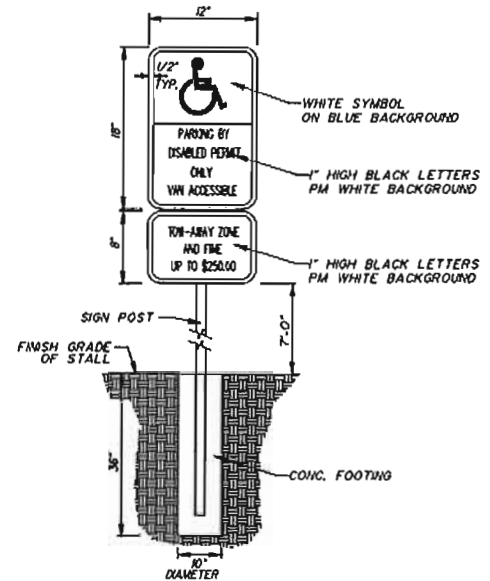
Engineer of Record: CARLOS J. BALLBÉ
Date: 02/09/2018
Registered Engineer Number: 4109

CONCEPTUAL WATER DISTRIBUTION AND
SEWAGE COLLECTION/TRANSMISSION SYSTEM
PLAN
DANIA APARTMENTS

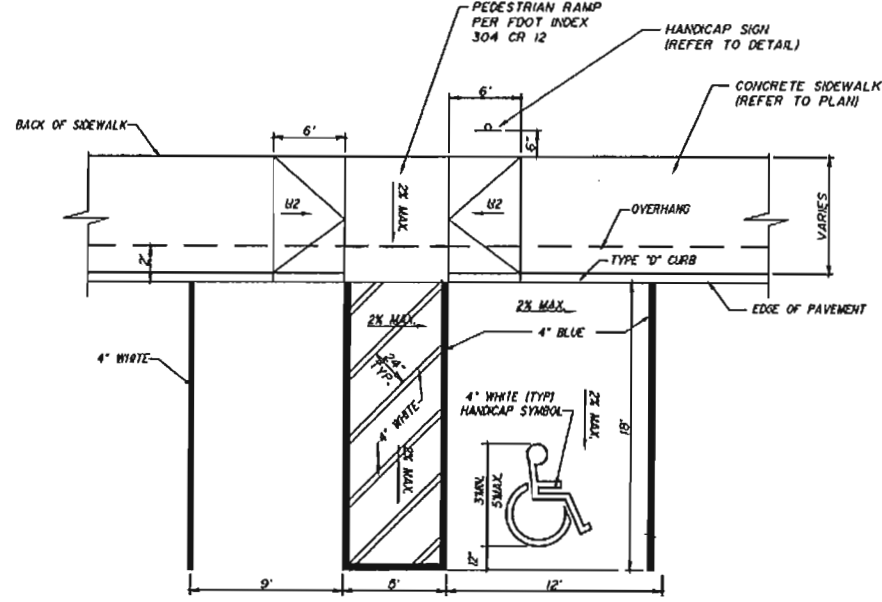
Project Number:
201617
Sheet Number:



ACCESSIBLE PARKING SIGN
N.T.S.



VAN ACCESSIBLE PARKING SIGN
N.T.S.



ACCESSIBLE PARKING STALL
N.T.S.

NOTE:
FOR EVERY 6 ACCESSIBLE STALLS OR FRACTION THEREOF, ONE IS VAN ACCESSIBLE

Designed by: A.D.M. Date: 8/2017
Drawn by: R.A.C. Date: 8/2017

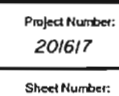
BALLBÉ & ASSOCIATES

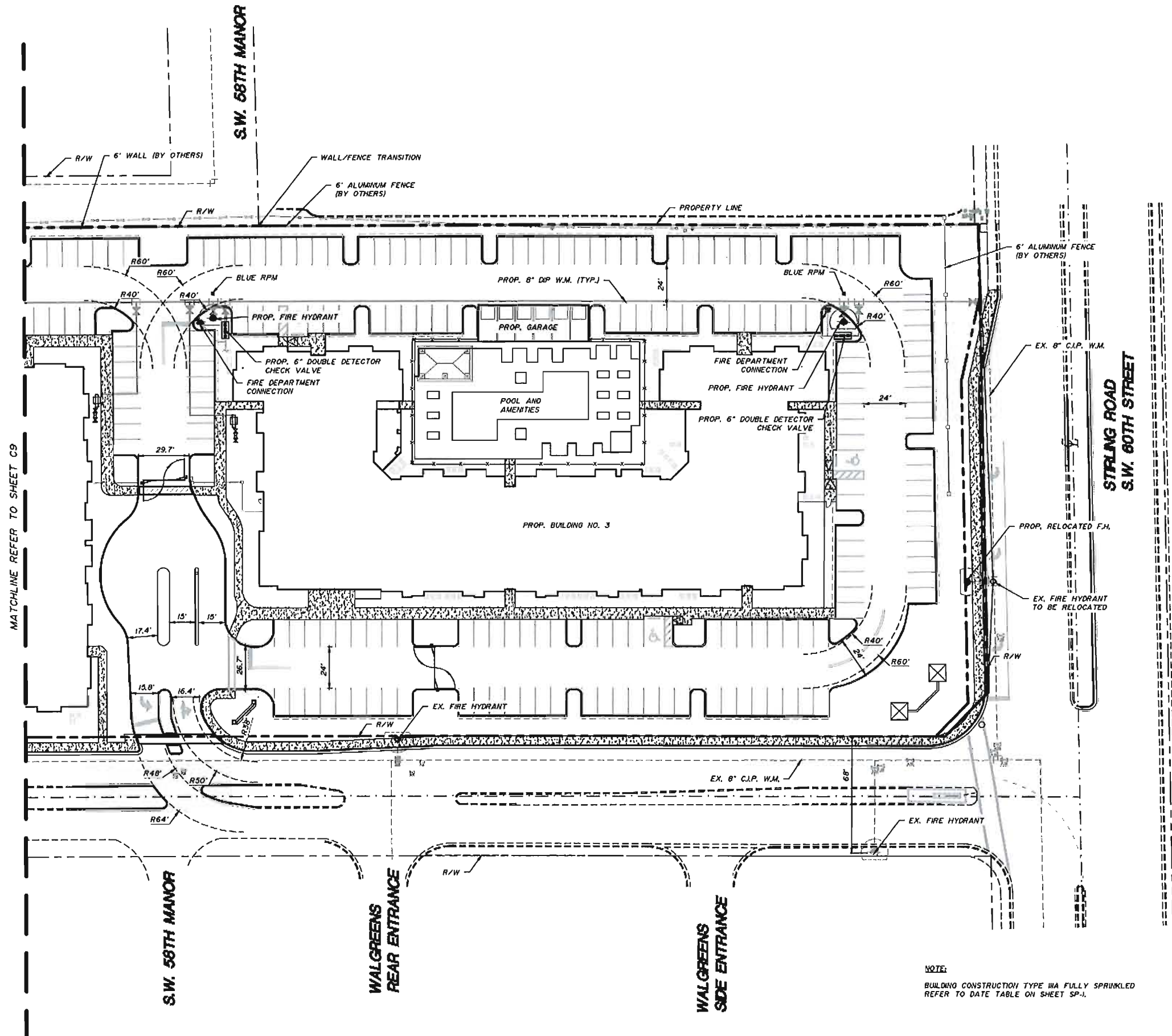
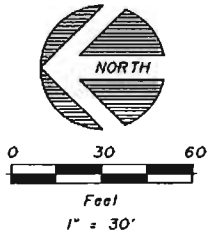
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
www.ballbe.com

Engineer of Record: CARLOS J. BALLBÉ
Date: 02/09/2018
Registered Engineer Number: 11100

CONCEPTUAL PAVEMENT MARKING AND SIGNAGE PLAN
DANIA APARTMENTS

Project Number: 201617
Sheet Number: 15





NOTE:
BUILDING CONSTRUCTION TYPE IIA FULLY SPRINKLED
REFER TO DATE TABLE ON SHEET SP-1.

Designed by: A.D.M. Date: 8/2017
Drawn by: R.A.G. Date: 8/2017

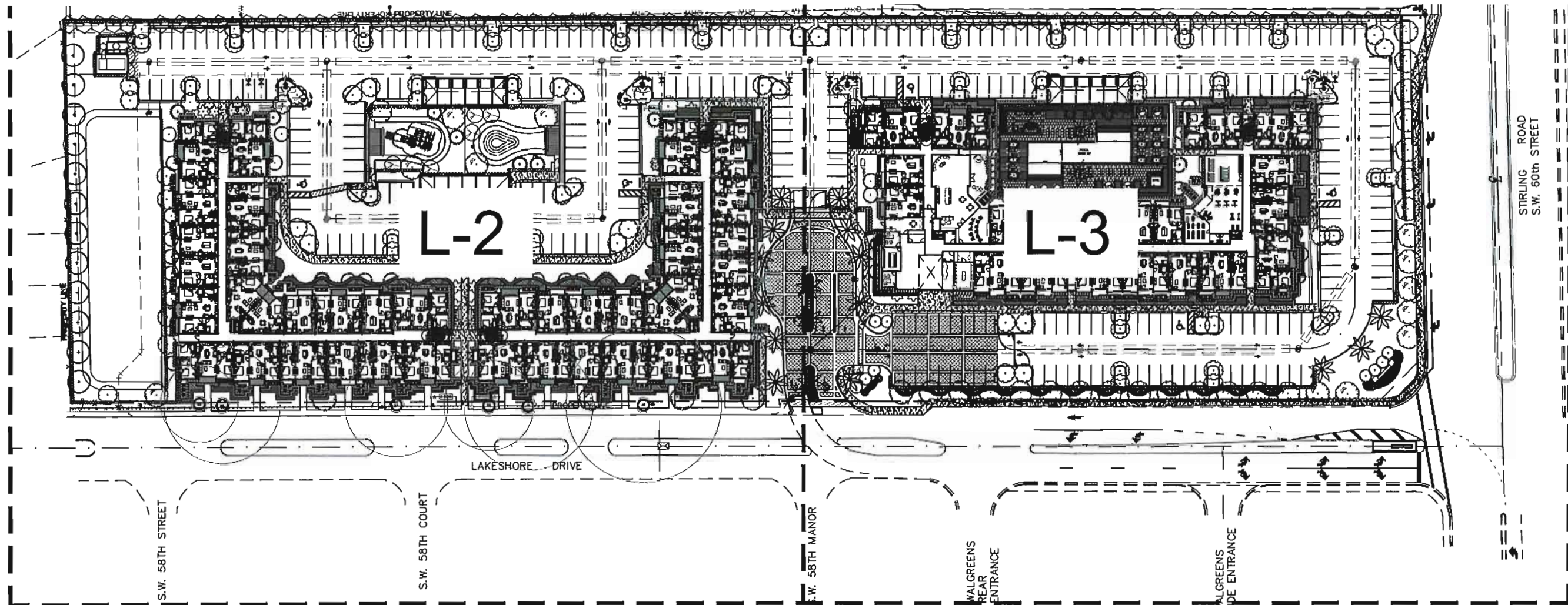
BALLBÉ
& ASSOCIATES

2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811

Engineer of Record: CARLOS J. BALLBÉ
Date: 02/09/2018
Registered Engineer Number: 4181

FIRE ACCESS
PLAN
DANIA APARTMENTS

Project Number:
201617
Sheet Number:



KEY PLAN

Scale: NTS

NORTH



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning: <u>RM-2</u>	Net Lot Area <u>7.2</u> acres <u>314,429</u> s.f.
BUFFER REQUIREMENTS	REQUIRED PROVIDED
A. Perimeter Buffers for V.U.A. Abutting Public R.O.W. - 10' buffer with one tree per every 30 L.F. with continuous hedge	<u>79 TREES</u> <u>79 TREES</u> <u>1185 SHRUBS</u> <u>1185 SHRUBS</u>
B. Perimeter Buffers Abutting Residential - 5' buffer with one tree per every 30 L.F. with continuous hedge	<u>10 TREES</u> <u>10 TREES</u> <u>150 SHRUBS</u> <u>150 SHRUBS</u>
TOTAL BUFFER PLANTINGS (A+B)	<u>89 TREES</u> <u>89 TREES</u> <u>1335 SHRUBS</u> <u>1335 SHRUBS</u>

SHEET INDEX

L-1	INDEX
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE DETAILS
L-5	SIGNAGE SCHEMATIC
TD-1	TREE DISPOSITION
TD-2	TREE DISPOSITION

TREE MITIGATION REQUIREMENTS

- 64,138 SF OF TREE CANOPY BEING REMOVED FROM SITE REQUIRING 1 TREE PER 300 SF = 214 TREES
- 120 TREES BEING PROPOSED ON-SITE FOR MITIGATION REQUIREMENTS INCLUDING 11 LIVE OAK TREES AT 16' HT. (ABOVE CODE REQUIREMENT) LIVE OAK HEIGHTS HAVE BEEN INCREASED FROM 12' TO 16' HT. FOR ADDITIONAL MITIGATION. FOR EVERY TWO 16' HT. LIVE OAKS, ONE TREE CREDIT WILL BE ADDED TO THE TREE TRUST FUND = 5 ADDITIONAL TREES
- 127 TREES TO COUNT TOWARDS MITIGATION
- 87 REMAINING TREES REQUIRED FOR MITIGATION TO BE MET THROUGH MONETARY CONTRIBUTION TO THE TREE TRUST FUND.
- TREE TRUST FUND PAYMENT= SPECIMEN TREE VALUE + AVG. COST OF REPLACEMENT TREE x 2.7 x # MITIGATION TREES NEEDED
- \$14,302 + \$43,456 = \$57,758 TO TREE TRUST FUND
- TREES PROVIDED FOR MITIGATION
- 3 TRIPLE MONTGOMERY PALMS, 17 SABAL PALMS, 6 ROYAL PALMS, 20 GREEN BUTTWOOD TREES, 5 SILVER BUTTWOOD TREES, 13 LIVE OAK TREES, 6 CREPE MYRTLE

INTERIOR LANDSCAPE REQUIREMENTS

- A. V.U.A. Landscape Requirement
- 20% of total V.U.A. to be dedicated to landscaping
 - 1 tree per 200 sqft of V.U.A.
 - 124,146 sqft of V.U.A.
- B. Non-V.U.A. Landscape Requirement
- Percentage of Non-V.U.A. Open Space: Less than 30%
- 1 tree and 10 shrubs per 2,000 sqft
 - 83,635.2 sqft of non-V.U.A. open space

TOTAL INTERIOR PLANTINGS

REQUIRED	PROVIDED
<u>24,829.2 SF</u>	<u>24,830 SF</u>
<u>124 TREES</u>	<u>124 TREES</u>
<u>42 TREES</u>	<u>42 TREES*</u>
<u>410 SHRUBS</u>	<u>4602 SHRUBS</u>
<u>166 TREES</u>	<u>166 TREES</u>
<u>410 SHRUBS</u>	<u>4310 SHRUBS</u>

OVERALL LANDSCAPE REQUIREMENTS

TOTAL OVERALL PLANTINGS

REQUIRED	PROVIDED
<u>255 TREES</u>	<u>255 TREES*</u> (does not include mitigation trees)
<u>1745 SHRUBS</u>	<u>5639 SHRUBS</u>
<u>214 TREES</u>	<u>122 TREES</u> - Refer to Notes
<u>123 TREES</u>	<u>300 TREES</u>
<u>873 SHRUBS</u>	<u>3622 SHRUBS</u>
<u>98 TREES</u>	<u>138 TREES</u>
<u>74 TREES</u>	<u>114 TREES</u>
<u>24 TREES</u>	<u>35 TREES</u>
<u>49 PALMS</u>	<u>74 PALMS*</u>

- *PALMS COUNT 3:1 EXCEPT FOR THOSE REACHING TYPICAL DBH OF 12" OR GREATER, WHICH COUNT 1:1 ACCORDING TO DANIA BEACH LANDSCAPE TECHNICAL MANUAL
- 38 SABAL PALMS, 8 TRIPLE PALMS, AND 20 ROYAL PALMS TO COUNT 1:1
 - 24 MONTGOMERY PALMS TO COUNT 3:1

* 6 EXISTING TREES ON SITE TO COUNT TOWARDS REQUIREMENTS

LEGEND

- *1 TREE REQUIRED FOR PERIMETER BUFFER
- *2 TREE REQUIRED FOR V.U.A.

LANDSCAPE LIST

TREES		
SYMBOL	QUAN.	DESCRIPTION
89	1	Bursera Sansevieria
8	1	QUINCE LINDO
38	1	Valeriana montgomeryana "Triple"
24	1	TRIPLE MONTGOMERY PALM
36	1	Sabal palm
10	1	SABAL PALM
24	1	Valeriana montgomeryana "Triple"
36	1	SINGLE MONTGOMERY PALM
10	1	Green Buttonwood
36	1	GREEN BUTTWOOD
10	1	Royal Palm
36	1	ROYAL PALM
10	1	Magnolia grandiflora "Little Gem"
36	1	LITTLE GEM MAGNOLIA
10	1	Shorea robusta
36	1	MAHOGANY
10	1	Conocarpus erectus "serotinus"
36	1	SILVER BUTTWOOD
10	1	Quercus agrifolia
36	1	LIVE OAK
10	1	Laguncularia racemosa "Mushape"
36	1	MUSKOGEE CREPE MYRTLE
10	1	Adiantum species
36	1	JATROPHA TREE
SHRUBS AND GROUNDCOVERS		
SYMBOL	QUAN.	DESCRIPTION
AL	6	Albizia odorata "Californica"
AN	90	CALIFORNIA ALOE
CE	1500	Annuals
CES	343	CONTRACTOR TO SELECT SPECIES TO FILL AREA
CFR	12	CONTRACTOR TO SELECT SPECIES TO FILL AREA
CG	110	CONTRACTOR TO SELECT SPECIES TO FILL AREA
DE	159	Duranta aestiva "Gold Mound"
FM	2426	OLD MOUND DURANTA
HP	581	Hebe xanthophylla "Compact"
IT	134	IVORY PALM
PL	617	Pentas lanceolata "New Look Purple"
PM	108	Podocarpus macrophylla
SV	1488	Schefflera arborescens "Tenera"
VO	1198	Yucca filamentosa

WITKIN HULTS
DESIGN GROUP
307 South 71st Avenue, Hollywood, Florida
Phone: 954-562-0051 Fax: 954-562-0059
www.witkinhults.com

2851 STIRLING ROAD
DANIA BEACH, FL

INDEX

Revisions: Date: By:

Scale:

Lic. # LA0000889

Member: A.B.L.A.

Drawing: INDEX

Date: 08/22/2017

Scale: See Left

Drawn by: TGV

Sheet No.:

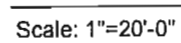
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Goal:

Lic. # LA0000889
Member: A, B, L, A.

Drawing: Landscape Plan
Date: 08/22/2017
Scale: See Left
Drawn by: TGW
Sheet No.:

122
2/12/20



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LEGEND

- *1 TREE REQUIRED FOR PERIMETER BUFFER
- *2 TREE REQUIRED FOR V.U.A.
- *3 TREE REQUIRED FOR NON-V.U.A.



2851 STIRLING ROAD
DANIA BEACH, FL
LANDSCAPE PLAN

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Soat

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 08/22/2017

Scale: See Left

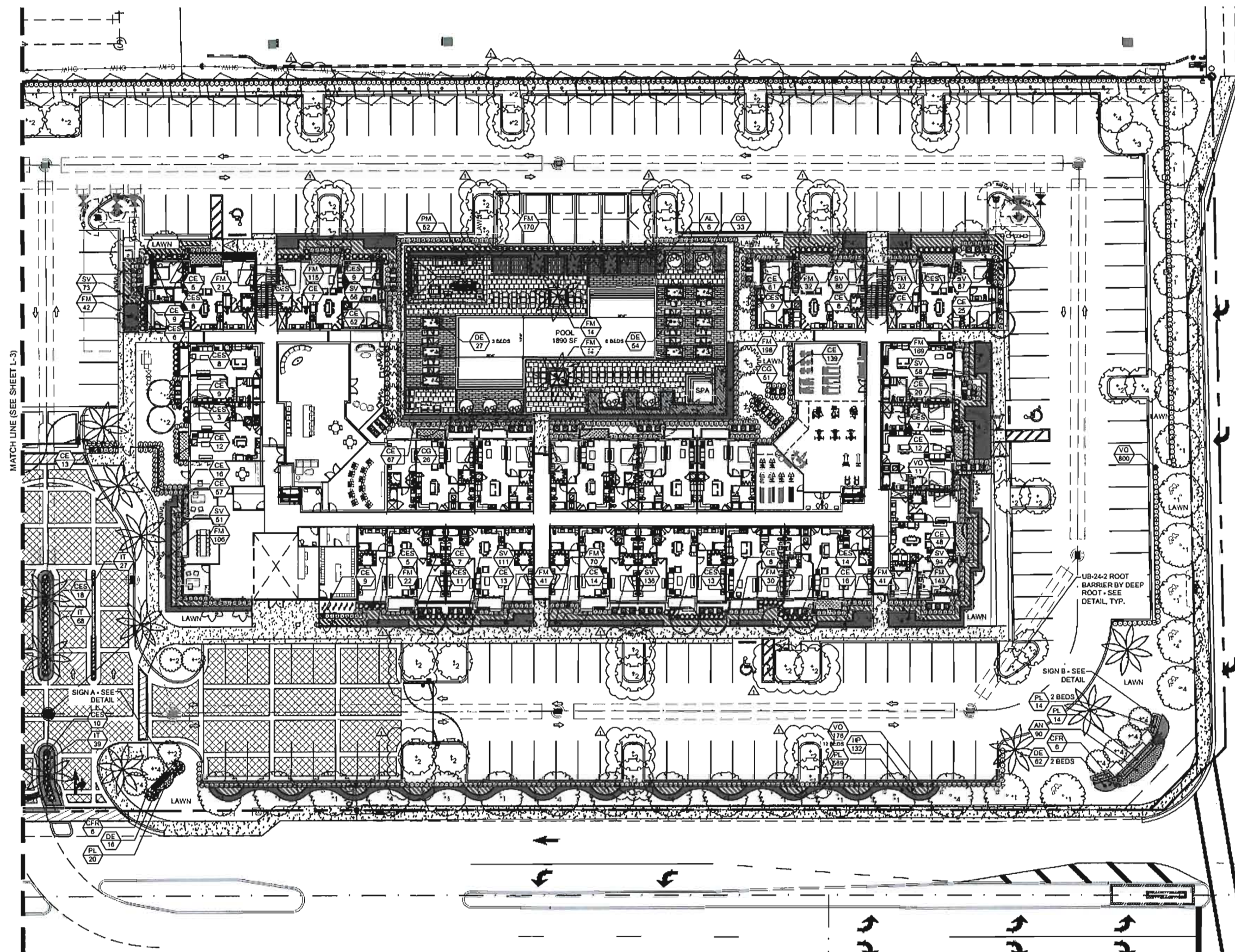
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Sheet No :

11

1-3

2/12/20



LANDSCAPE PLAN

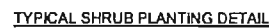
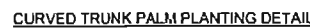
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LEGEND

- *1 TREE REQUIRED FOR PERIMETER BUFFER
*2 TREE REQUIRED FOR V.U.A.
*3 TREE REQUIRED FOR NON-V.U.A.

NORTH



[illegible]

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

2851 STIRLING ROAD
DANIA BEACH, FL
LANDSCAPE DETAILS

Project:

[illegible]

Seat

Lic. # LA0000889
Member: A.S.L.A.

Drawing Landscape Details

Date: 06/22/2017

Scale: NYS

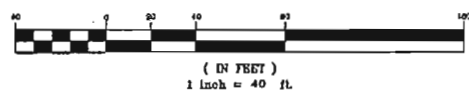
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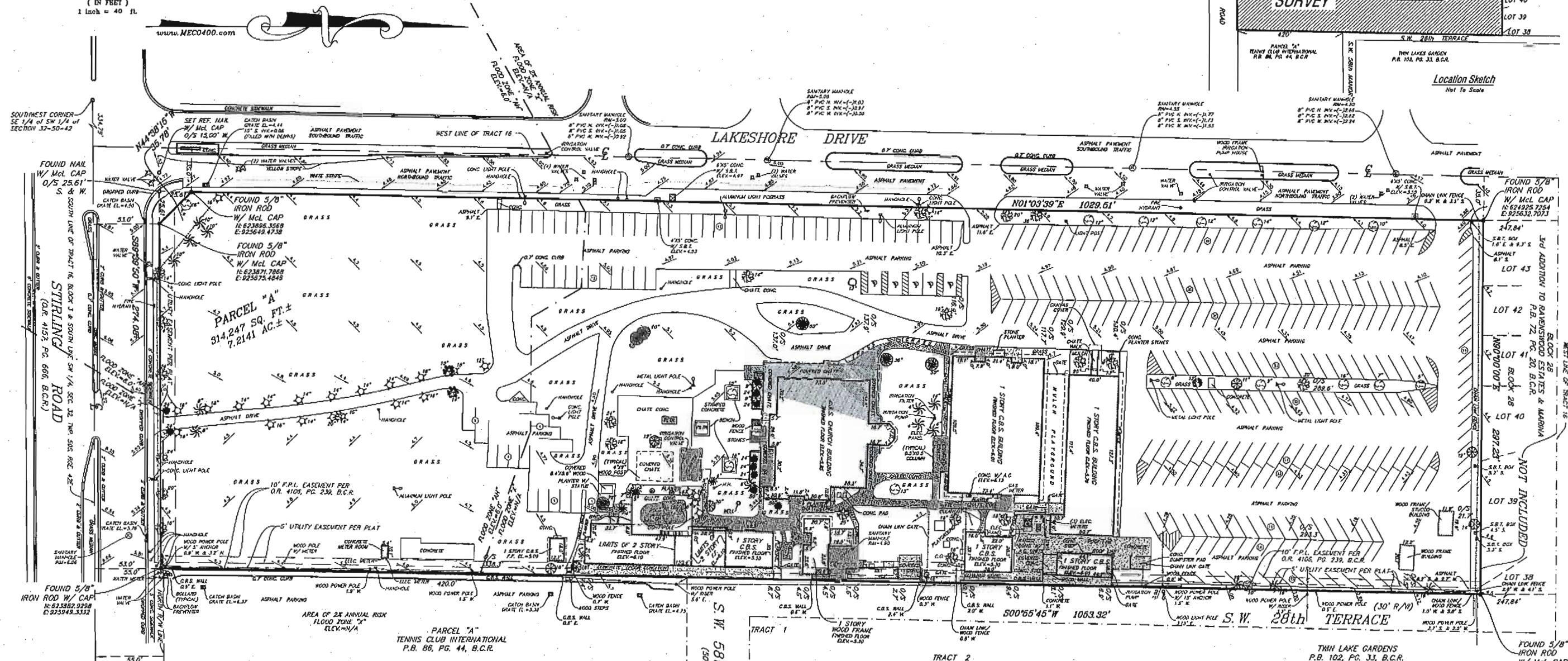
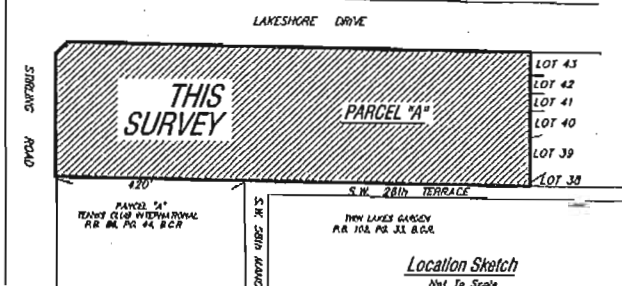
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7811 FAX: (954) 763-7615

GRAPHIC SCALE

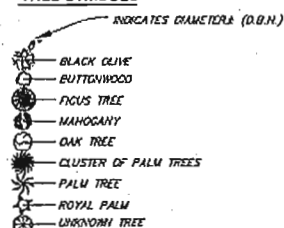


RECORD LAND SURVEY

**Parcel "A", ST. MAURICE PLAT
 P.B. 101, PG. 17, B.C.R.**



TREE SYMBOLS



OFFICE NOTES

FIELD BOOK NO. TDS, LB# 331/37, PRINT
 JOB ORDER NO. U-9667, V-1675, V-2499
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]

NOTES:

- 1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Engineering Department, Bench Mark # 2358, Elevation= 7.16 (NGVD29) converted to 5.57 (NAVD83).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 9.87$.
- 8) This property lies in Flood Zones "X", Elev.=N/A & "AY", Elev.=6.0' Per Flood Insurance Rate Map No. 12011C0556 H Dated: August 18, 2014, Community Panel No. 120034.
- 9) Bearings shown herein refer to record plat (101/14) and assume the South line of Parcel "A" as South 89°30'50" West.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Carpenter 8.0.1) obtained from <http://www.tech.army.mil/>.
- 11) Coordinates shown herein refer to the North American Datum of 1983 (NAD83), Florida East Zone (901), State Plane Coordinate System, Transverse Mercator projection.

Title Notes:

There are no other easements, reservations, or rights of way of record per Old Republic National Title Insurance Company Fund File Number 10-2014-110918 dated effective October 13, 2014 at 11:00 P.M.

- 5) Easement per O.R. 4106, Page 239, B.C.R. affects this property as shown.

LEGEND

Δ = CENTRAL ANGLE (DELT)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
Δ OR L = ARC LENGTH	A/C = ARC CORRESPONDING
CH.B.R. = CHORD BEARING	C = CENTERLINE OF RIGHT-OF-WAY
TAN.B.R. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
W/ MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.R. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	O.R. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE, BLOCK AND STRUCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
N.M. = WATER METER	C.O. = CLEAN OUT
B.F.P. = BACK FLOW PREVENTOR	C.L.F. = CHAIN LINK FENCE
⑩ = NUMBER OF PARKING SPACES	P.C.D. = POLLUTION CONTROL DEVICE
F.F. = FINISHED FLOOR	CHATT. = CHATTANOOGEE
	D.B.H. = DIAMETER AT BREAST HEIGHT

Legal Description

Parcel "A", ST. MAURICE PLAT, according to the plat thereof, as recorded in Plat Book 101, Page 17, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 314,247 square feet or 7.2141 acres, more or less.

CERTIFIED TO:

Old Republic National Title Insurance Company
 Sterling Alpha LLC

CERTIFICATION

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

Dated at Fort Lauderdale, Florida, this 22nd day of October, 2014.
 Revised to State Plane Coordinates, this 8th day of September, 2016.
 Resurveyed this 26th day of July, 2017.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269

14-3-081(17)



2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

GEORGE L. MOUR
AR0007806

MSA ARCHITECTS, INC.
 MAMC000895
 MIAMI OFFICE
 7285 SW 104th ST.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-9911
 HOLLYWOOD OFFICE
 303 SOUTH 21st AVE.
 HOLLYWOOD, FLORIDA 33020
 (954) 923-5030

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DRAWN	
CHECKED	
DATE	03/07
SCALE	AS SH
JOB NO.	1677
SHEET	1677-A-2.1.1.

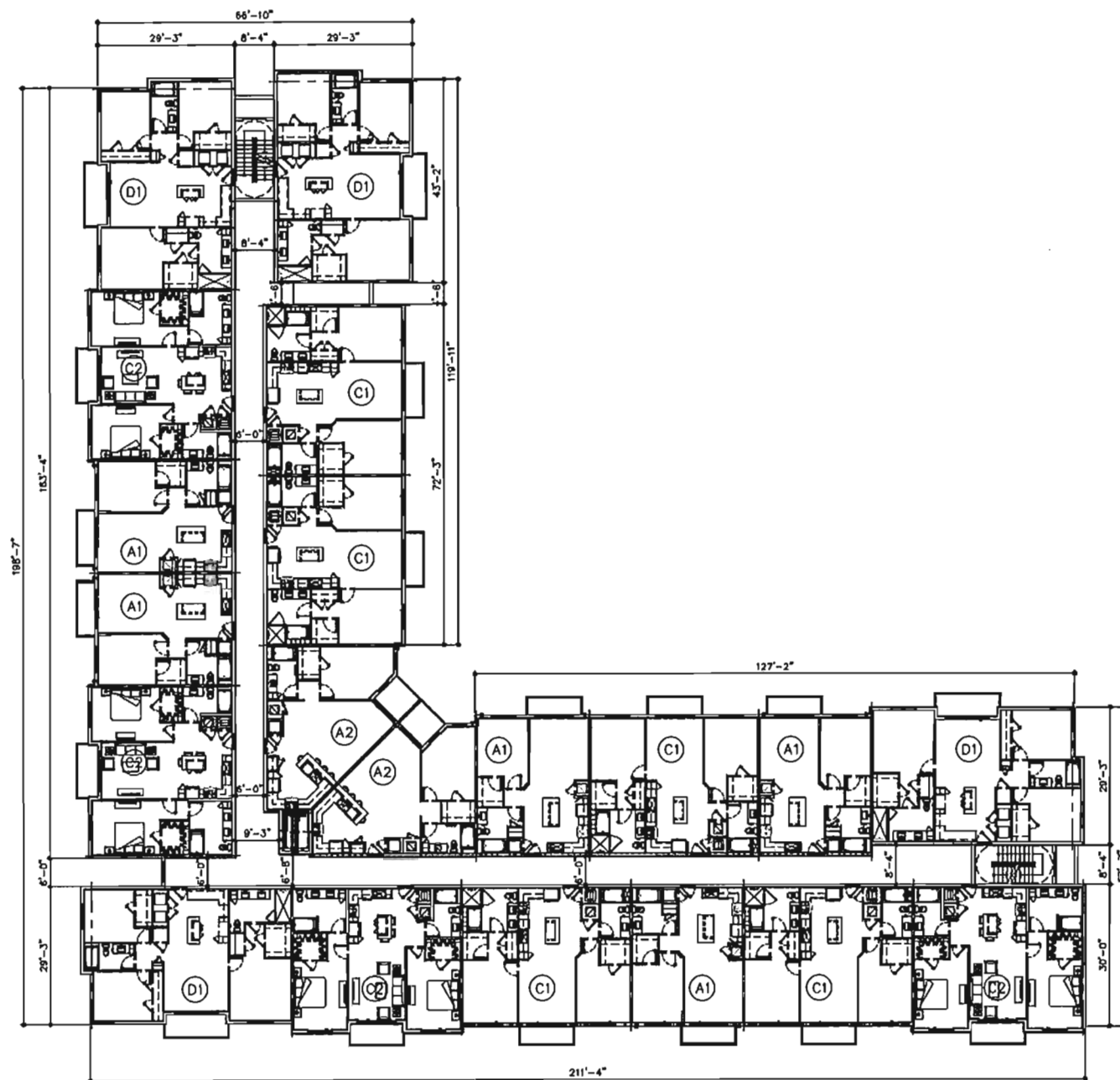


BLDG. TYPE I

SCALE: 1/16" = 1'-0"

A-2 1 1

2/12/20



LEVEL 3 PLAN

[illegible]

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD,
DANIA BEACH 33312 FLORIDA
ALL RIGHTS ARE RESERVED BY THE ADVERTISER

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 (305) 273-8911
 HOLLYWOOD OFFICE
 3003 SOUTH 21st AVE.
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030
 BUILDING AND/OR OVERLAY

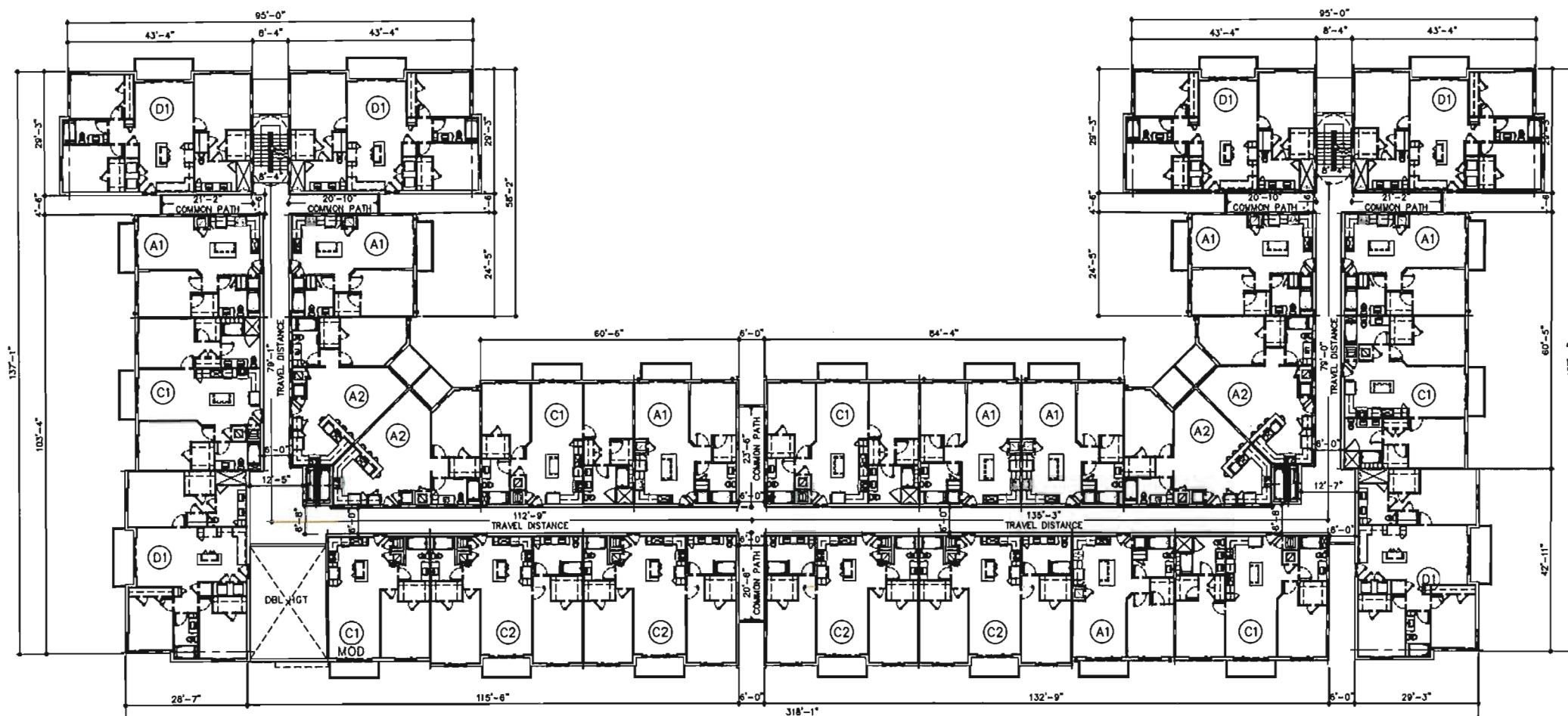
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ARCHITECTURE & PLANNING

DRAWN	
CHECKED	-
DATE	03/07/17
SCALE	AS SHOWN
JOB NO.	1877.PRJ
SHEET	1877-A-2.1.2.DWG

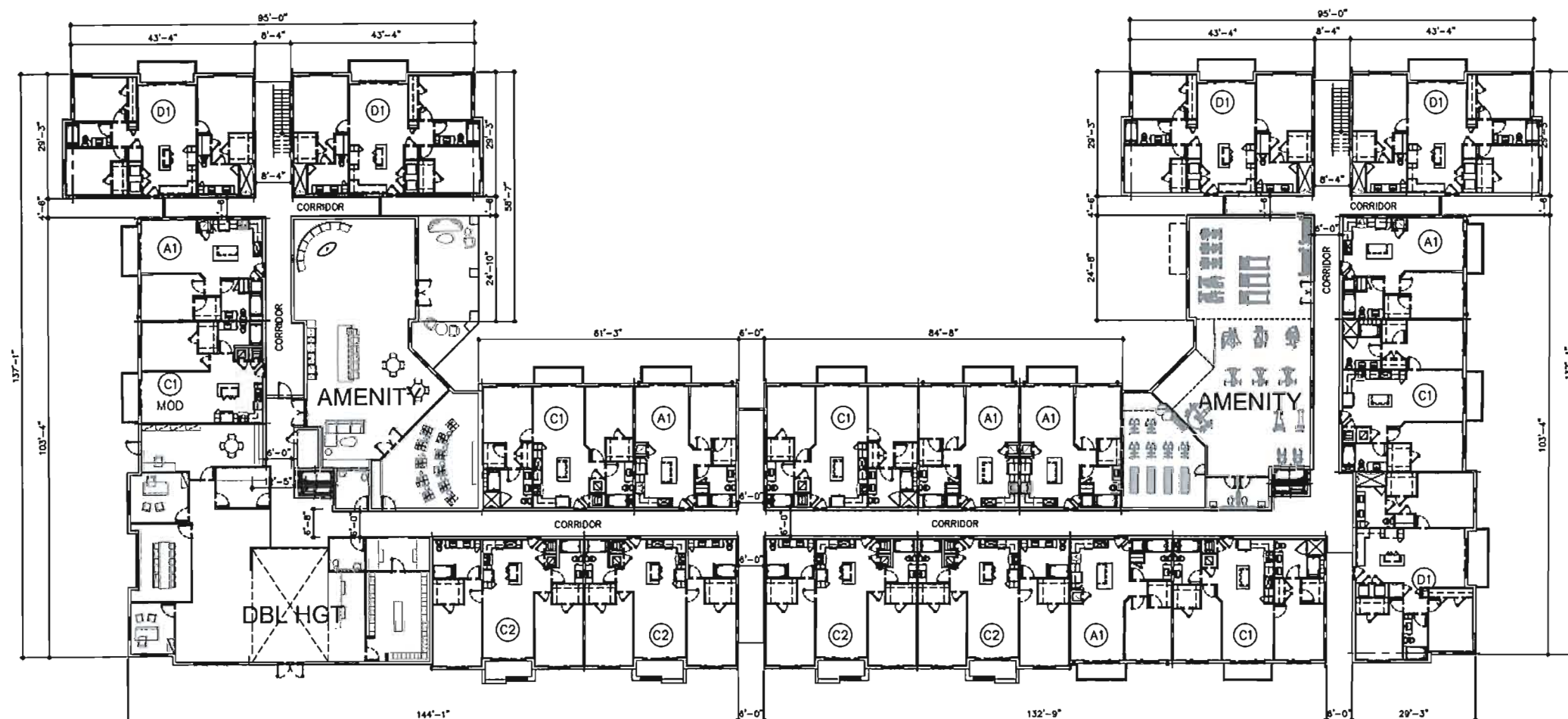


BLDG. TYPE I

SCALE: 1/16" = 1'-0"



LEVEL 2



2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

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 HOLLYWOOD OFFICE
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 HOLLYWOOD, FLORIDA 33020
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CHECKED	
DATE	03/07
SCALE	AS SH
JOB NO.	1677
SHEET	1677-A-2.2.1



BLDG. TYPE II

SCALE: 1/16" = 1'-0"

A-2.2.1

2/12/20



2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

GEORGE L. MOURIZ
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303 SOUTH 21st AVE.
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DRAWN	
CHECKED	-
DATE	03/07/17
SCALE	AS SHOWN
JOB NO.	1677.PRJ
SHEET	1677-A-2.2.2.DWG



BLDG. TYPE II

SCALE: 1/16" = 1'-0"

INITIAL SITE PLAN	
SUBMITTAL 10/05/2017	
SITE PLAN RESUBMITTAL #1	
01/08/2018	

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD,
DANIA BEACH 33312 FLORIDA

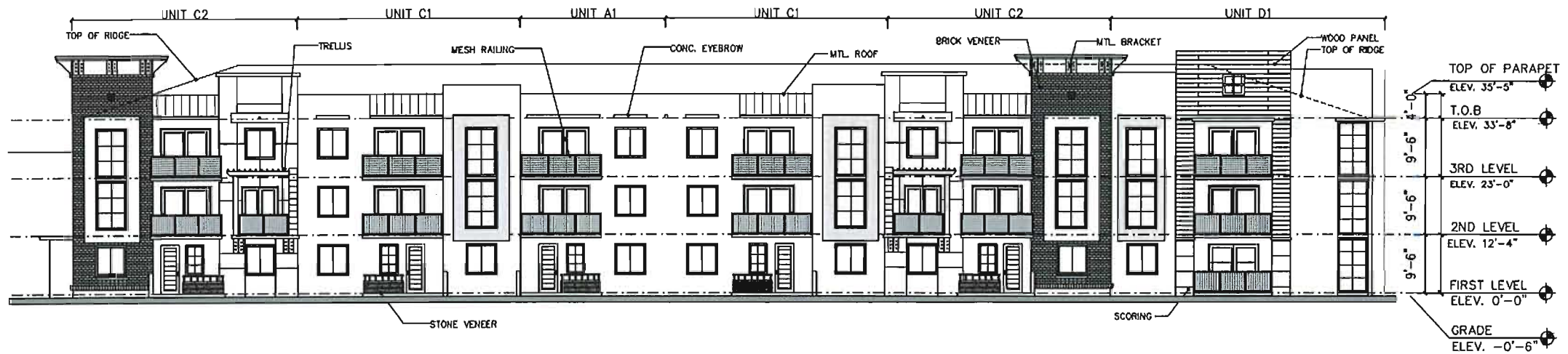
GEORGE L. MOURIZ
AR0007806

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ARCHITECTS
OFFICE
7805 SOUTH ST.
SUITE 100
MIA MI, FLORIDA 33156
(305) 273-8911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(305) 525-0030

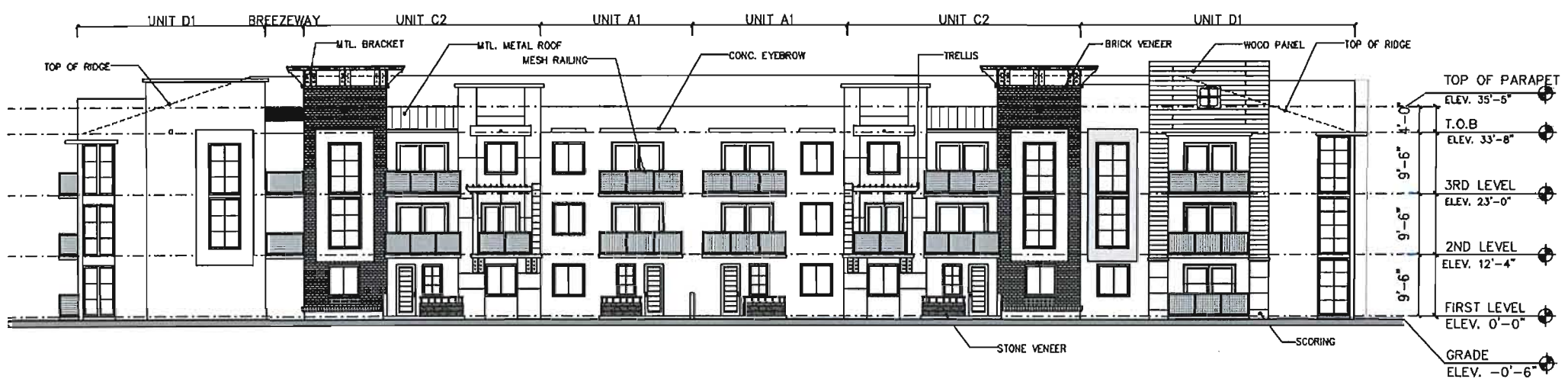
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PROFESSIONAL SEAL OF THE ARCHITECTURAL REGISTRY WITH VARIOUS PLACEMENTS AND THE ARCHITECTS' SIGNATURE AND THE ARCHITECTS' FIRM NAME

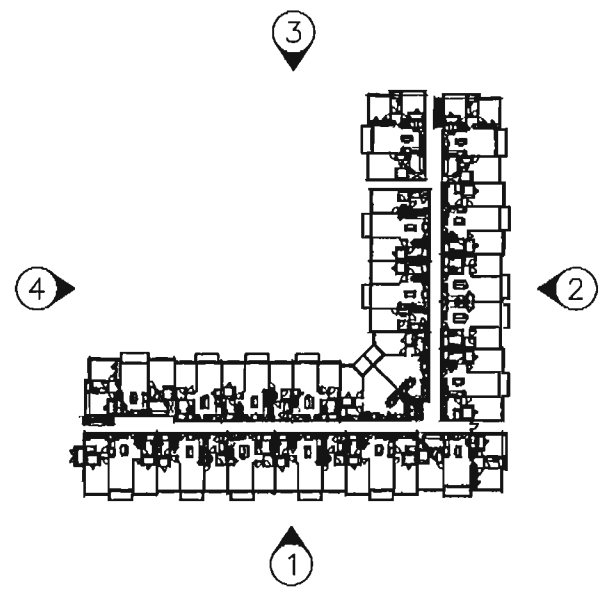
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CHECKED	
DATE	03/07/1
SCALE	AS SHOWN
JOB NO.	1677.PF
SHEET	



① FRONT ELEVATION. BLDG TYPE I
SCALE: 3/32"=1'-0"



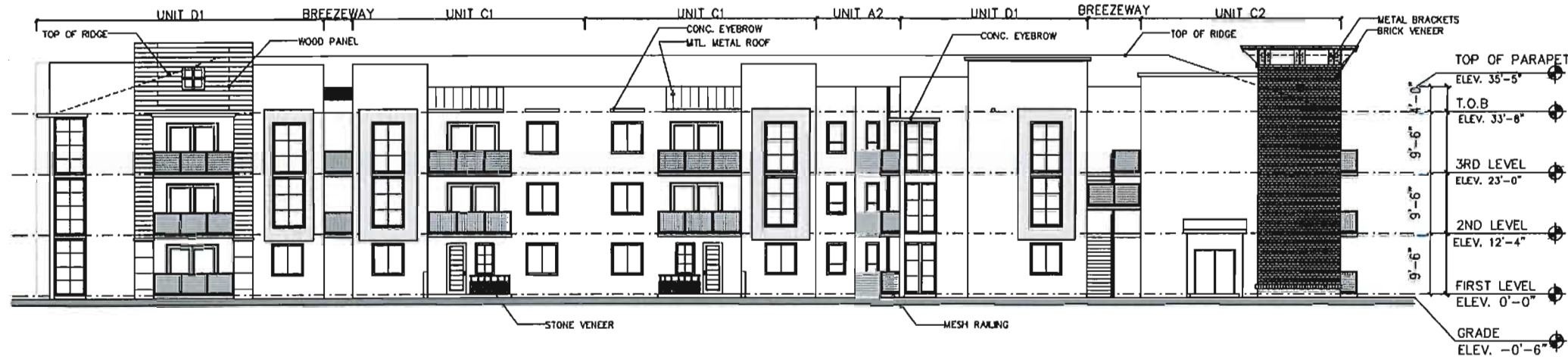
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SCALE: 3/32"=1'-0"



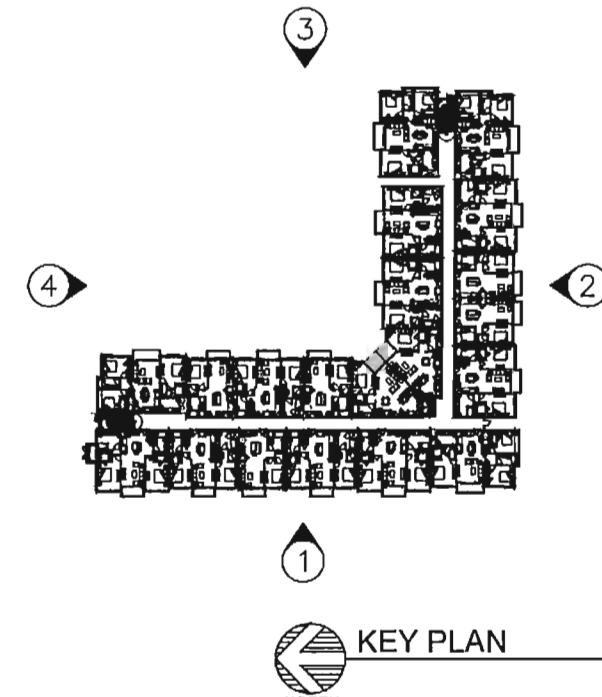
KEY PLAN
SCALE: NTS



③ FRONT ELEVATION. BLDG TYPE I
SCALE: 3/32"=1'-0"



④ SIDE ELEVATION. BLDG TYPE I
SCALE: 3/32"=1'-0"



KEY PLAN
SCALE: NTS

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300 SOUTH 21st AVE
MIAMI, FLORIDA 33020
(954) 922-6030

DRAWN	
CHECKED	
DATE	03/07/1
SCALE	AS SHOWN
JOB NO.	1677.PF
SHEET	

PARTIAL SITE PLAN
SUBMITTAL 10/03/2017
SITE PLAN RESUBMITTAL #1
01/06/2018

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

GEORGE L. MOURIZ
ARCH007808

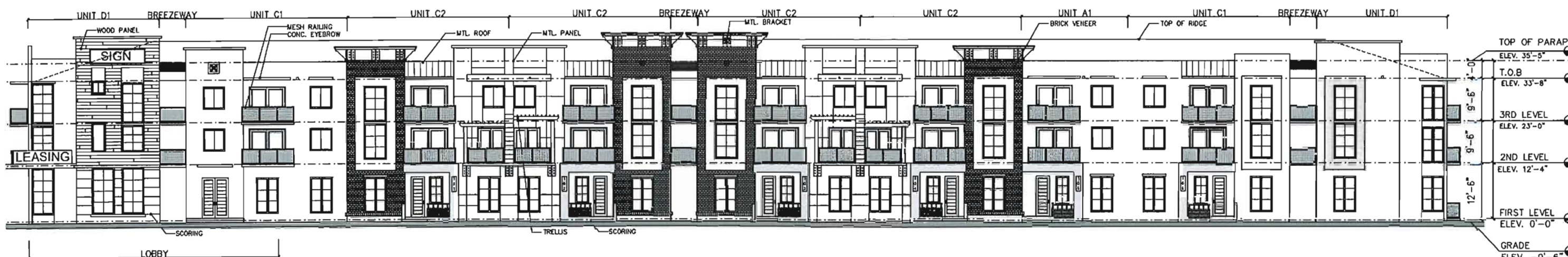
MSA ARCHITECTS, INC.
ADDRESS:
FIRM OFFICE
3000 N. W. 10th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 923-6635

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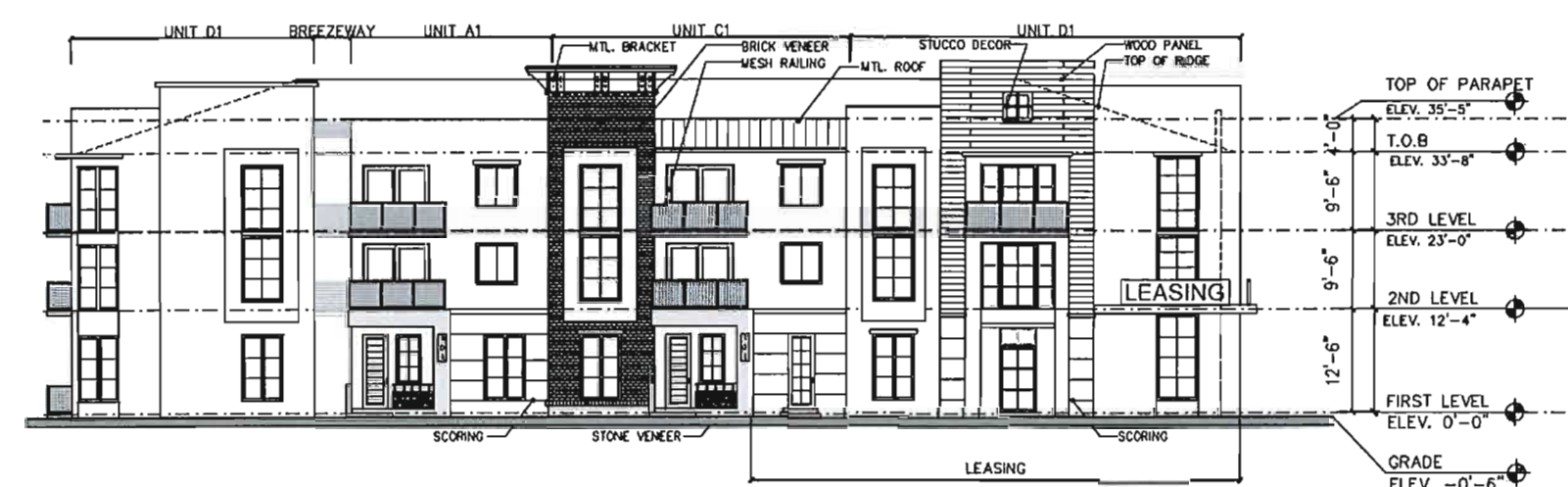
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CHECKED
DATE 03/07/1
SCALE AS SHOWN
JOB NO. 1677.PF
SHEET

A-3.2.1

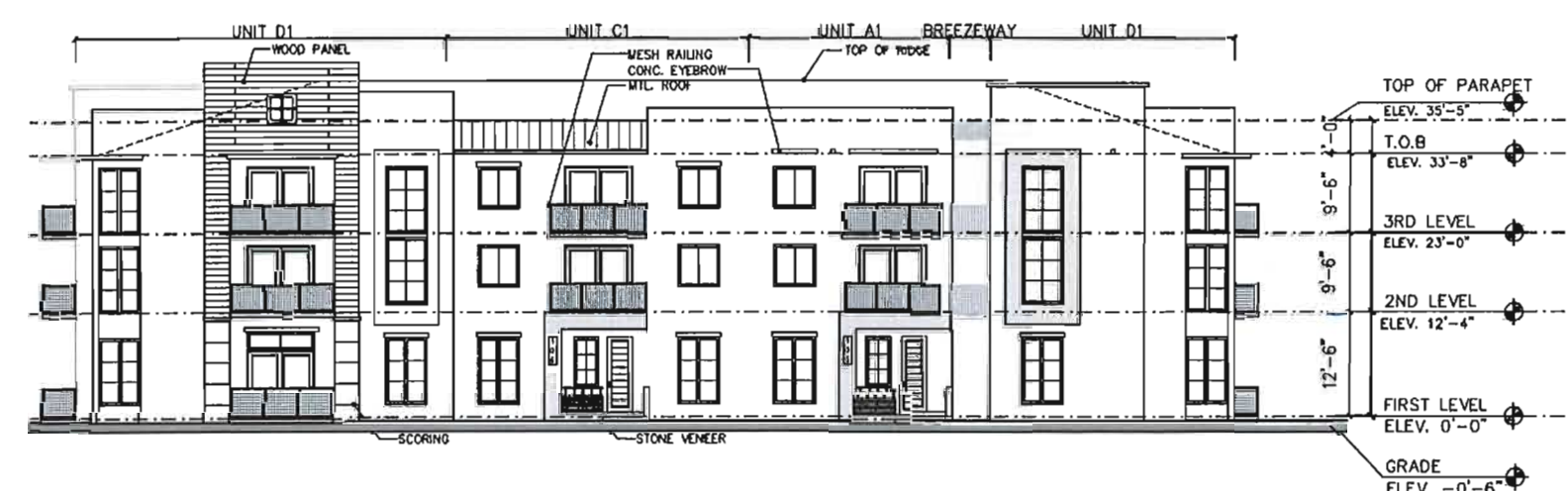
2/12/20



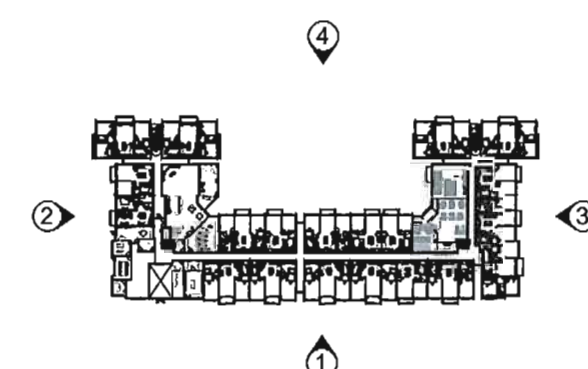
① FRONT ELEVATION. BLDG TYPE II
SCALE: 3/32"=1'-0"



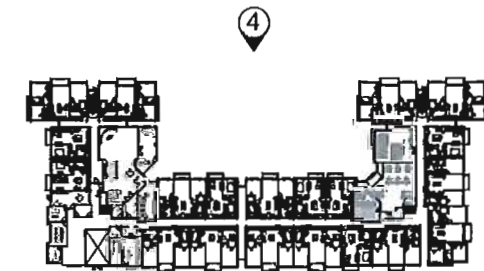
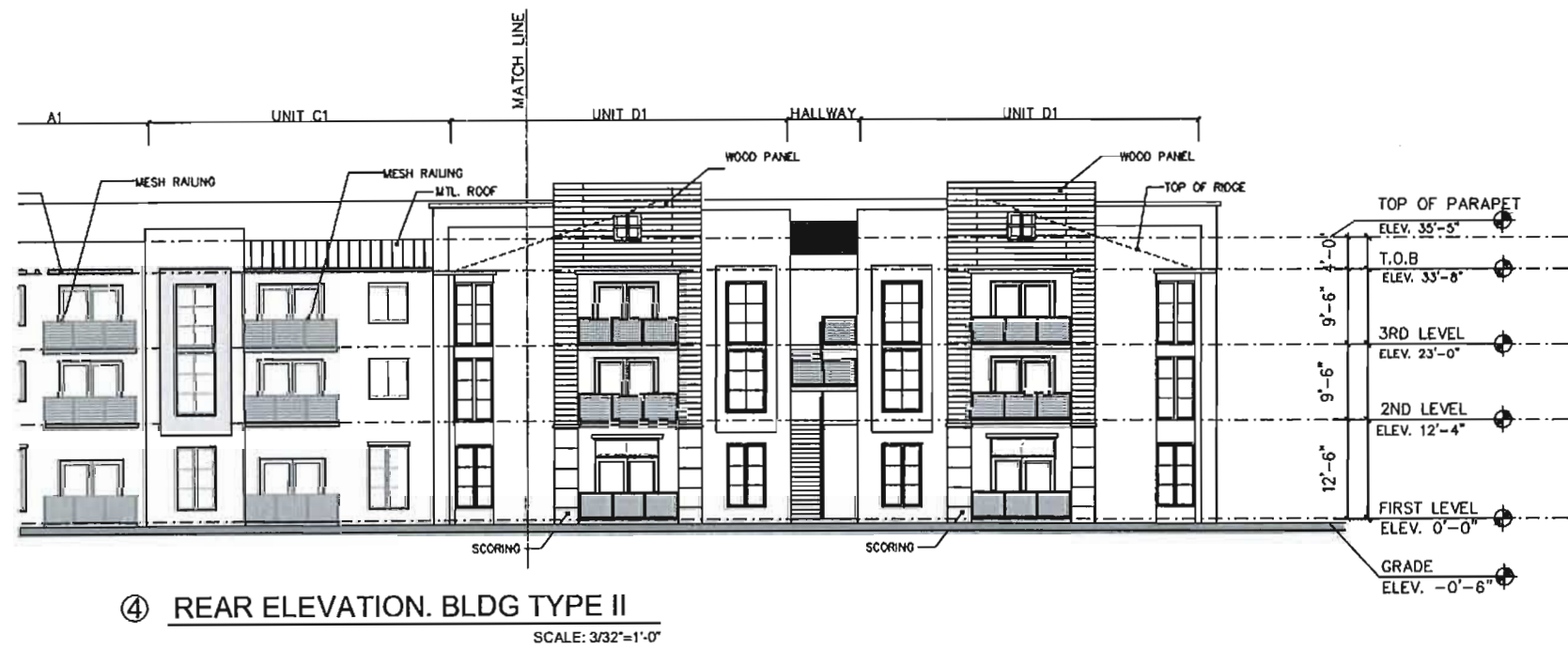
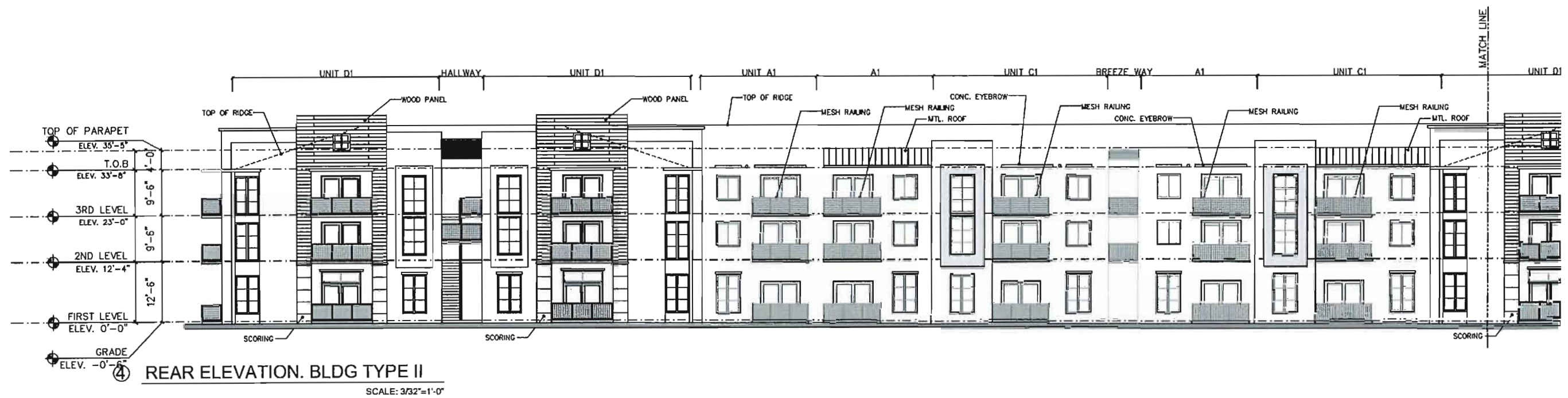
② SIDE ELEVATION. BLDG TYPE II
SCALE: 3/32"=1'-0"



③ SIDE ELEVATION. BLDG TYPE II
SCALE: 3/32"=1'-0"



KEY PLAN
SCALE: NTS



SCALE: NTS

INITIAL SITE PLAN
SUBMITTAL 10/05/2017
SITE PLAN RESUBMITTAL #1
01/08/2018

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

GEORGE L. MOURIZ
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303 SOUTH 21st AVE.
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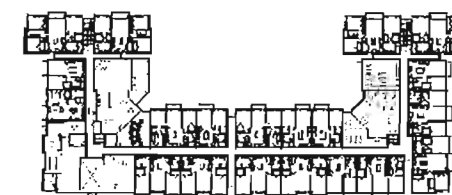
DRAWN
CHECKED
DATE 03/07/1
SCALE AS SHOWN
JOB NO. 1077.PF
SHEET

A-3.2.2

2/12/20



① DESIGN INTENT ELEVATION - BLDG. II
SCALE: 3/16"=1' 0"



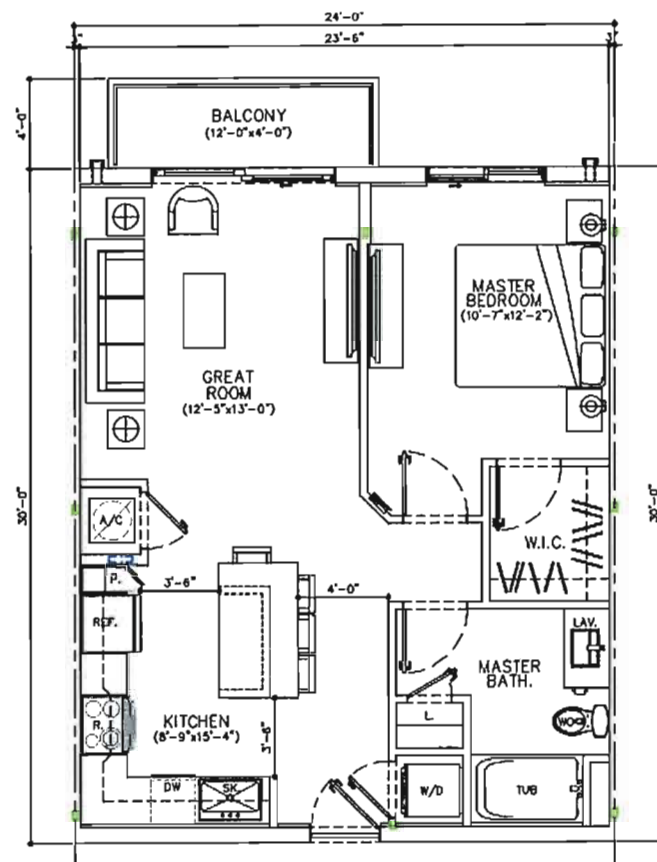
KEY PLAN
SCALE: NTS

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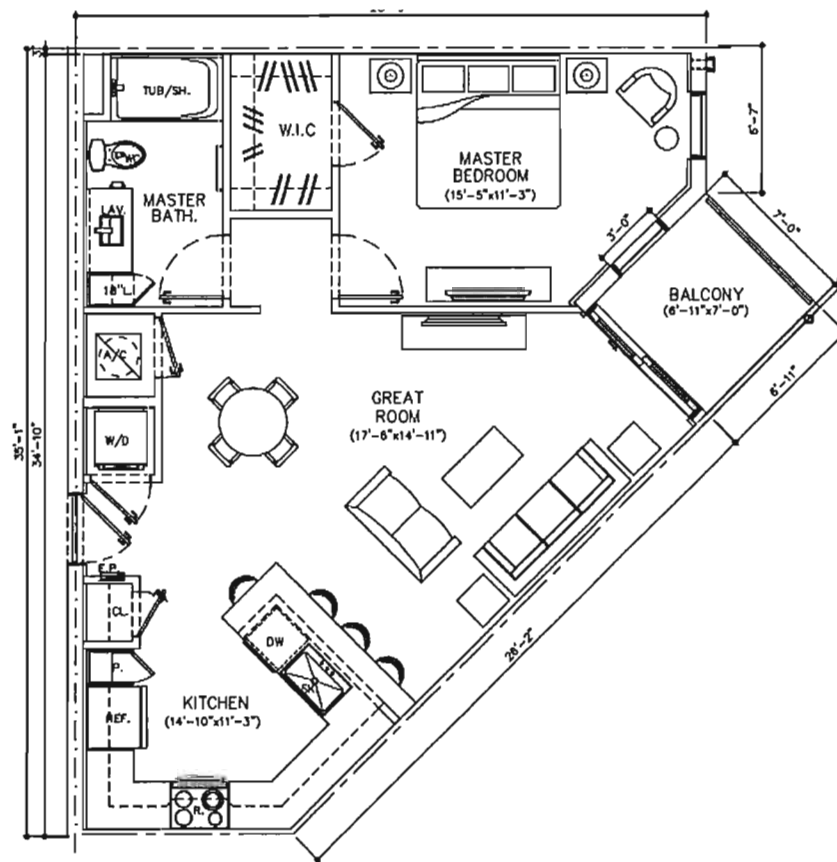
2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD,
DANIA BEACH 33312 FLORIDA

DATE	07/15/17
BY	ARCHITECT
APP	ARCHITECT
DATE	07/15/17
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BY	ARCHITECT
APP	ARCHITECT

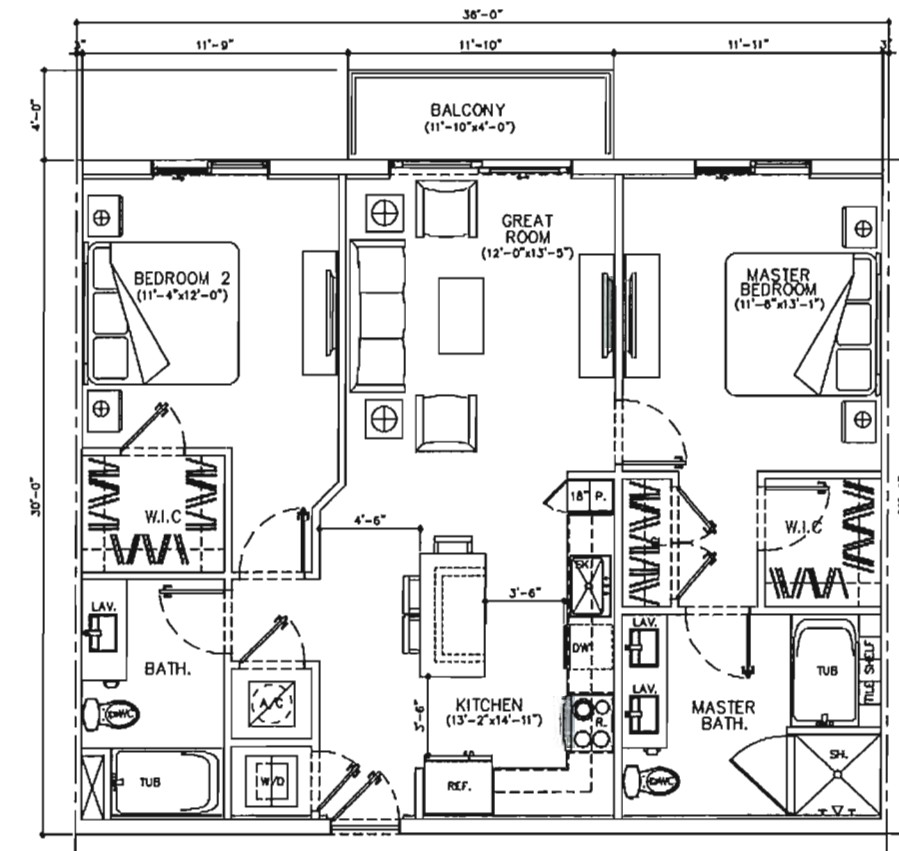
DRAWN	1
CHECKED	1
DATE	07/07/17
SCALE	AS SHOWN
JOB NO.	1677.FRI
REVISION	



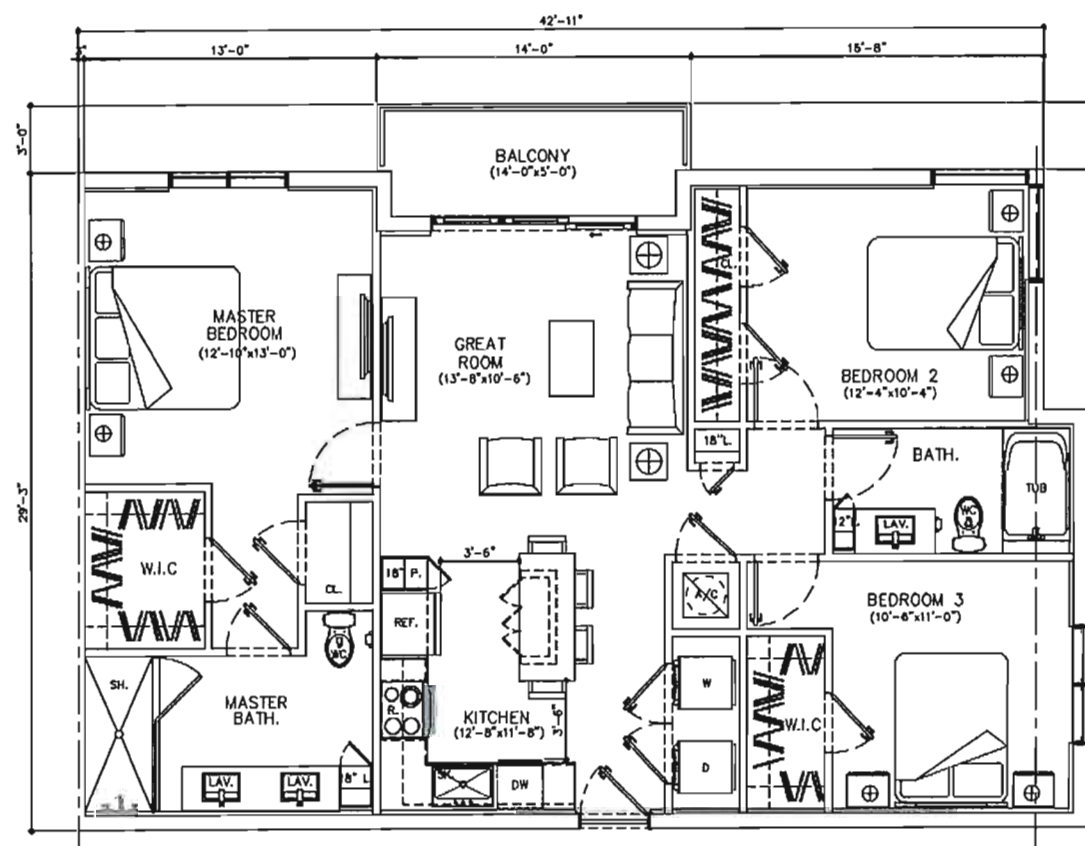
UNIT A1 (1 BD/1 BTH)
GROSS AREA = 720 SQ. FT. 52 DU'S
BALCONY = 48 SQ. FT.



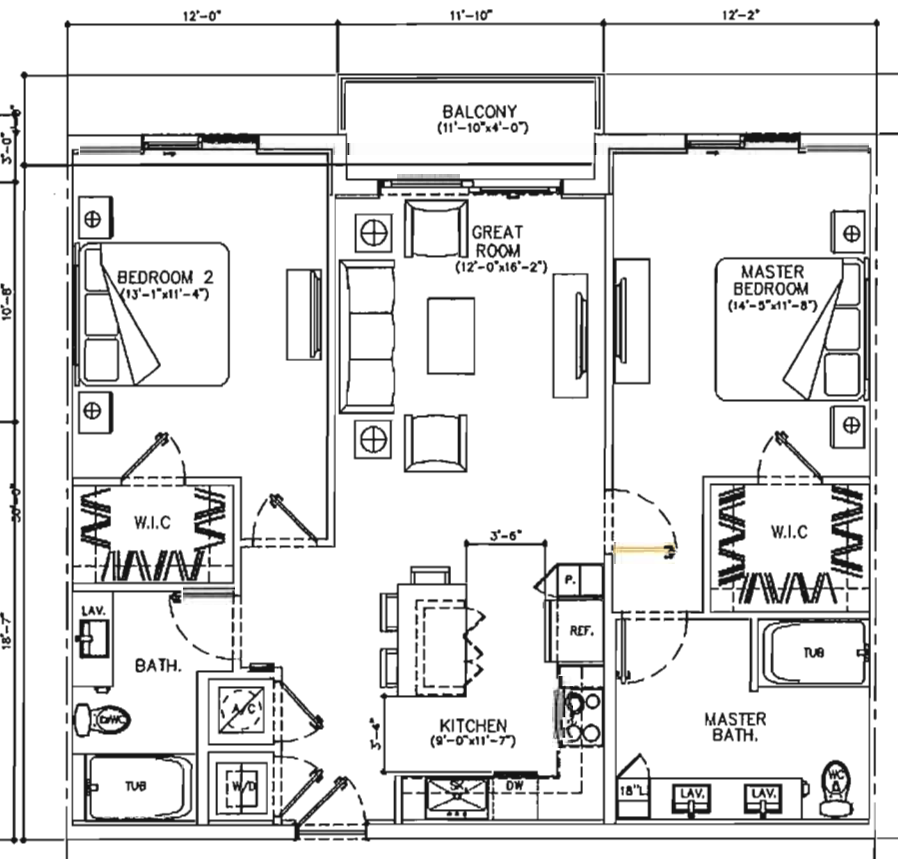
UNIT A2 (1 BD/1 BTH)
GROSS AREA = 790 SQ. FT. (20 DU'S)
BALCONY = 48 SQ. FT.



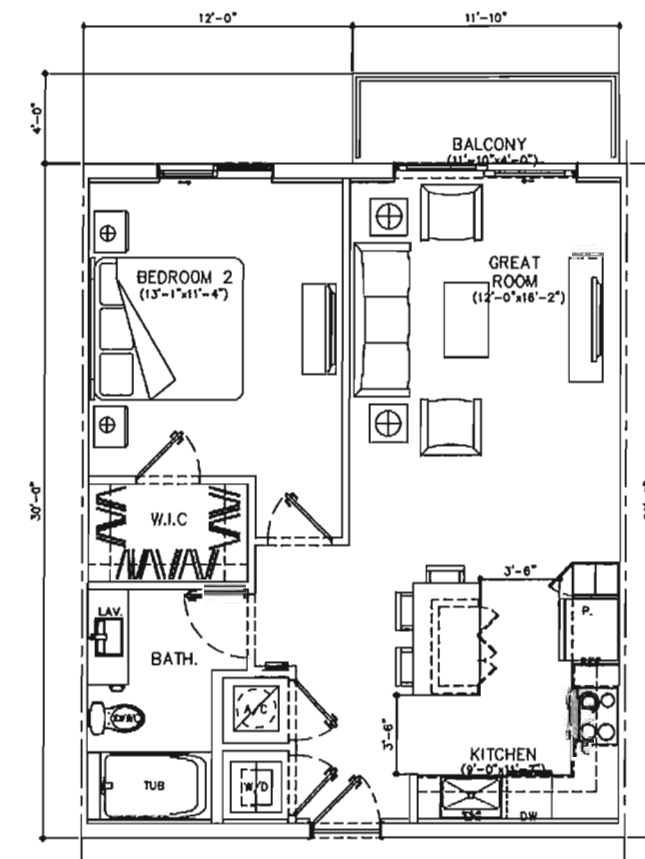
UNIT C1 (2 BD/2 BTH)
TOTAL A/C AREA: 1080 SQ. FT. (44 DU'S)
BALCONY AREA: 47 SQ. FT.



UNIT D1 (3 BD/2 BTH)
TOTAL A/C AREA = 1267 SQ. FT. (41 DU'S)
BALCONY = 67 SQ. FT.



UNIT C2 (2 BD/2 BTH)
GROSS AREA = 1097 SQ. FT. (37 DU'S)
BALCONY = 47 SQ. FT.



UNIT C1-MOD (1 BD/1 BTH)
GROSS AREA = 725 SQ. FT. (2 DU'S)
BALCONY = 47 SQ. FT.

UNIT PLANS
SCALE: 1/4" = 1'-0"

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA

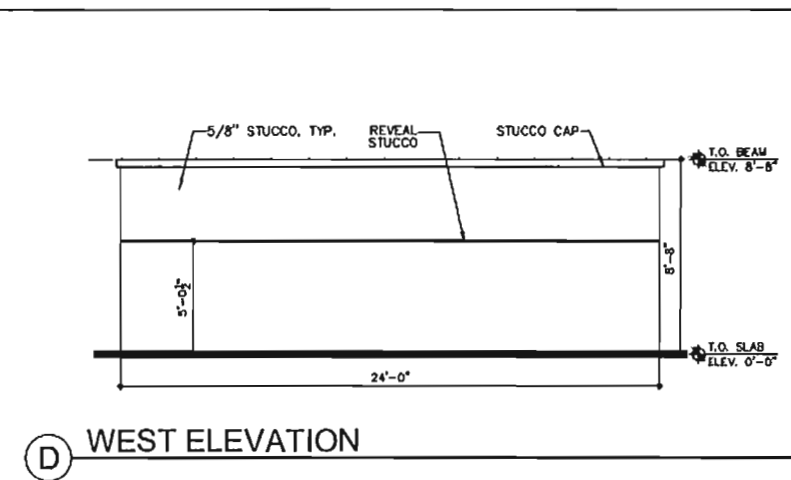
GEORGE L. MOURIZ
AR0007808

MSA ARCHITECTS, INC.
ADDRESS
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SUITE 100
MIAMI, FLORIDA 33156
(305) 223-9911
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SUITE 100
HOLLYWOOD, FLORIDA 33020
(954) 825-6030

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DATE 03/07/17
SCALE AS SHOWN
JOB NO. 1677.PRJ
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(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

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DATE	03/07/17
SCALE	AS SHOWN
JOB NO.	1677.PRJ
SHEET	



SCALE: 1"=40'-0"

WALGREENS
SIDE ENTRANCE

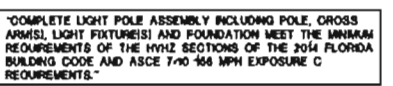
1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.

2. POLES TO BE 20 AFG ROUND TAPERED ALUMINUM AS MANUFACTURE HAPCO.
3. WIND LOAD CALCULATIONS, TO MEET SOUTH FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.
4. POINT-BY-POINT CALCULATIONS PROGRAM USED - VISUAL SERIAL # 5101 5260 4588 0193, VERSION 2.06.0211

Description	Symbol	Arg	Max	Min	Max/Min
PARKING AREA NP (Z=0)	+	1.0 fc	2.0 fc	0.3 fc	6.7:1
PLAYGROUND/PARK NP (Z=0)	+	3.7 fc	32.6 fc	0.3 fc	42.0:1
POOL DECK NP (Z=0)	+	6.2 fc	35.1 fc	0.9 fc	39.0:1
PROPERTY LINE (Z=0)	+	0.1 fc	8.5 fc	0.0 fc	N/A

Description	Symbol	Arg	Max	Min	Max/Min
PARKING AREA NP (Z=0)	+	1.0 ft	2.0 ft	0.3 ft	6.7:1
PLAYGROUND/PARK NP (Z=0)	+	3.7 ft	32.6 ft	0.3 ft	42.0:1
POOL DECK NP (Z=0)	+	6.2 ft	35.1 ft	0.9 ft	39.0:1
PROPERTY LINE (Z=0)	+	0.1 ft	8.5 ft	0.0 ft	N/A

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	P/W	Lumen	LLF	Watts
	S	28	JLS ARCHITECTURAL, R226-A-FT-40LED-WH- 790-HIS MOUNTED 2P AF G ON DIRECT BURLA ALUMINUM POLE W/O TENSION	SINGLE LED LUMINAIRE ON POLE WITH HOUSE- SIDE SHIELD	# WHITE LED ARRAY, NPK	R226-A-FT- 40LED-WH- 790.His	Absolute	3.25	17
	BZ	1	JLS ARCHITECTURAL, R226-A-FT-40LED- 790A-WH-FT MOUNTED 2P AF G ON DIRECT BURLA ROUND TURNED ALUMINUM POLE	CAST METAL PAINTED FINISHED METAL POURING, CAST BLACK PAINTED METAL DRIVER COVER, 2 CIRCLES BOARDS EACH WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH BOARD, 1 FORMED SEMI- SPHERICAL METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	1 ONLY WHITE LIGHT 1 DIMMING DIMMER 3 LEADS, VERTICAL BASE- UP POSITION.	R226-A-FT- 40LED-WH- 790.AHis	Absolute	3.25	172.4
	B3	14	JLS ARCHITECTURAL, R226-B-1-FT- 30LED-30W-WH- MOUNT ON SROUND AS INDICATED IN DWG.	SINGLE HEAD LED ROLLARD	# WHITE LED ARRAY, NPK	R226-B-1-FT- 30LED-WH- 300.His	Absolute	3.25	22.4
	B4	10	JLS ARCHITECTURAL, R226-B-1-FT- 30LED-30W-WH- MOUNT ON SROUND AS INDICATED IN DWG.	1 HWY HEAD LED ROLLARD	# WHITE LED ARRAY, NPK	R226-B-1-FT- 30LED-WH- 300.His	Absolute	3.25	44.8
	B5	12	LTDMSA LONG ARM LOGAR CLOCKWISE MOUNTED IF APP	1 DUAL BEAM BODER IF LED COLLIMATOR DOWNLIGHT	# WHITE LED ARRAY, NPK	LDMSA_40_16_L 40-LR.HIs	Absolute	3.57	17.57
	B6	30	LTDMSA 2.3IN -48 BODER W/O JOE KEEB JOE SURFACE MOUNTED IF APP BODER DAMAGE	4" Recesslight with Collima tor, 2x30mm beam, BODER ADDA	# WHITE LED ARRAY, NPK	L23N_L48_300 BLM_KEEB_JOE 40P_BODER_XX His	Absolute	3.25	14.03
	B7	5	JLS ARCHITECTURAL, R226-H-1-BS- 30P-LED-50W-WH- WHHS MOUNTED 7.6" ON COLLUM	CAST BLACK PAINTED FINISHED METAL POURING, CAST BLACK PAINTED METAL DRIVER COVER BOARDS WITH 20 LEDES, 1	1 TWENTY WHITE LIGHT 1 DIMMING DIMMER 3 LEADS, VERTICAL BASE- UP POSITION.	R226-H-1-BS- 30P-LED-WH- L25.HIS	Absolute	3.25	32.7



REVISIONS	BY
INITIAL SITE PLAN SUBMITTAL 10/05/2017	
SITE PLAN RESUBMITTAL 01/04/2018	

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.
DANIA BEACH 33312 FLORIDA



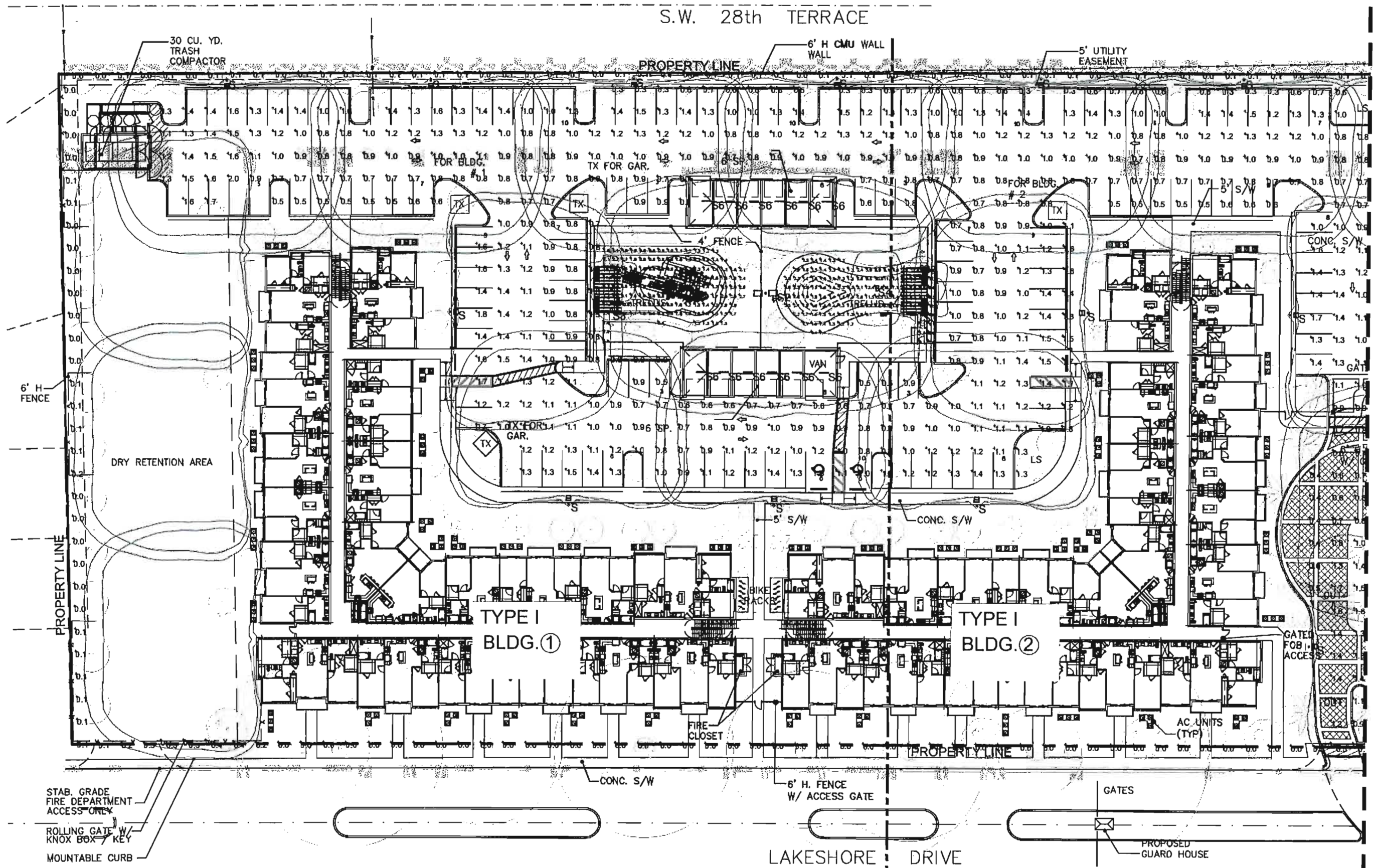
Certificate of Authorization # 00002908
VIVIANA FRANKIE
PE # 48860 MECH
ALEJANDRO FRANKIE
PE # 73089 MECH

10510 NW 27 Street, Suite R, 33573
T: (305) 852-1380 F: (305) 854-8279
www.frankieengineers.com

JOB NUMBER 17-022
DATE 10/04/2017



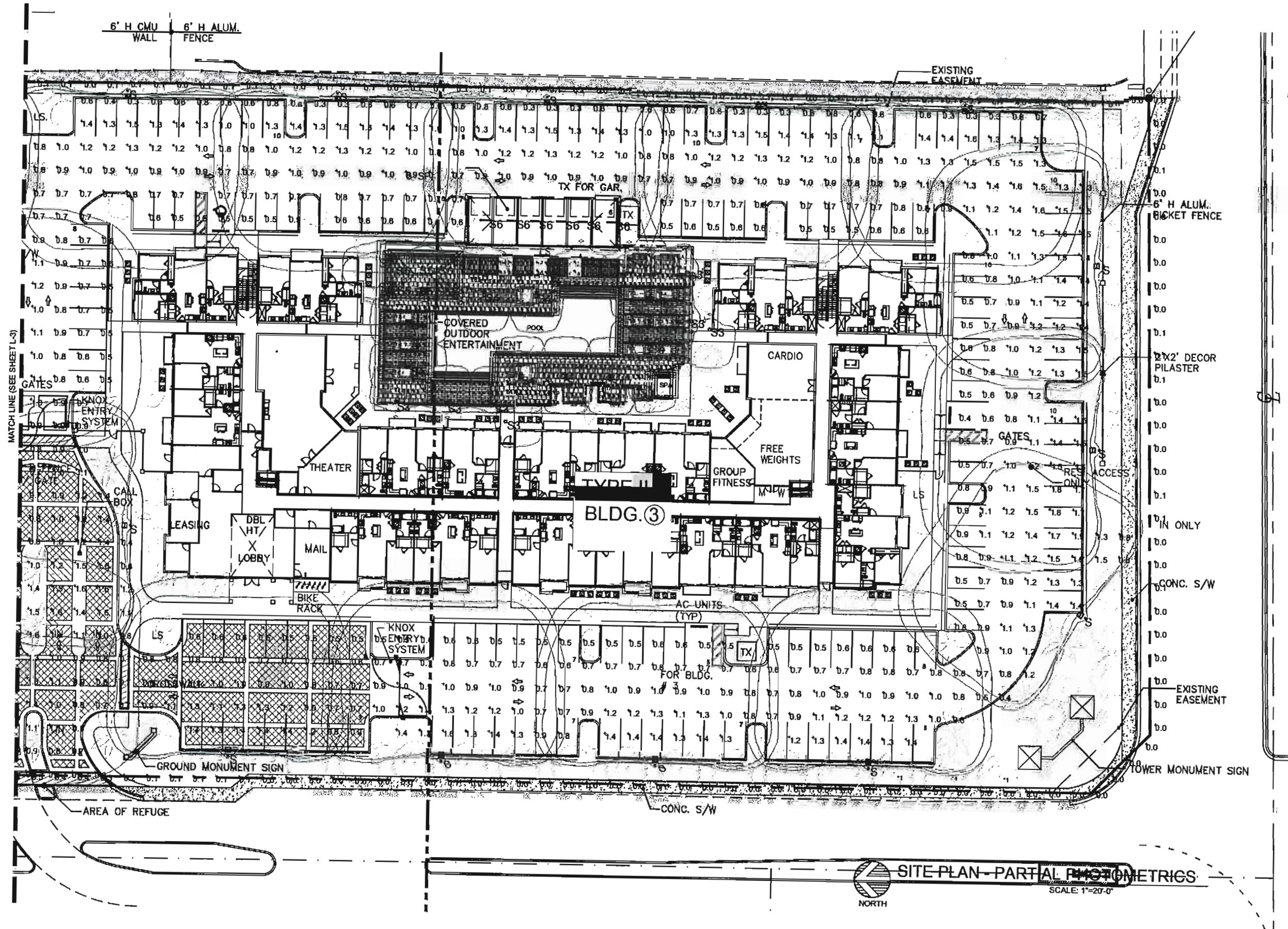
SCALE AS SHOWN
JOB NO. 1877.PRJ
SHEET



SITE PLAN - PARTIAL PHOTOMETRICS

SCALE: 1"=20'-0"

E-0.1



REVISIONS	BY
INITIAL SITE PLAN	10/04/2017
SITE PLAN RESUBMITTAL	01/04/2018

2851 STIRLING RD.
LOCATED AT:
BROWARD COUNTY
FOR:
STELLAR HOME GROUP
2851 STIRLING RD.,
DANIA BEACH 33312 FLORIDA



Certificate of
Authorization
000022908
VIRGINIA FRATTE
PE # 49985
ALEJANDRO FRATTE
PE # 17096 MICH
10010 NW 27 Street, Miami FL 33172
TEL: (305) 482-1100 FAX: (305) 484-4279
www.fratteengineers.com
JWF: JWF/AFB 17-JOC
DATE: 10/04/2017



SCALE AS SHOWN
JOB NO. 1077.PRJ
SHEET

GreenspoonMarder^{LLP}

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

February 12, 2018

Corinne Lajoie
Planning and Zoning Manager
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004



Re: Stirling Apartments – Sign Variance Request

Dear Corinne:

Enclosed is a sign variance application and fee for the above referenced project. Please schedule this application in conjunction with the site plan approval for the above project.

Thank you for your assistance.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to be "C. Pasch", written over a horizontal line.

Cynthia A. Pasch, AICP

enclosures



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-010-18

(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: 2851 Stirling Road

Lot(s): _____ Block: A Subdivision: St. Maurice Plat

Recorded Plat Name: St. Maurice Plat

Folio Number(s): 504232290010 Legal Description: Parcel A of St. Maurice Plat

Applicant/Consultant/Legal Representative (**circle one**) Greenspoon Marder LLP / Dennis D. Mele, Esq.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 649-7711 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: Stirling Alya LLC

Address of Property Owner: 1250 E. Hallandale Beach Blvd. #602, Hallandale Beach, FL 33009

Business Telephone: (954) 671-1400 Home: _____ 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: 7.2 Gross Acreage: 8.3 Prop. Square Footage: TBD

Existing Use: church buildings and day care Proposed Use: Residential

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 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*)

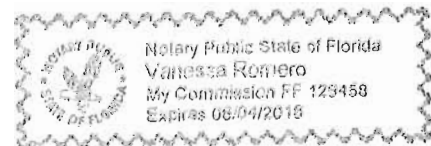
BEFORE ME THIS 12 DAY OF February, 2018

By:

Larry Baum
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Vanessa Romero
(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.***

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>
<i>SPECIAL EXCEPTION (Cellular Towers)</i>	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	\$ 800.00 <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

VARIANCE REQUEST

Stirling Alya, LLC (“Applicant”) is the current owner of the property located at 2851 Stirling Road within the City of Dania Beach (“Property”). The Property was formally used as the St. Maurice Catholic Church until it became too expensive for the parishioners to maintain. The Applicant proposes to repurpose the property for a residential development with a total of 196 dwelling units in three 3-story buildings. In addition to the residential units, the proposed development includes an extensive complement of on-site amenities for the residents including a fitness center, exercise room, club room, theater, family park area, dog park, outdoor entertainment area, and pool.

The Applicant’s original development plan for this Property included 286 mid-rise units in 5-story buildings and 13,000 square feet of commercial use. The Applicant had a series of 12 meetings with the various community associations in the area to discuss the proposed development in addition to public hearings that have taken place on the Property. In an effort to address the concerns raised by the community, the Applicant reduced the intensity of the proposed development as well as the height of the buildings. In order to satisfy the desires of the community and to create a viable development, the Applicant is requesting a sign variance to allow two (2) monument signs with the following specifications:



Sign 1: on Stirling Road with two (2) sign faces not to exceed a height of 8 feet and 7 inches, maximum sign area of 63 square feet, and maximum letter height of 10 inches

Sign 2: on Lakeshore Drive with two (2) sign faces not to exceed a height of 5 feet, a maximum sign area of 36 square feet, and a maximum letter height of 10 inches

where Section 505-70(C)(7) of the LDC allows residential developments with at least fifty (50) dwelling units one (1) monument sign with two (2) sign faces or one (1) entrance feature sign for each street entrance into the development, each not to exceed a height of eight (8) feet, a maximum sign area of thirty-six (36) square feet, and a maximum letter height of eighteen (18) inches.

VARIANCE REVIEW CRITERIA

The Code provides that the city commission may approve variances after consideration of the staff recommendation and public input, based upon its determination that the applicable criteria have been satisfied. The Applicant will demonstrate below that the criteria are met for the requested variance.

- 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;**

As stated above, the St. Maurice Catholic Church formally operated on this Property and the church use was discontinued a number of years ago. The buildings on the Property are now vacant. The lack of activity on the Property has the potential to invite crime and create a nuisance for surrounding neighbors. In its current state, the Property has the potential to be a destabilizing factor in the neighborhood. The requested variance will allow the public to easily identify the proposed development and the entrance on Lakeshore Drive. The main functions of the signs are to promote wayfinding and allow passing motorists to easily view the development while causing the least amount of distraction. Special care has been exercised by the Applicant to provide a quality residential development with signage that identifies the complex in an easily visible manner. The sign design is complementary to the design of the proposed buildings. For these reasons, the requested sign variance is directly in harmony with the general purposes of the City Code of Ordinances and is in harmony with the neighboring community.

The resulting development will improve the appearance of the Property and the City as a whole by transforming an unattractive property to a beautiful residential development that is in keeping with the character of the neighborhood. The resulting development will generate additional tax revenues that can be used for improvements that will further enhance the quality of life in the City. 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 Subject Property has frontage along Stirling Road and Lake Shore Drive with the entrance on Lakeshore Drive. Stirling Road is the frontage that provides the most exposure for the development because the traffic counts are much greater on Stirling Road and it will in all likelihood be used as the primary route to the Property. The signs have been designed with the proposed size and location in such a way that they can be seen by passing motorists 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 road. The sign along Lakeshore Drive is proposed to clearly identify the main entrance for those traveling to the development.

- 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 sign variance is needed to allow prospective residents and visitors to quickly and efficiently identify the residential development and provide wayfinding for the main entrance while causing the least amount of distraction. Quick and efficient sign recognition substantially enhances motorist safety and greatly improves traffic circulation to the development.

- 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 Property is generally a rectangle with the shortest side being along Stirling Road and was platted in this configuration. Due to the limited frontage along Stirling Road it would not be an efficient use of the Property to have the main entrance along Stirling Road. Therefore, the entrance to the development is proposed along Lakeshore Drive. The limited frontage along Stirling Road results in the need for two signs: one as a project identification sign and one as an entrance sign. The Applicant is proposing that the size of each sign be coordinated with the width and traffic volumes of the adjacent roadway for ease of recognition by the motoring public.

- 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 development as a whole and also the main entrance. The sign was designed to be in scale with the proposed development and with architectural treatments that complement the proposed development. The size and location of the proposed signs is necessary for motorists to effectively and safely identify the development and the main entrance.

PAYMENT DATE

02/14/2018

COLLECTION STATION

City Hall Window 1

RECEIVED FROMSTIRLING ALYA (DANIA
BEACH APTS)**DESCRIPTION**

2700 W CYPRESS CREEK ROAD STE D118 FORT LAUDERDALE, FL 33309

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004**BATCH NO.**

2018-05000405

RECEIPT NO.

2018-00020002

CASHIER

fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard VA-010-18 2851 STIRLING ROAD GREENSPOON MARDER	\$2,300.00
Payments:	Type	
	Detail	
	Amount	
	Check 1254	\$2,300.00
Total Amount:		\$2,300.00

Customer Copy



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Invoice

No: 001043

Date: 2/14/18

RECEIVED FROM:

Name: Stirling Alya (Dania Beach Apts)

Address: 2700 W. Cypress Creek Road STE D118

Address 2: _____

City/St/ZIP: Fort Lauderdale, FL 33309

Service or Item	Amount
PSP - Standard Develop/Variance etc Application Fee	\$2300.00
_____	_____
_____	_____
_____	_____

P/Z ITEM # VA-010-18

LOCATION: 2851 Stirling Road

APPLICANT: Greenspoon Marder

PREPARED BY: Macee Wray

TOTAL DUE: \$2300.00

Lajoie, Corinne

From: Cynthia Pasch <cynthia.pasch@gmlaw.com>
Sent: Wednesday, January 31, 2018 11:48 AM
To: Lajoie, Corinne
Subject: Stellar

Please Defer the site plan and variances to March 13.

Sent from my iPhone

--
The information contained in this transmission may be attorney/client privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail.

Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

GreenspoonMarder^{LLP}

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

January 12, 2018

Corinne Lajoie
Planning and Zoning Manager
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: Stirling Apartments

Dear Corinne:



Enclosed are three variance applications and fees for the above referenced projects. The variance requests are for the following:

1. A variance to allow 20 feet, 1 inch between buildings, where 215-120(C) of the Land Development Code ("Code") requires the distance between buildings to be no less than forty (40) feet.
2. A variance of the impervious surface requirement to allow 73% impervious surfaces, where Section 215-130(A) of the Land Development Code ("Code") provides that impervious surfaces shall not exceed sixty-three (63) percent.
3. A front yard setback variance to allow a 15 foot front yard setback (along Lakeshore Drive), where Section 205-10 of the LDC ("Code") requires a minimum front yard setback of 25 feet.

Please note that the asterisk on the site plan data table for the building coverage variance is not needed. The asterisk that is shown is a typographical error.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to read "Cynthia A. Pasch".

Cynthia A. Pasch, AICP

enclosures



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-004-18

(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: 2851 Stirling Road

Lot(s): _____ Block: A Subdivision: St. Maurice Plat

Recorded Plat Name: St. Maurice Plat

Folio Number(s): 504232290010 Legal Description: Parcel A of St. Maurice Plat

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder LLP / Dennis D. Mele, Esq.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 649-7711 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: Stirling Alya LLC

Address of Property Owner: 1250 E. Hallandale Beach Blvd. #602, Hallandale Beach, FL 33009

Business Telephone: (954) 671-1400 Home: _____ 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: 7.2 Gross Acreage: 8.3 Prop. Square Footage: TBD

Existing Use: church buildings and day care Proposed Use: Residential

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 Greenspoon Marder 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 3 DAY OF January, 20 18

By:

Larry Bauer
(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.***

VARIANCE REQUEST

Stirling Alya, LLC (“Applicant”) is the current owner of the property located at 2851 Stirling Road within the City of Dania Beach (“Property”). The Property was formally used as the St. Maurice Catholic Church until it became too expensive for the parishioners to maintain. The Applicant proposes to repurpose the property for a development with a total of 196 dwelling units in three 3-story buildings. In addition to the residential units, the proposed development includes an extensive complement of on-site amenities for the residents including a fitness center, exercise room, club room, theater, family park area, dog park, outdoor entertainment area, and pool.

The Applicant’s original request for this Property included 286 mid-rise units in 5-story buildings and 13,000 square feet of commercial use. The Applicant had a series of 12 meetings with the various community associations in the area to discuss the proposed development in addition to various public hearings that have taken place on the Property. In an effort to address the concerns raised by the community, the Applicant reduced the intensity of the proposed development as well as the height of the buildings. In connection with this development proposal the Applicant is requesting a variance of the impervious surface requirement to allow 73% impervious surfaces, where Section 215-130(A) of the Land Development Code (“Code”) provides that impervious surfaces shall not exceed sixty-three (63) percent for open space.

VARIANCE REVIEW CRITERIA

Sec. 625-40 of the City Code provides that the city commission may approve variances after consideration of the staff recommendation and public input, based upon its determination that the applicable criteria have been satisfied. The Applicant will demonstrate below that the criteria are met for the requested 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.

As stated in Section 215-130 (A) the primary purpose of the maximum impervious area requirement is to effectively provide for the drainage of stormwater. The proposed site plan for the Property is designed to meet all of the applicable stormwater drainage criteria of the City Code including nearly half an acre of land for dry retention. The site plan also includes open space areas that can be enjoyed by residents. Therefore, the proposed variance meets the intent of the Code while still providing a site plan that meets all of the applicable engineering criteria and also incorporates open space for residents.

The lack of activity on the Property has the potential to be a destabilizing factor in the neighborhood. The requested variance will allow the Applicant to improve the

appearance of the Property and the City by transforming an unattractive property into an upscale residential development. The resulting development will generate additional tax revenues that can be used for improvements that will enhance the quality of life in 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.

The uses adjacent to the Property include mobile homes, commercial and multi-family residential. The proposed multi-family residential community is consistent and compatible with the existing uses in the adjacent and surrounding uses. In conjunction with the proposed development, the Applicant has agreed to provide roadway related improvements that are not needed for the development but will enhance traffic flow in the neighborhood. The Applicant also agreed to reduce the intensity and density of the development to address the compatibility concerns raised by the community. For these reasons, the proposed variance will not have a detrimental impact on 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 resulting development is consistent with the following objectives and policies of the Comprehensive Plan.

Objective I Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

Policy 1.1 Provide for a mix of residential communities which will promote a diverse population and a healthy environment.

Policy 2.2 All facilities will be available and consistent with concurrency requirements as per Section 163.3180 Florida Statutes (1993) and Rule 9J-5.055 Florida Administrative Code (2001).

Policy 5.1 Encourage development to enhance the tax base of the community.

Objective VIII New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

Policy 8.1 Adequate drainage and stormwater management shall be provided for all development.

Policy 8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

- (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.

The Property is located along Stirling Road, a major thoroughfare in the City which is an appropriate location for a multi-family residential development. The RM2 zoning district allows development at a maximum of 5 stories. The Applicant previously proposed a more intense development at that allowable height. The surrounding community has been very involved in the site design elements of the proposed development and the Applicant has made every effort to accommodate the input received. This variance is required in order to address the concerns raised by the community without sacrificing the health, safety and general welfare of the community. The Applicant has demonstrated through the engineering plans for the proposed development that the stormwater drainage requirements of the City will be met with this variance.

- (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 the minimum variance required to accommodate the proposed development and still meet the intent of the City Code and address the concerns of the surrounding community. While this variance is being requested for the residential development, the character, health, safety and welfare of the City is enhanced and improved by the high quality and attractive development that is proposed.



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

JAN 16 2018

Planning
Department

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☒ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: VA-005-18

(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: 2851 Stirling Road

Lot(s): _____ Block: A Subdivision: St. Maurice Plat

Recorded Plat Name: St. Maurice Plat

Folio Number(s): 504232290010 Legal Description: Parcel A of St. Maurice Plat

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder LLP / Dennis D. Mele, Esq.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 649-7711 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: Stirling Alya LLC

Address of Property Owner: 1250 E. Hallandale Beach Blvd. #602, Hallandale Beach, FL 33009

Business Telephone: (954) 671-1400 Home: _____ 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: 7.2 Gross Acreage: 8.3 Prop. Square Footage: TBD

Existing Use: church buildings and day care Proposed Use: Residential

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 Greenspoon Marder 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: 
(Owner / Agent signature*)

BEFORE ME THIS 3 DAY OF January, 2018

By:

Larry Baum
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Vanessa Romero
(Signature of Notary Public - State of Florida)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

VARIANCE REQUEST

Stirling Alya, LLC (“Applicant”) is the current owner of the property located at 2851 Stirling Road within the City of Dania Beach (“Property”). The Property was formally used as the St. Maurice Catholic Church until it became too expensive for the parishioners to maintain. The Applicant proposes to repurpose the Property for a development with a total of 196 dwelling units in three 3-story buildings. In addition to the residential units, the proposed development includes an extensive complement of on-site amenities for the residents including a fitness center, exercise room, club room, theater, family park area, dog park, outdoor entertainment area, and pool.

The Applicant’s original request for this Property included 286 mid-rise units in 5-story buildings and 13,000 square feet of commercial use. The Applicant had a series of 12 meetings with the various community associations in the area to discuss the proposed development in addition to public hearings that have taken place on the Property. In order to satisfy the desires of the community and to create a viable development, the Applicant reduced the intensity of the proposed development as well as the height of the buildings. In connection with this development proposal the Applicant is requesting a variance to allow 20 feet, 1 inch between buildings, where 215-120(C) of the Land Development Code (“Code”) requires the distance between buildings to be no less than forty (40) feet.

VARIANCE REVIEW CRITERIA

Sec. 625-40 of the City Code provides that the city commission may approve variances after consideration of the staff recommendation and public input, based upon its determination that the applicable criteria have been satisfied. The Applicant will demonstrate below that the criteria are met for the requested 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

As stated above, the St. Maurice Catholic Church formally operated on this Property and the church use was discontinued a number of years ago. The buildings on the Property are now vacant. The lack of activity on the Property has the potential to invite crime and create a nuisance for surrounding neighbors. In its current state, the Property has the potential to be a destabilizing factor in the neighborhood. The requested variance will allow the Applicant to improve the appearance of the Property and the City as a whole by transforming an unattractive property to a beautiful residential development that is in keeping with the character of the neighborhood. The resulting development will generate additional tax revenues that can be used for improvements that will further enhance the quality of life in the City.

Building separation requirements are designed to provide sufficient air and light in a development parcel. This buildings separation variance applies in only one instance on the site plan. The requested variance is located on the end of the building which has the shortest length of all sides of the buildings. The impacted area is a very small portion of the exterior of the buildings. In all other areas of the site, the building separation distances are much greater than required by Code. In addition, the site plan provides sufficient outdoor recreation areas for the enjoyment of the residents. For these reasons, the proposed variance meets the intent of the Code while still providing an attractive residential development with significant on-site amenities for the residents.

- (2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The uses adjacent to the Property include mobile homes, commercial and multi-family residential. The proposed multi-family residential community is consistent and compatible with the existing uses in the adjacent and surrounding uses. In conjunction with the proposed development, the Applicant has agreed to provide roadway related improvements that are not needed for the development but will enhance traffic flow in the neighborhood. For these reasons, the proposed variance will not have a detrimental impact on 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 resulting development is consistent with the following objectives and policies of the Comprehensive Plan.

Objective I Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

Policy 1.1 Provide for a mix of residential communities which will promote a diverse population and a healthy environment.

Policy 2.2 All facilities will be available and consistent with concurrency requirements as per Section 163.3180 Florida Statutes (1993) and Rule 9J-5.055 Florida Administrative Code (2001).

Policy 5. 1 Encourage development to enhance the tax base of the community.

Objective VIII

New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

Policy 8.1 Adequate drainage and stormwater management shall be provided for all development.

Policy 8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

- (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.

The Property is located along Stirling Road, a major thoroughfare in the City which is an appropriate location for a multi-family residential development. The RM2 zoning district allows development at a maximum of 5 stories. The Applicant previously proposed a more intense development at that allowable height. In order to be sensitive to the concerns of the neighborhood residents, the Applicant reduced the density and intensity of the proposed development. The Applicant is requesting this variance on a very small part of the buildable area to address the comments of the community and still provide a viable development plan.

- (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 providing greater building separation than required by Code for the majority of the building area. The Applicant is requesting the minimum variance required to accommodate the proposed development and still meet the intent of the City Code. While this variance is being requested for the residential development, the character, health, safety and welfare of the City is enhanced and improved by the high quality and attractive development that is proposed.



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-006-18

(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: 2851 Stirling Road

Lot(s): _____ Block: A Subdivision: St. Maurice Plat

Recorded Plat Name: St. Maurice Plat

Folio Number(s): 504232290010 Legal Description: Parcel A of St. Maurice Plat

Applicant/Consultant/Legal Representative (circle one) Greenspoon Marder LLP / Dennis D. Mele, Esq.

Address of Applicant: 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Business Telephone: (954) 527-2409 Home: (954) 649-7711 Fax: (954) 333-4009

E-mail address: dennis.mele@gmlaw.com

Name of Property Owner: Stirling Alya LLC

Address of Property Owner: 1250 E. Hallandale Beach Blvd. #602, Hallandale Beach, FL 33009

Business Telephone: (954) 671-1400 Home: _____ 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.**

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: 
(Owner / Agent signature*)

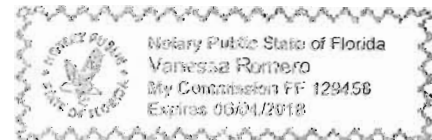
BEFORE ME THIS 3 DAY OF January, 2018

By:

Larry Baum
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Vanessa Romero
(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).**

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VARIANCE REVIEW CRITERIA

Sec. 625-40 of the Code provides that the city commission may approve variances after consideration of the staff recommendation and public input, based upon its determination that the applicable criteria have been satisfied. The Applicant will demonstrate below that the criteria are met for the requested 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;

As stated above, the St. Maurice Catholic Church formally operated on this Property and the church use was discontinued a number of years ago. The buildings on the Property are now vacant. The lack of activity on the Property has the potential to invite crime and create a nuisance for surrounding neighbors. In its current state, the Property has the potential to be a destabilizing factor in the neighborhood. The requested variance will allow the Applicant to improve the appearance of the Property and the City as a whole by transforming an unattractive property to a beautiful residential development that is in keeping with the character of the neighborhood. The resulting development will generate additional tax revenues that can be used for improvements that will further enhance the quality of life in the City.

- (2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The uses adjacent to the Property include mobile homes, commercial and multi-family residential. The proposed multi-family residential community is consistent and compatible with the existing uses in the adjacent and surrounding uses. In conjunction with the proposed development, the Applicant has agreed to provide roadway related improvements that are not needed for the development but will enhance traffic flow in the neighborhood. For these reasons, the proposed variance will not have a detrimental impact on 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 resulting development is consistent with the following objectives and policies of the Comprehensive Plan.

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Policy 8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

- (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.

The Property is located along Stirling Road, a major thoroughfare in the City which is an appropriate location for a multi-family residential development. The RM2 zoning district allows development at a maximum of 5 stories. The Applicant previously proposed a more intense development at that allowable height. In order to be sensitive to the concerns of the neighborhood residents, the Applicant reduced the density and intensity of the proposed development.

The Applicant is requesting this variance to improve the pedestrian connection to the buildings along Lakeshore Drive and enhance the internal design of the development. In order to enhance the relationship of the buildings to the associated parking areas, the Applicant proposes to locate the buildings closer to Lakeshore Drive. Shifting the buildings closer to Lakeshore Drive will create additional internal greenspace between the buildings and the parking areas. The site plan includes walkways from the ground floor units to Lakeshore Drive and the reduced setback creates a more pedestrian friendly environment that will encourage residents to walk in the surrounding community.

- (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 site plan is designed with generous setbacks along the majority of the perimeter of the property that exceed the minimum Code requirements. The Applicant is requesting the minimum variance required to accommodate the proposed development and still meet the intent of the City Code. While this setback variance is being requested for the residential development, the character, health, safety and welfare of the City is enhanced and improved by the high quality and attractive development that is proposed.



Dania Apartments 2851 Stirling Road

traffic study



prepared for:
Stellar Homes Group, Inc.

Traf Tech
ENGINEERING, INC.

January 2018

FILED

January 4, 2018

Mr. Tony Valle
Vice President
STELLAR HOMES GROUP, INC.
2700 West Cypress Creek Road, Suite D-118
Fort Lauderdale, Florida 33309

Re: **Dania Apartments – Traffic Engineering Evaluation**

Dear Tony:

Per your request, Traf Tech Engineering, Inc. conducted a traffic statement associated with the proposed re-development of a parcel located on the north side of Stirling Road just east of Lakeshore Drive in the City of Dania Beach in Broward County, Florida.

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING LAND USE

- 32,378 square feet of church (currently vacant and for purposes of this study, no trips were allocated to the existing use)

PROPOSED LAND USE

- 196 apartments

According to ITE's *Trip Generation Manual* (10th Edition), the trip generation rates used for the proposed land use are:

MULTIFAMILY HOUSING (ITE Land Use 220)

Daily Trip Generation

$$T = 7.32 (X)$$

Where T = number of daily trips and X = number of dwelling units

AM Peak Hour

$$T = 0.46 (X) \text{ (23\% inbound and 77\% outbound)}$$

Where T = number of AM peak hour trips and X = number of units

PM Peak Hour

$$T = 0.56 (X) \text{ (63\% inbound and 37\% outbound)}$$

Where T = number of PM peak hour trips and X = number of units

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the proposed land use. The results of this effort are documented in Table 1 below.

TABLE 1 Trip Generation Analysis Dania Apartments				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
Apartments	196 units	1,434	90	110

Source: ITE Trip Generation Manual (10th Edition)

As indicated in Table 1, the proposed Dania Apartments development is projected to generate approximately 1,434 daily trips, approximately 90 AM peak hour trips, and approximately 110 trips during the typical afternoon peak period.

Additionally, a review of current traffic conditions in the vicinity of the subject project indicates that ample roadway capacity is available near the project site. Table 2 below presents the current traffic conditions of the adjacent street system.

TABLE 2 Current Traffic Conditions Stirling Road near Lakeshore Drive				
ID	Location	Peak Hour Capacity	Current Peak Hour Traffic	Reserved Trips
232	Stirling Road – E of Park Road	5,390	3,377	+2,013

Source: Broward County Roadway Capacity and Level of Service Analysis and FDOT

In summary, the proposed Dania Apartments development is projected to generate approximately 1,434 daily trips, approximately 90 AM peak hour trips, and approximately 110 trips during the typical afternoon peak period. Furthermore, ample roadway capacity is available near the project site in order to absorb the additional traffic impacts generated by the proposed residential development.

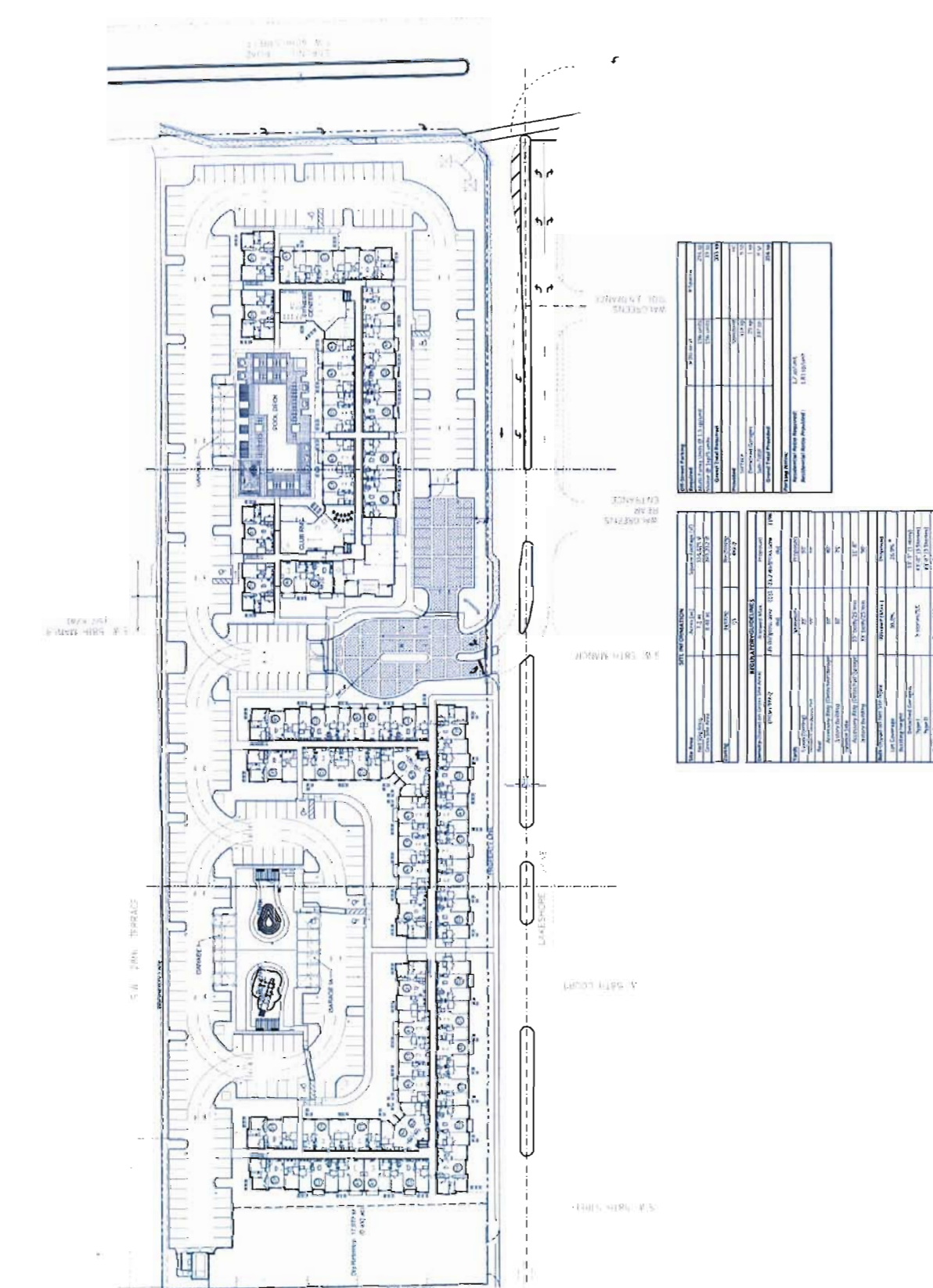
Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

APPENDIX A
Proposed Site Plan



SITE PLAN

SCALE: 1"=40'

INITIAL SITE PLAN SUBMITTAL - 05/05/2015

GENERAL INFORMATION	
Project Name	2861 Stirling Rd. Residential Development
Client	Stellar Home Group
Site Address	2861 Stirling Rd., Dania Beach, FL 33312
Site Area (Acres)	1.00
Lot Area (Sq. Ft.)	43,560
Proposed Building Area (Sq. Ft.)	100,000
Proposed Parking Spaces	100
Proposed Units	100
Proposed Density (Units/Acre)	100
Proposed Height (Feet)	40
Proposed Use	Residential
Proposed Zoning	RS-10
Proposed Subdivision	None
Proposed Other	None

APPENDIX B

Traffic Counts

COUNTY: 86
STATION: 0133
DESCRIPTION: SR 848 / STIRLING RD - W OF RAVENSWOOD RD
START DATE: 01/27/2016
START TIME: 0000

TIME	DIRECTION: E				TOTAL	DIRECTION: W				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	66	51	47	35	199	64	55	56	34	209	408	
0100	46	46	35	26	153	34	42	26	38	140	293	
0200	37	37	19	24	117	40	26	22	21	109	226	
0300	24	21	22	26	93	25	26	25	15	91	184	
0400	18	37	44	48	147	15	9	22	24	70	217	
0500	41	52	82	108	283	26	53	46	45	170	453	
0600	128	178	218	256	780	62	87	123	186	458	1238	
0700	300	376	434	459	1569	186	260	295	288	1029	2598	
0800	447	475	438	457	1817	294	286	338	328	1246	3063	
0900	361	358	349	300	1368	312	302	293	276	1183	2551	
1000	342	291	314	274	1221	314	291	308	312	1225	2446	
1100	299	281	345	391	1316	273	290	298	304	1165	2481	
1200	363	387	384	394	1528	364	341	316	350	1371	2899	
1300	410	375	316	352	1453	402	352	367	346	1467	2920	
1400	331	367	310	291	1299	403	331	415	414	1563	2862	
1500	335	371	341	288	1335	464	424	467	484	1839	3174	
1600	320	295	331	313	1259	453	464	445	522	1884	3143	
1700	342	326	316	317	1301	524	556	446	550	2076	3377	
1800	339	287	272	256	1154	483	472	432	415	1802	2956	
1900	249	256	212	201	918	427	337	309	298	1371	2289	
2000	221	178	179	141	719	318	219	224	243	1004	1723	
2100	156	190	175	141	662	226	177	198	165	766	1428	
2200	180	138	105	112	535	150	125	159	123	557	1092	
2300	114	98	72	57	341	131	103	102	99	435	776	
24-HOUR TOTALS:					21567						23230	44797

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	745	1819	830	1280	800	3063
P.M.	1215	1575	1700	2076	1700	3377
DAILY	745	1819	1700	2076	1700	3377
TRUCK PERCENTAGE	3.30		3.17		3.23	

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	227	17783	2845	113	468	42	4	49	23	13	0	0	0	0	0	712	21567
W	113	18992	3388	145	463	36	1	59	30	3	0	0	0	0	0	737	23230

Lajoie, Corinne

From: Cynthia Pasch <cynthia.pasch@gmlaw.com>
Sent: Wednesday, February 28, 2018 12:56 PM
To: Lajoie, Corinne
Subject: RE: Dania Apartments site plan

Everything needs to be changed to 13'2".

GreenspoonMarder

Greenspoon Marder LLP
Cynthia A. Pasch, AICP
Land Planner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Telephone: 954-527-6266
cynthia.pasch@gmlaw.com

From: Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]
Sent: Wednesday, February 28, 2018 12:54 PM
To: Cynthia Pasch
Subject: RE: Dania Apartments site plan
Importance: High

Another question.

One of the variances is asking for 15' setback from west property line instead of the required 25', however the site plan drawing shows that the building is only 13'2" from the west property line. The Regulatory Guidelines table reflects 15, but the drawing does not. Please clarify.

From: Cynthia Pasch [<mailto:cynthia.pasch@gmlaw.com>]
Sent: Wednesday, February 28, 2018 12:15 PM
To: Lajoie, Corinne
Subject: Re: Dania Apartments site plan

Karen I'm not in my office right now but the list of those meetings is included in the last set of DRC responses. I will get you another copy of that when I get to the office.

Sent from my iPhone

On Feb 28, 2018, at 11:04 AM, Lajoie, Corinne <cchurch@daniabeachfl.gov> wrote:

I know you have had a number of community meetings. Can you please provide me with a short narrative describing these efforts so I can say that the following DRC comment has been addressed?

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).

Public Participation Meetings

February 15, 2016	Landmark Management (Stirling Lake/ Twin Lake)
February 18, 2016	Estates of Fort Lauderdale
March 9, 2016	Estates of Fort Lauderdale
April 12, 2016	Estates of Fort Lauderdale
April 18, 2016	Estates of Fort Lauderdale
April 25, 2016	Key North HOA
May 26, 2016	Estates of Fort Lauderdale
January 18, 2017	Estates of Fort Lauderdale
January 30, 2017	Key North HOA
January 31, 2017	Stirling Lake/ Twin Lake HOA
April 24, 2017	Key North HOA

May 1, 2017

Estates of Fort Lauderdale

2



January 3, 2018

Cynthia A. Pasch, AICP
Greenspoon Marder, P.A.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Dear Ms. Pasch:

Re: Platting requirements for a parcel legally described as Parcel A, "St. Maurice Plat," according to the Plat thereof, as recorded in Plat Book 101, Page 17, of the Public Records of Broward County, Florida. This parcel is generally located on the northeast corner of Stirling Road and Lakeshore Drive, 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 January 10, 1979.

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.

Cynthia A. Pasch, AICP

January 3, 2018

Page Two

Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', with a large loop at the end.

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



The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-2302-2017

Municipality Number: SP-101-17

Stirling Apartments

February 7, 2018



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 SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	February 7, 2018	Single-Family:		Elementary:
Name:	Stirling Apartments	Townhouse:		
SBBC Project Number:	SBBC-2302-2017	Garden Apartments:		10
County Project Number:	N/A	Mid-Rise:		
Municipality Project Number:	SP-101-17	High-Rise:		9
Owner/Developer:	Stirling Alya LLC	Mobile Home:		
Jurisdiction:	Dania Beach	Total:		Total:
				39

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
Bethune, Mary M.	1,106	1,106	523	-583	-32	47.3%	23
Attucks	1,227	1,227	700	-527	-23	57.0%	11
Hollywood Hills	2,667	2,667	1,990	-677	-27	74.6%	11

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment			
				18/19	19/20	20/21	21/22
Bethune, Mary M.	546	-560	49.4%	542	564	584	604
Attucks	711	-516	57.9%	710	712	725	738
Hollywood Hills	2,001	-666	75%	1,959	1,953	1,947	1,941
							1,935

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	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Bridge Prep Academy Of Hollywood Hills	500	322	-178	322	322	322

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 adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses capacity of the school.
Attucks	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the adopted District Educational Facilities Plan that will impact the reflected Florida Inventory of School Houses 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

According to the application, there are no existing units on the site. The application proposes 196 (74 one bedroom, 81 two bedroom and 41 three or more bedroom) garden apartment units, which is anticipated to generate 39 (20 elementary, 10 middle and 9 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Mary Bethune Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), these Schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Also, the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20), these schools are projected to operate below the adopted LOS through the 2019/20 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2017/18 school year, the charter schools located within a two-mile radius of the site and their associated data are depicted herein. 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 other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current 2017/18 school year or 180 days, whichever is greater, for a maximum of 196 (74 one bedroom, 81 two bedroom and 41 three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on August 19, 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.

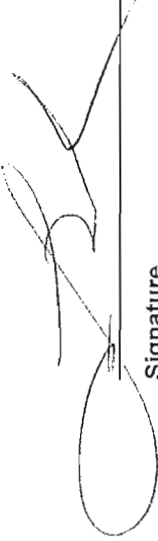
SBBC-2302-2017 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

2-6-18

Date



Signature

Lisa Wight

Name

Planner

Title

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Wednesday, February 28, 2018 11:13 AM
To: Lajoie, Corinne
Cc: Pollard, Antoine; Kaine, Brad
Subject: RE: Dania Beach Apartments

Hi Corinne,

Items 1 thru 3 were substantially addressed. I don't have any outstanding comment on this project.

Ronnie S. Navarro, PE

Deputy Director | City Engineer
City of Dania Beach | Florida
ext 3615

From: Lajoie, Corinne
Sent: Wednesday, February 28, 2018 10:58 AM
To: Navarro, Ronnie
Subject: RE: Dania Beach Apartments
Importance: High

Ronnie,

Can you please confirm that I have the correct and latest Engineering DRC comments to include as outstanding in my staff report?

Thank you.

1. 1ST Review: 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. 2nd Review: Condition met. Incorporate note "For every 6 accessible stalls or fraction thereof, 1 is van accessible" on Sheet No. C6 "Accessible Parking Stall" detail (ENGINEERING).
2. 1ST Review: 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. 2nd Review: Condition met. Incorporate "projected water demand, and sewage and solid waste generation amounts in tabular format" on Sheet Nos. C4 and C5 (ENGINEERING).
3. Comments on Traffic Study: Identify roadway corridors and intersections that were studied (Lakeshore Drive, Stirling Road, etc.) Level of Service Analysis and Intersection Capacity Analysis (specific to the intersection of Stirling Road/Lakeshore Drive)
 - Document how the study intersections and roadways currently operate.
 - Determine how intersection and roadways will operate (future - with and without project case)
 - Traffic assignment – will ALL new traffic exit Stirling Road? Document assumptions and analysis made, mitigation measures to be implemented, document understanding made with the adjacent homeowners association, etc.(ENGINEERING).

Lajoie, Corinne

From: Cosme, Raul <Raul_Cosme@sheriff.org>
Sent: Tuesday, February 27, 2018 1:13 PM
To: Lajoie, Corinne; Wray, Macee
Cc: Sean Brown; 'Gabriel Hernandez'
Subject: SP-101-17 Dania Beach Apts

SP-101-17 Dania Beach Apts has complied with all Tier 1 requirements.

The Following are the Tier 2 items that are pending:

- a. Fire Lane locations and striping detail (demonstrated) by access gates
- b. "NO PARKING" sign locations and sign details demonstrated by access gates
- c. Building Accessibility
- d. Fire Department Access Routes During Construction

A detail sheet accompanying the Civil Plans with the following details:

- e. Fire Hydrant Detail
- f. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
- g. Post Indicating Valve Detail (where applicable)
- h. Underground Gate Valve Detail (where applicable)
- i. Backflow Preventer / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
- j. Signage Detail for the Fire Department Connections (where applicable)

Minimum Radio Signal Strength for Fire Department Communications

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

From: Navarro, Ronnie
Sent: Thursday, February 22, 2018 9:15 AM
To: Lajoie, Corinne
Cc: Carlos Ballbe; Gabriel Hernandez (gabriel@baeng.us); Dennis D. Mele, Esq. (dennis.mele@gmlaw.com); Cynthia Pasch; Larry Baum (lbaum@livestellar.com); Kaine, Brad; Pollard, Antoine; LaFerrier, Marc; EngineeringReview; Joaquin@traftech.biz
Subject: RE: Dania Beach Apartments
Attachments: Dania Apartmentes -Traffic Statement Feb 2018.pdf

Hi Corinne,

This is to confirm that the traffic study for the Dania Apartments located at 2851 Stirling Road as prepared by Joaquin E. Vargas, P.E. of Traf Tech Engineering is considered complete and accepted. Major findings are enumerated below based on my previous comments.

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: [Joaquin@traftech.biz](mailto:joaquin@traftech.biz) [<mailto:joaquin@traftech.biz>]
Sent: Friday, February 16, 2018 9:34 AM
To: Navarro, Ronnie
Cc: Carlos Ballbe; Gabriel Hernandez (gabriel@baeng.us); Dennis D. Mele, Esq. (dennis.mele@gmlaw.com); Cynthia Pasch; Larry Baum (lbaum@livestellar.com)
Subject: Dania Beach Apartments

Ronnie,

Attached is the supplemental traffic study with more detailed analyses as you requested. You specifically asked for intersection and roadway segment analyses with and without the proposed project. A quick summary is below and all the detail backup is in the attached traffic report.

- Intersection of Stirling Road/Lakeshore Drive **without** project level of service "A" and **with** the project level of service "B". In both cases, very good operating conditions
- Stirling Road – **without** the project it is operating at **62%** of its capacity and **with** the project it will operate at **63%** of its capacity (de-minimus impact)

- Lakeshore Drive – without the project it is operating at **24%** of its capacity and **with** the project it will operate at **33%** of its capacity (in both cases the majority (2/3) of Lakeshore Drive's capacity will remain unused)

I believe the report clearly indicates this project will have a minimal traffic impact to this area.

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



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: info@baeng.us

From: mwwray@daniabeachfl.gov

Date: 1/23/2018

Re: Dania Beach Apartments

PZ#: SP-101-17 -2nd Review

Dear Applicant:

Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Thursday, January 25th 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
Ray Rammo, Engineer, engineeringreview@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Daniel Lozandier, Planning Associate, dlozandier@daniabeachfl.gov*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, JANUARY 25, 2018

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) 10:00 A.M. SP-101-17/VA-102-17/VA-103-17, DANIA BEACH APARTMENTS, 2851 STIRLING RD., 2ND REVIEW
- 2) 10:30 A.M. SE-124-17, BILL AND ELISE STAMM, 684 SW 7 TERRACE & SW 4 COURT, 1ST REVIEW
- 3) 11:00 A.M. SP-126-17, FPL SITE PLAN, 3801 SW 43RD COURT, 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

Project Name: Dania Beach Apartments
PZ #: SP-101-17 – 2nd REVIEW
ADDRESS: 2851 Stirling Rd
REVIEW COMPLETED BY: Richard Benton, CFM



NOTES:

- Flood Zone: AH 6 / 0.2 PCT (X)
- BFE: 6; DFE: 7

Comments:

1. Sheet SP-1: Please revise site area table to reflect current Flood Risk Information. Comment made in previous review.

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: January 4, 2018

PZ Log No: SP-101-17

Project: Dania Beach Apartments -2nd
Review

Comments Due: January 18, 2018

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 Beach Apartments

PZ Log No: SP-101-17

Plan Reviewer: Landscape

Please log your time spent on reviewing the plans.

Time spent: 2 hr

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Dania Beach Apartments



PZ Log Number: SP-101-17 Review Number: 2

Reviewer: Daniel Parobok Date: January 12, 2018

The following comments are based on a review of the landscape plans dated January 4, 2018, for the property located at 2851 Stirling Road, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances.

1. Previous comment not addressed. An arborist report was not included with the current submittal.

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. Per Sec. 275-190(N), provide a detail and/or clarification that all landscape areas within and adjacent to VUA will be at or below the final VUA grade.
3. Per Sec. 275-190(O), indicate the location of all root barriers. Provide a root barrier detail.
4. 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.
5. 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: January 4, 2018

PZ Log No: SP-101-17

Project: Dania Beach Apartments -2nd
Review

Comments Due: January 18, 2018

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. Gino
Department

1/10/18
Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Dania Beach Apartments

PZ Log No: SP-101-17

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: 01/10/18 **Site Plan No.:** SP-101-17 **Time Required For Review:** 2.0

Project: Dania Beach Apartments 2nd Review **Sq. Feet:** 369,252

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. ~~Provide a legend showing hydrants, FDC's, backflow etc.~~ COMPLIED
2. ~~Provide the type of construction on the plan.~~ COMPLIED
3. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated) STILL REQUIRED
 - b. ~~Drive Aisle widths (demonstrated) & Vertical Clearances (noted)~~ COMPLIED

- c. ~~Fire Department Apparatus Access Road locations and dimensions—demonstrate or note on the plan how they will be marked and delineated on-site.~~ COMPLIED

4. Water Supply Information as follows:

- a. Existing and proposed fire hydrant locations.
1. ~~Show FDC on the curb by the hydrant by Bldg. 1.~~ COMPLIED
 2. ~~Provide additional FDC's on the west side for both Bldgs. 1 and 2 (Lakeshore Drive)~~ COMPLIED
 3. ~~Provide a hydrant by the above FDC's. (This will comply with the hydrant separation requirements).~~ COMPLIED
 4. FDC and Hydrant to be on the same side of the road. Relocate the hydrant on the east side of bldg. 2 to the curb by the FDC. STILL REQUIRED
 5. FDC for the north side of Bldg 3 to be relocated by the curb. COMPLIED
 6. ~~Provide additional FDC by the hydrant on the south side of Bldg.3~~ COMPLIED
 7. ~~There is a symbol on the entrance off Stirling Road. Please indicate if this is an existing or proposed hydrant. (see attached pictures).~~ COMPLIED
- b. ~~Dimensions of the three nearest adjacent hydrants to the project site~~ COMPLIED
- c. ~~Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)~~ COMPLIED

5. Proof of Water Supply & Fire Flow Demand as follows: ALL STILL REQUIRED

- 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:

6. Additional Fire Department Access Information as follows: ALL STILL REQUIRED EX. E
- a. Fire Lane locations and striping detail (demonstrated) by access gates
 - b. "NO PARKING" sign locations and sign details demonstrated by access gates
 - c. Building Accessibility
 - d. Fire Department Access Routes During Construction
 - e. ~~Show all gates with Knox key.~~ COMPLIED

7. Additional Water Supply Information as follows:
 - a. ~~Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.~~ COMPLIED
8. A detail sheet accompanying the Civil Plans with the following details: ALL REQUIRED EX. C
 - 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)~~ COMPLIED
 - 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~~ COMPLIED
10. ~~An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.~~ COMPLIED
11. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page. ACKNOWLEDGED/COMPLIED

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

January 10, 2018

Engineering Comments

Site Plan: DRC Comments SP-101-17 Dania Beach Apartments 2nd Review

CEOR: Carlos Ballbe, PE

Comments:

1. 1ST Review: 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.

2nd Review: Condition met.

2. 1ST Review: 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.

2nd Review: Condition met.

3. 1ST Review: Show sight distance analysis using FDOT Index No. 546 at proposed driveway.

2nd Review: Condition met.

4. 1ST Review: 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.

2nd Review: Condition met. Incorporate note "For every 6 accessible stalls or fraction thereof, 1 is van accessible" on Sheet No. C6 "Accessible Parking Stall" detail.

5. 1ST Review: Water and sewer services are provided by BCWWS at this location. Plans may need to be reviewed by that agency.

2nd Review: Condition met.

6. 1ST Review: Provide copy of pre- and post-development stormwater management and drainage calculations.

2nd Review: Condition met.

7. 1ST Review: Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. More specifically we need the following information: 10-year, 25-year, and 100-year, 24-hour and 72-hour flood stage elevations.

2nd Review: Condition met.

8. 1ST Review: Proposed grading and drainage plan shall be based on the storm water management calculations.

2nd Review: Condition met.

9. 1ST Review: Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.

2nd Review: Condition met.

10. 1ST Review: 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.

2nd Review: Condition met. Incorporate "projected water demand, and sewage and solid waste generation amounts in tabular format" on Sheet Nos. C4 and C5.

Dania Beach Apt.

1-19-18

Zoning designation = Current: C-2/RS-6000

Proposed: PRD-1

FLU designation = Current: Low(5) Res/Commercial

Proposed:

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

2nd Review

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.~~

3. PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted. 2X requested.

4. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees. 2X time requested.

5. RIGHT-OF-WAY: It appears a ROW dedication is needed along Stirling Road, as the site plan shows property line located in Stirling Road ROW. Revise accordingly.

~~6. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peak trips.~~

~~7. IMPACT FEES: Impact fees that will be required for the project are attached to these comments for reference.~~

8. SIGNS: Provide copy of all signs for compliance review. Provide signage detail for both proposed monument signs. Per Section 505-70(C)(7) 1 monument sign with 2 faces or 1 entrance feature sign for each street entrance into development is permitted. The proposed monument sign at the corner is not permitted. Remove or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 505-180 of the City's LDR's. Must be addressed with next submittal.

9. 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. 2X time requested.

~~10. PARKING: When calculating parking, must round up. Visitor parking 1/5 units = 196/5 = 39.2. Therefore, 4 guest parking spaces are required. Revise table on Sheet SP-1 accordingly.~~

11. USE: DENSITY

- The Land Use Amendment heard by the City Commission on 5/23/17 identified the proposed land use designation as Commercial (1.3 gross acres) and Irregular (23.74) Residential (7 gross acres).
- ~~The existing and proposed southern most 1.3 gross acres are Commercial. Identify the location of the Commercial Land Use on the site plan drawing to ensure the use is compatible.~~

~~12. Provide minimum bicycle parking requirements identified in Section 265-51.~~

~~13. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.~~

~~14. Principal Arterial Design Standards/Industrial Design Standards.~~

15. Must provide latest revised set of plans on disk prior to going to public hearing.

16. 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.
17. 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. 2X requested.
18. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.
19. Applicant must provide statement from the City's Code Compliance Department that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing.
20. Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.
21. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,364.00 per multi-family unit. Therefore, ($\$1,364 \times 196 \text{ units} = \$267,344.00$) \$267,344.00 must be paid prior to issuance of the building permit.
- ~~22. Sheet SP-1, revise Site information Data table to reflect the correct current zoning of the property, C-2 & RS-6000.~~
23. Sheet SP-1, Front (Lake Shore Drive) minimum setback required is 25'; only 15' is provided. Revise the plan drawing accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
- ~~24. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,825.00 per townhouse unit. Therefore, ($\$1,825 \times 10 \text{ units} = \$18,250.00$) \$18,250.00 must be paid prior to issuance of the building permit.~~
25. Sheet SP-1 identifies 3 variances will be requested for lot coverage, building separation, and impervious area, but no application was received. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
- ~~26. Sheet SP-1, identify the distance between Building 3 and 2' overhang on site plan, on south side of building.~~
- ~~27. Per Section 265-110, a minimum driveway width which provides parking is 25'. Revise southern driveway shown on Sheet SP-1 accordingly.~~
28. Provide dumpster details to ensure compliance with Article 290 of the LDC.
 - Per Section 290-40 minimum dumpster size is 10" X 10" with 12" of clear space between each side of the dumper and the enclosure. Identify measurement on drawing.
 - Per Section 290-70(I) Dumpster enclosure located in residential zoning districts shall be located no further that 150' from any on-site dwelling unit. Identify distance on site plan drawing.
 - Per Section 290-70(J) enclosures located in residential zoning districts shall be setback at least 25' from any dwelling unit. Provide measurement from neighboring residential property.

- ~~29. Provide parking stall detail illustrating the 2' vehicular overhang shown on site plan.~~
30. Per Section 635-50(N) provide photometric plans meeting the requirements of Article 280.
31. Sheet SP-1 revise Site Information table to identify "Low (5) Residential Land Use" as Past Land Use designation.
32. Sheet SP-1 Revise Regulatory Guidelines to identify "Allowed Max – 23.74 du/gross acres (201)".
33. Sheet SP-1 drawing shows setback from Stirling Road as 89'4"; Regulatory Guidelines table identifies 93'. Revise accordingly.
34. Sheet SP-1 drawing shows setback from Lakeshore Drive at 13'2"; Regulatory Guidelines table identifies 15'. Revise accordingly.
35. Sheet SP-1 drawing shows setback from rear as 40'74"; Regulatory Guidelines table identifies 46'9"/73'9". Revise Accordingly.
36. Sheet SP-1 drawing shows interior side setback as 11'8"/90"; Regulatory Guidelines table identifies 15'82'10". Revise Accordingly.
37. Per Section 265-110(I)(1) all required off-street parking spaces shall be clearly delineated by a single 4" wide, white painted striping. Revise parking stall detail on Sheet C6 accordingly.
38. A condition of approval of the FLU Plan Amendment by Broward County requires payment of \$82,000 for affordably housing.

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
- IMPACT FEES: Impact fees that will be required for the project are attached to these comments for reference (were proved 10-18-17)
-



Public Works Department
WATER AND WASTEWATER SERVICES
2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 11/21/2017

WORK ORDER 918109

CUSTOMER NAME: Ballbe & Associates

PHONE # 954-491-7811 FAX# NA

LOCATION: 7.21 Ac parcel NE corner of Sterling Rd and Lakeshore Dr

HYDRANT #1: PHR31041375 LOGGER SN# 206121

HYDRANT #2: PHR31041395 LOGGER SN# 341205

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	11/21/2017	9:46:00 AM	38:07 PSI
RESIDUAL	11/21/2017	9:51:35 AM	37.92 PSI

HYDRANT # 2	DATE	TIME	
FLOW	11/21/2017	9:51:35 AM	1,316.8 GPM
PRESSURE	11/21/2017	9:51:35 AM	37.92 PSI

Flow calculated with a discharge coefficient of .90

EQUIPMENT USED:





BOARD OF COUNTY COMMISSIONERS
WATER AND WASTEWATER SERVICES (WWS)
2555 W. COPANS RD., BLDG. 1
POMPANO BEACH FL 33069
(954) 831-3250 FAX (954) 831-0789

FIRE HYDRANT PRESSURE & FLOW TEST APPLICATION

Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment. Please include a map or sketch illustrating the location of the testing area or hydrants to be tested.

(1) APPLICATION FOR:

- ☐ 24-Hour Pressure Test with Chart Reading.....\$150.00
- ☒ Pressure and Flow Test including 24 hour chart recording.....\$200.00
- ☐ Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Andre Martinez
Contact Person

(3) COMPANY NAME: Ballbé & Associates

(4) MAILING ADDRESS: 2737 NE 30 PL, Ft. Lauderdale FL 33306
Number, Street, City, State and Zip Code

(5) LOCATION ADDRESS: 7.21 Ac. parcel on NE corner of Stirling rd. and Lakeshore Dr.
Number, Street, City, and Zip Code

(6) PHONE NO: (954) 491-7811, ext.1004 FAX NO: n/a

(7) E-MAIL ADDRESS: Info@baeng.us

(8) SIGNATURE: _____ DATE: 10/24/2017

Allow a maximum of ten (10) working days to be notified of results of test(s).
Customer is contacted by phone.

APPLICATION PACKAGE CAN BE SUBMITTED BY:

Mail: Broward County WWS
PO Box 669300
Pompano Beach, FL 33066-9300

In Person: Broward County WWS
Customer Service Office
2555 W. Copans Rd., Bldg. 1
Pompano Beach, FL 33069

MAKE CHECKS PAYABLE TO: Broward County WWS



LETTER OF TRANSMITTAL

Date:	November 3, 2017	Project No.:	201617
To:	BROWARD COUNTY – Water and Wastewater Services		
From:	Andre Martinez, E.I.		
Re:	WHISPERING OAKS		

WE ARE SENDING YOU:

☒	PRINTS	☐	LETTER	☐	SHOP DRAWINGS	☒	OTHER
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VIA:

☐	Mail	☒	Courier	☐	Overnight	☐	Pick Up
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COPIES	NO.:	DESCRIPTION:
1	1	Fire Hydrant Pressure & Flow Test Application
1	2	Check in the amount of \$200.00, made payable to "Broward County Board of County Commissioners"
1	3	Fire Flow Test Exhibit

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐	FOR APPROVAL	☐	AS REQUESTED	☒	FOR YOUR USE
--------------------------	--------------	--------------------------	--------------	-------------------------------------	--------------

REMARKS:

SIGNED: _____

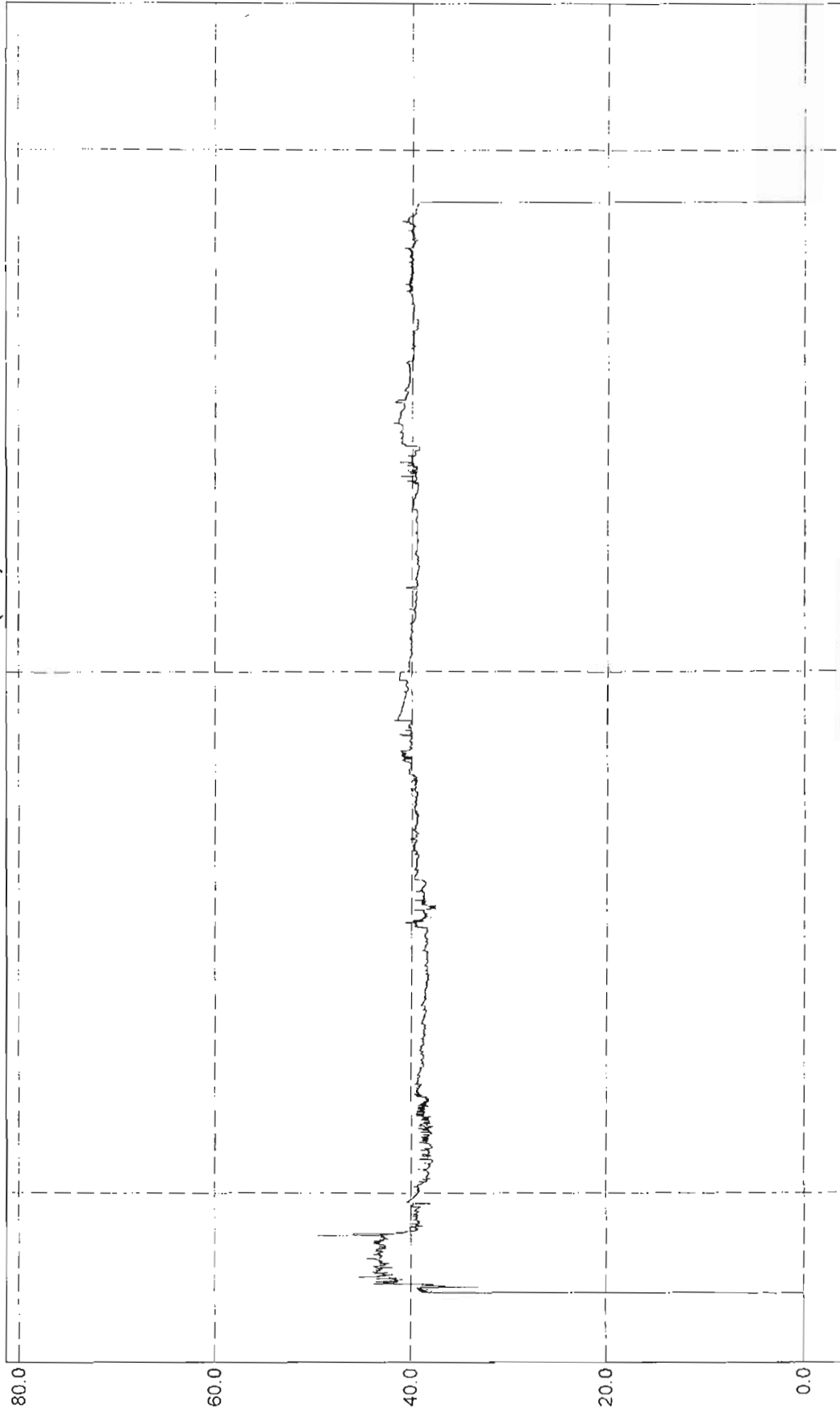
BALLBÉ & ASSOCIATES, INC.
Andre Martinez, E.I.

TELOGER model HPR-31 SN# 206121

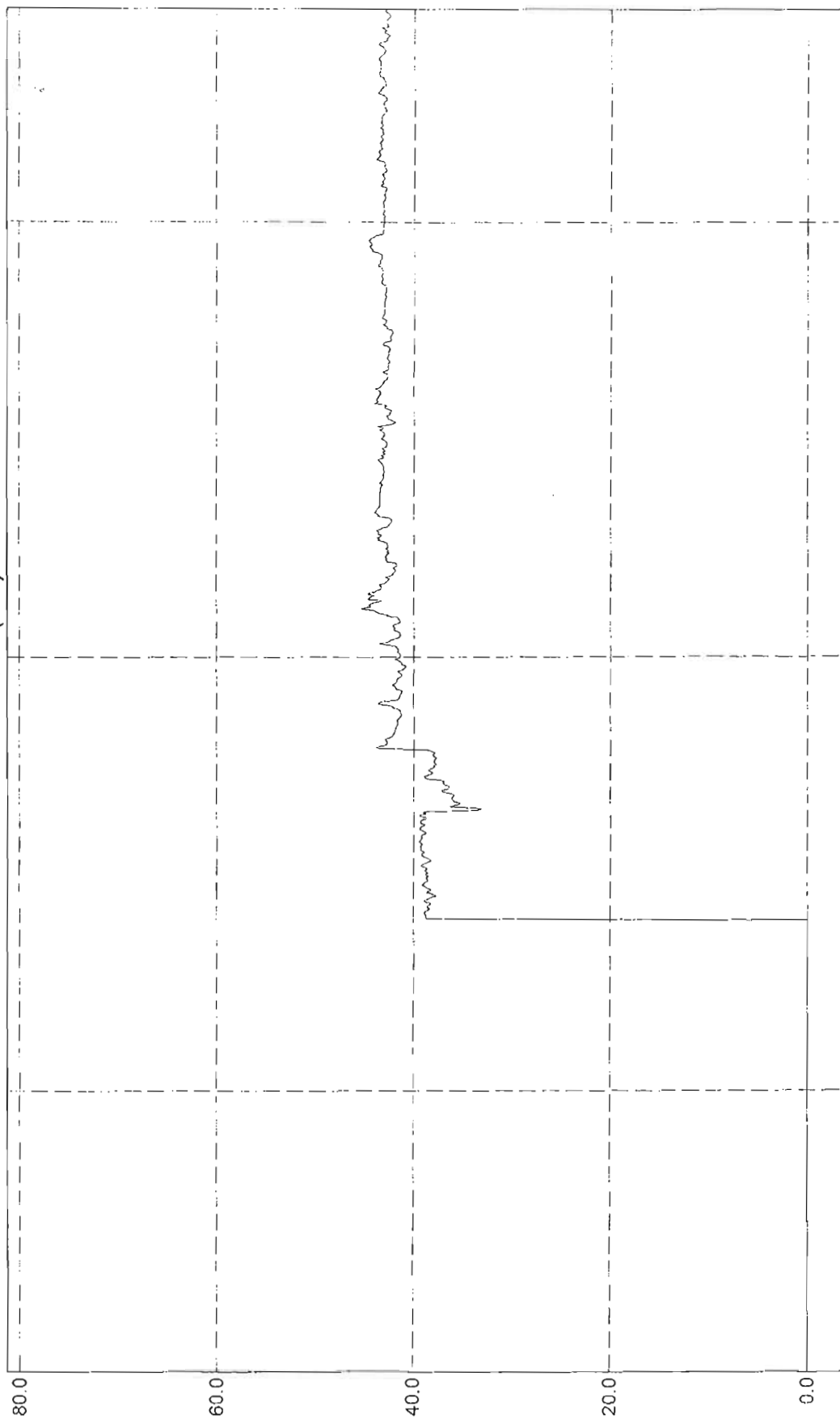
TELOGER model HPR-31 SN# 341205

POLLARD DIFFUSER 2.5 in

206121 Chnl 01 (PSI)



206121 Chnl 01 (PSI)



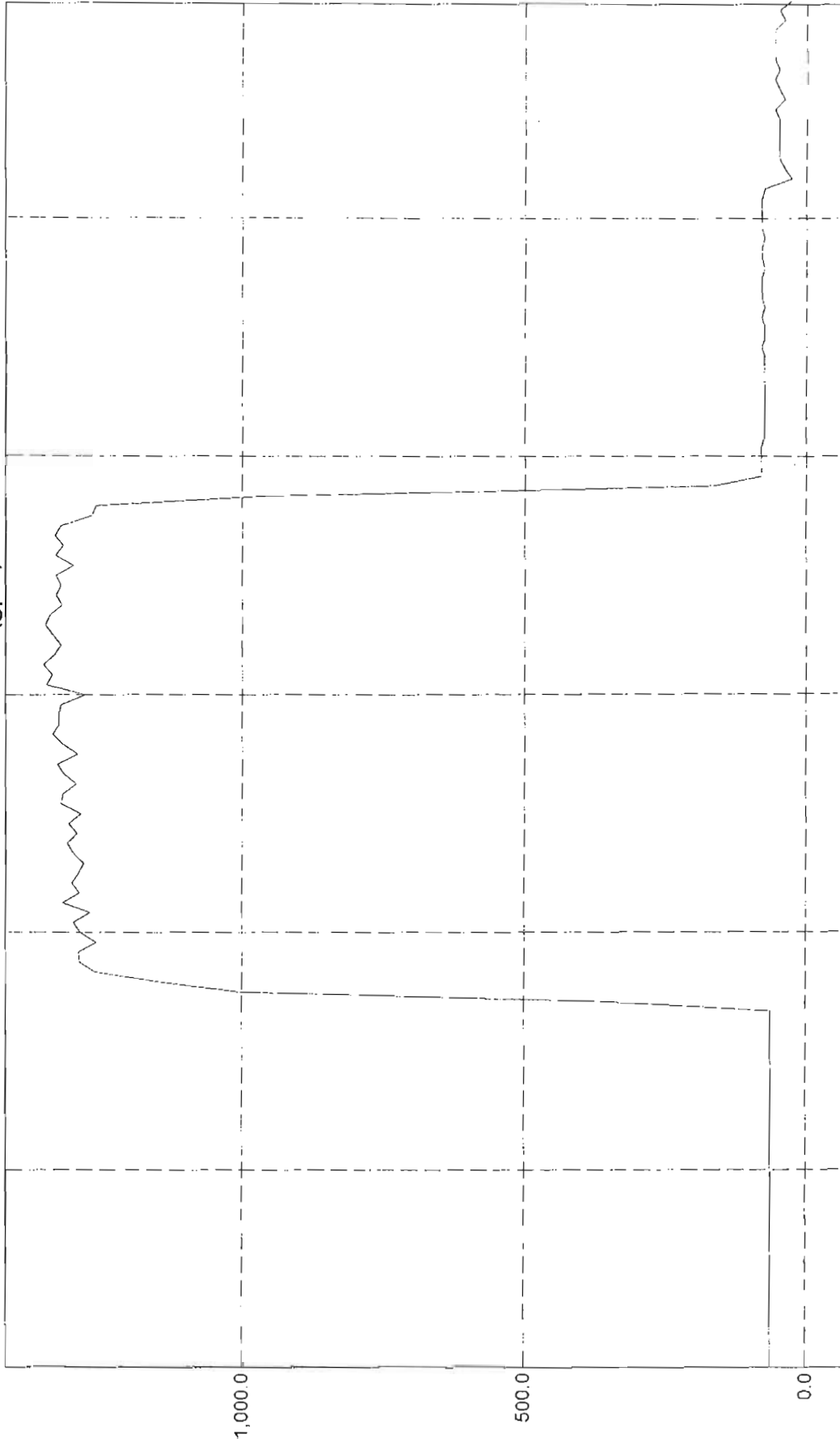
Channel Plot 1:

	Time	206121 Chnl 01 Avg
1184	11/21/2017 9:44:30 AM	38.632
1185	11/21/2017 9:44:35 AM	38.51
1186	11/21/2017 9:44:40 AM	38.657
1187	11/21/2017 9:44:45 AM	38.779
1188	11/21/2017 9:44:50 AM	38.437
1189	11/21/2017 9:44:55 AM	38.803
1190	11/21/2017 9:45:00 AM	38.828
1191	11/21/2017 9:45:05 AM	38.535
1192	11/21/2017 9:45:10 AM	38.486
1193	11/21/2017 9:45:15 AM	38.95
1194	11/21/2017 9:45:20 AM	38.608
1195	11/21/2017 9:45:25 AM	38.681
1196	11/21/2017 9:45:30 AM	38.73
1197	11/21/2017 9:45:35 AM	39.292
1198	11/21/2017 9:45:40 AM	39.219
1199	11/21/2017 9:45:45 AM	38.926
1200	11/21/2017 9:45:50 AM	38.559
1201	11/21/2017 9:45:55 AM	38.193
1202	11/21/2017 9:46:00 AM	38.339
1203	11/21/2017 9:46:05 AM	38.559
1204	11/21/2017 9:46:10 AM	38.828
1205	11/21/2017 9:46:15 AM	39.145
1206	11/21/2017 9:46:20 AM	39.316
1207	11/21/2017 9:46:25 AM	39.194
1208	11/21/2017 9:46:30 AM	38.852
1209	11/21/2017 9:46:35 AM	39.072
1210	11/21/2017 9:46:40 AM	39.365
1211	11/21/2017 9:46:45 AM	39.267
1212	11/21/2017 9:46:50 AM	39.243
1213	11/21/2017 9:46:55 AM	39.389
1214	11/21/2017 9:47:00 AM	39.17
1215	11/21/2017 9:47:05 AM	39.121
1216	11/21/2017 9:47:10 AM	39.316
1217	11/21/2017 9:47:15 AM	39.463
1218	11/21/2017 9:47:20 AM	39.463
1219	11/21/2017 9:47:25 AM	39.219
1220	11/21/2017 9:47:30 AM	39.121
1221	11/21/2017 9:47:35 AM	39.243

Channel Plot 1:

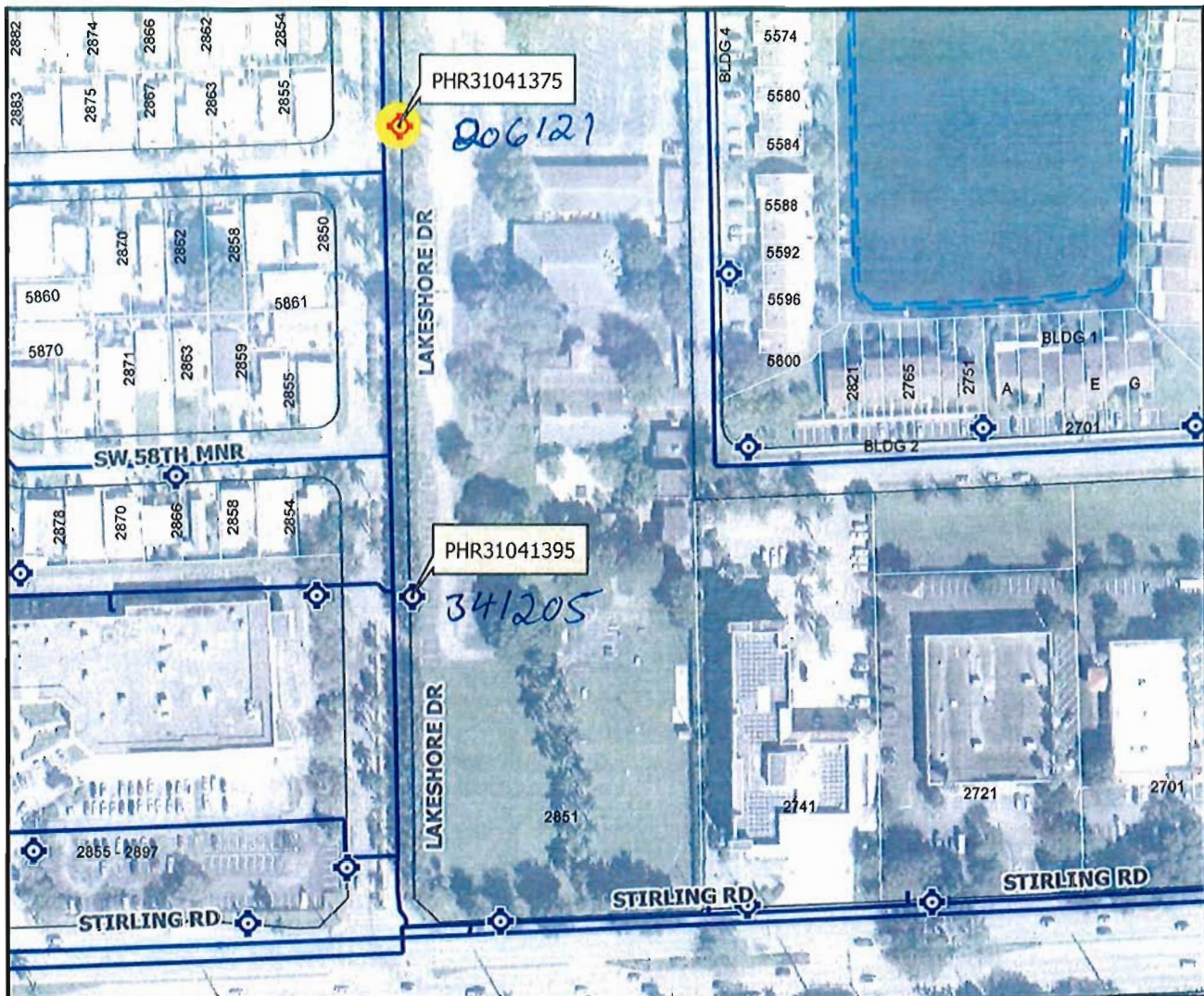
	Time	206121 Chnl 01 Min	206121 Chnl 01 Avg	206121 Chnl 01 Max
1251	11/21/2017 9:50:05 AM	35.458	35.971	36.239
1252	11/21/2017 9:50:10 AM	35.678	36.02	36.557
1253	11/21/2017 9:50:15 AM	35.678	36.19	36.606
1254	11/21/2017 9:50:20 AM	35.873	36.068	36.19
1255	11/21/2017 9:50:25 AM	35.653	35.922	36.166
1256	11/21/2017 9:50:30 AM	35.629	35.922	36.361
1257	11/21/2017 9:50:35 AM	36.068	36.337	36.532
1258	11/21/2017 9:50:40 AM	36.679	36.972	37.436
1259	11/21/2017 9:50:45 AM	37.021	37.167	37.363
1260	11/21/2017 9:50:50 AM	36.557	36.923	37.265
1261	11/21/2017 9:50:55 AM	36.19	36.459	36.606
1262	11/21/2017 9:51:00 AM	36.313	36.508	36.679
1263	11/21/2017 9:51:05 AM	35.849	36.386	36.654
1264	11/21/2017 9:51:10 AM	36.557	36.899	37.094
1265	11/21/2017 9:51:15 AM	36.777	36.947	37.07
1266	11/21/2017 9:51:20 AM	36.777	36.996	37.289
1267	11/21/2017 9:51:25 AM	36.581	36.899	37.241
1268	11/21/2017 9:51:30 AM	36.899	37.363	37.924
1269	11/21/2017 9:51:35 AM	37.924	38.535	39.048
1270	11/21/2017 9:51:40 AM	38.462	38.877	39.341
1271	11/21/2017 9:51:45 AM	38.681	38.974	39.267
1272	11/21/2017 9:51:50 AM	38.388	38.608	38.779
1273	11/21/2017 9:51:55 AM	38.046	38.242	38.462
1274	11/21/2017 9:52:00 AM	37.9	38.046	38.315
1275	11/21/2017 9:52:05 AM	38.144	38.315	38.486
1276	11/21/2017 9:52:10 AM	38.266	38.559	38.779
1277	11/21/2017 9:52:15 AM	37.705	38.364	38.608
1278	11/21/2017 9:52:20 AM	37.778	38.046	38.339
1279	11/21/2017 9:52:25 AM	37.558	37.851	38.071
1280	11/21/2017 9:52:30 AM	37.924	38.022	38.095
1281	11/21/2017 9:52:35 AM	37.338	37.656	37.949
1282	11/21/2017 9:52:40 AM	37.289	37.509	37.778
1283	11/21/2017 9:52:45 AM	37.778	37.949	38.095
1284	11/21/2017 9:52:50 AM	37.827	37.875	37.949
1285	11/21/2017 9:52:55 AM	37.656	37.851	38.168
1286	11/21/2017 9:53:00 AM	37.631	37.656	37.705
1287	11/21/2017 9:53:05 AM	37.607	37.656	37.802
1288	11/21/2017 9:53:10 AM	37.753	37.973	38.217

341205 Chnl 01 (gpm)



Channel Plot 1:

	Time	341205 Chnl 01 Flow Rate	341205 Chnl 01 Flow Total
1238	11/21/2017 9:50:05 AM	1,298.9	4,600.1
1239	11/21/2017 9:50:10 AM	1,269.7	4,705.9
1240	11/21/2017 9:50:15 AM	1,318.3	4,815.8
1241	11/21/2017 9:50:20 AM	1,288.2	4,923.1
1242	11/21/2017 9:50:25 AM	1,302.0	5,031.6
1243	11/21/2017 9:50:30 AM	1,289.4	5,139.1
1244	11/21/2017 9:50:35 AM	1,280.5	5,245.8
1245	11/21/2017 9:50:40 AM	1,298.6	5,354.0
1246	11/21/2017 9:50:45 AM	1,310.1	5,463.2
1247	11/21/2017 9:50:50 AM	1,292.5	5,570.9
1248	11/21/2017 9:50:55 AM	1,307.7	5,679.9
1249	11/21/2017 9:51:00 AM	1,285.5	5,787.0
1250	11/21/2017 9:51:05 AM	1,320.6	5,897.0
1251	11/21/2017 9:51:10 AM	1,317.1	6,006.8
1252	11/21/2017 9:51:15 AM	1,293.7	6,114.6
1253	11/21/2017 9:51:20 AM	1,315.3	6,224.2
1254	11/21/2017 9:51:25 AM	1,326.3	6,334.7
1255	11/21/2017 9:51:30 AM	1,291.3	6,442.3
1256	11/21/2017 9:51:35 AM	1,316.8	6,552.1
1257	11/21/2017 9:51:40 AM	1,334.6	6,663.3
1258	11/21/2017 9:51:45 AM	1,323.6	6,773.6
1259	11/21/2017 9:51:50 AM	1,324.5	6,884.0
1260	11/21/2017 9:51:55 AM	1,320.4	6,994.0
1261	11/21/2017 9:52:00 AM	1,277.4	7,100.5
1262	11/21/2017 9:52:05 AM	1,345.3	7,212.6
1263	11/21/2017 9:52:10 AM	1,334.9	7,323.8
1264	11/21/2017 9:52:15 AM	1,351.1	7,436.4
1265	11/21/2017 9:52:20 AM	1,332.0	7,547.4
1266	11/21/2017 9:52:25 AM	1,320.4	7,657.4
1267	11/21/2017 9:52:30 AM	1,334.1	7,768.6
1268	11/21/2017 9:52:35 AM	1,347.6	7,880.9
1269	11/21/2017 9:52:40 AM	1,339.1	7,992.5
1270	11/21/2017 9:52:45 AM	1,318.6	8,102.4
1271	11/21/2017 9:52:50 AM	1,328.7	8,213.1
1272	11/21/2017 9:52:55 AM	1,320.1	8,323.1
1273	11/21/2017 9:53:00 AM	1,329.0	8,433.9
1274	11/21/2017 9:53:05 AM	1,298.6	8,542.1
1275	11/21/2017 9:53:10 AM	1,330.2	8,652.9



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR31041375
Anti-Terrorist Valve	External
District	PHRD3A
UAZ	310
Location	2851 SW 58 Ct
Cross Street	Lakeshore Dr
City	Dania Beach
Zip Code	33312
State Plane Northing	624,684
State Plane Easting	925,633
X/Y Source	Record Drawing
Year Installed	2017
Operational Status	Operational
Comments	



BALLBE' & ASSOCIATES
N.E. CORNER STIRLING & LAKESHORE DR
WO#918109

Approx. Scale: 1 inch = 200 feet

Data Date: 09-06-2017 at 12:16:30
BCVWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 1IN = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



One inch At Original Size

925848:624296

DEVELOPMENT SURFACE WATER MANAGEMENT AND DRAINAGE REPORT

PROJECT NAME:

DANIA APARTMENTS

City of Dania Beach, Broward County, Florida

PROJECT NUMBER:

201617

PREPARED FOR:

STELLAR HOMES

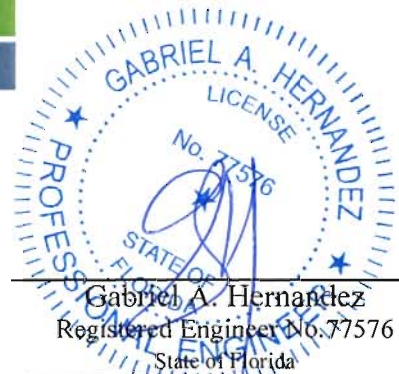
2700 West Cypress Creek Road Suite D118
Fort Lauderdale, FL 33309

PREPARED BY:



2737 NE 30th Place
Fort Lauderdale, Florida 33306
(954) 491-7811

January 4, 2018



Gabriel A. Hernandez
Registered Engineer No. 77576
State of Florida

FILE COPY



Date: January 4, 2018
Project Name: Dania Apartments
(PRE-DEVELOPMENT CALCULATIONS)
Project Number: 201716
Prepared By: GH

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

1. Lake Area = 0.000 ac.
2. Buildings = 0.660 ac.
3. Pavement & Others = 3.870 ac.
4. Green Areas = 2.680 ac.
5. **Total = 7.210 ac.**

B. OTHER:

1. Present zoning **PRD-1**

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

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 Quality:
Frequency: 3 year
Duration: 1 hour
Amount: inches
- b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):
Frequency: 10 year
Duration: 1 day
Amount: 8.60 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: 17.40 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 2.00 NAVD
(Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: -
- c. Receiving Body Regulated Stage Elevation: NAVD
- d. Design Storm Allowable Discharge: 0.00 inches per day
- e. Time of Concentration: 0.20 hour
- f. Minimum Discharge:
Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.

III. COMPUTATIONS:

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	N/A	V						0.00
2	N/A	L						0.00
3	N/A	V						0.00
4	N/A	L						0.00
5	N/A	V						0.00
6	N/A	L						0.00
7	Green Area	L	2.680	4.50	5.30	0	50	37.17
8	Sidewalks	L	0.570	4.90	5.10	100	100	7.91
9	Parking Lot	L	3.300	4.60	5.30	100	100	45.77
10	N/A	L						0.00
11	Buildings	V	0.660	6.00	6.00	100	100	9.15
Total:			7.21	4.50	6.00	62.83	81.41	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 in.
1	0.76	0.57
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	N/A	0.00	0.00	0.000	0.00
2	N/A	0.00	0.00	0.000	0.00
3	N/A	0.00	0.00	0.000	0.00
4	N/A	0.00	0.00	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	Green Area	4.90	5.11	2.680	13.69
8	Sidewalks	5.00	5.40	0.000	0.00
9	Parking Lot	4.95	3.94	0.000	0.00
10	N/A	0.00	0.00	0.000	0.00
11	Buildings	6.00	9.00	0.000	0.00
Total:		4.90	23.45	2.680	13.69

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):

$$\begin{aligned}
 &= \text{Available soil storage} / \text{Total Site Area} \\
 &= 13.69 \text{ ac-in} / 7.210 \text{ acres} \\
 &= \underline{\underline{1.90 \text{ inches}}}
 \end{aligned}$$

4. SCS Curve Number Calculation (CN):

$$\begin{aligned}
 &= 1000 / (S + 10) \\
 &= 1000 / (1.899 + 10) \\
 &= \underline{\underline{84}}
 \end{aligned}$$

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	
2.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.01	0.38	0.00	0.81
6.00		0.00	0.00	0.00	0.00	0.00	0.00	2.95	0.57	3.47	0.00	6.98
7.00		0.00	0.00	0.00	0.00	0.00	0.00	5.63	1.14	6.77	0.00	13.53
8.00		0.00	0.00	0.00	0.00	0.00	0.00	8.31	1.71	10.07	0.00	20.08
9.00		0.00	0.00	0.00	0.00	0.00	0.00	10.99	2.28	13.37	0.00	26.63
10.00		0.00	0.00	0.00	0.00	0.00	0.00	13.67	2.85	16.67	0.00	33.18
11.00		0.00	0.00	0.00	0.00	0.00	0.00	16.35	3.42	19.97	0.00	39.73
12.00		0.00	0.00	0.00	0.00	0.00	0.00	19.03	3.99	23.27	0.00	46.28
10.00		0.00	0.00	0.00	0.00	0.00	0.00	13.67	2.85	16.67	0.00	33.18
11.00		0.00	0.00	0.00	0.00	0.00	0.00	16.35	3.42	19.97	0.00	39.73
12.00		0.00	0.00	0.00	0.00	0.00	0.00	19.03	3.99	23.27	0.00	46.28

* Abbreviations: T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

- The rainfall amount for the 100-Year, 3-Day storm event:
= **17.40 in.**
- Compute inches of runoff, Q:
= $(P - (0.2 S)) ^2 / (P + (0.8 X S))$
= $(17.40 \text{ in.} - (0.2 X 1.90 \text{ in.})) ^2 / (17.40 \text{ in.} + (0.8 X 1.90 \text{ in.}))$
= **15.31 inches of runoff**
- Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 15.31 inches X 7.210 acres X (1 foot / 12 inches)
= **9.20 ac-ft of storage required (zero discharge)**
- From the stage vs storage curve, **9.20** ac-ft corresponds to elevation **6.34** NAVD

F. 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:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(14.50 \text{ in.} - (0.2 \times 1.90 \text{ in.}))^2 / (14.50 \text{ in.} + (0.8 \times 1.90 \text{ in.}))$
= 12.45 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 12.45 inches X 7.210 acres X (1 foot / 12 inches)
= 7.48 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 7.48 ac-ft corresponds to elevation 6.08 NAVD



Date: January 4, 2018
Project Name: DANIA APARTMENTS
(POST-DEVELOPMENT CALCULATIONS)
Project Number: 201617
Prepared By: GH

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

<u>A. ACREAGE:</u>	This Modification
1. Lake Area =	0.00 ac.
2. Buildings =	1.97 ac.
3. Pavement & Others =	3.03 ac.
4. Green Areas =	2.21 ac.
5. Total =	7.21 ac.

B. OTHER:

- | | |
|----------------------------------|--------------------|
| 1. Present and proposed zoning | <u>PRD-1</u> |
| 2. Present and proposed land use | <u>Residential</u> |

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

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 Minimum Road Elevation (if not specified by Local District Criteria):
Frequency: 10 year
Duration: 1 day
Amount: 8.60 inches
- b. Design Event for Minimum Discharge Elevation:
Frequency: 25 year
Duration: 3 day
Amount: 14.50 inches
- c. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 3 day
Amount: 17.40 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 2.00 NAVD
(Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: -
- c. Receiving Body Regulated Stage Elevation: 0.00 NAVD
- d. Design Storm Allowable Discharge: 0.00 inches per day
- e. Time of Concentration: 0.20 hour
- f. Minimum Discharge:
Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.



III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 7.210 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.601 \text{ ac-ft for the first inch of runoff}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 7.210 \text{ acres} - (0.000 \text{ acres} + 1.970 \text{ acres})$$

$$= \underline{5.240 \text{ acres of site area for water quality calculations}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 5.240 \text{ acres} - 2.210 \text{ acres}$$

$$= \underline{3.030 \text{ acres of impervious area for water quality calculations}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 3.030 \text{ acres} / 5.240 \text{ acres} \times 100\%$$

$$= \underline{57.82 \% \text{ Impervious}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 57.82 \%$$

$$= \underline{1.446 \text{ inches to be treated}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 1.446 \text{ inches} \times (7.210 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.869 \text{ ac-ft required for detention storage}}$$
3. The first inch of runoff from the entire developed site = 0.601 ac-ft
 2.5 inches times the percentage of impervious area = 0.869 ac-ft

The volume of 0.869 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:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (7.210 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.300 \text{ ac-ft required for pre-treatment}}$$



5. Compute credit for using one of the following systems:

a.1 Wet detention volume to be provided (without pretreatment):
 = Total required detention volume X 100%
 = 0.869 ac-ft X 100%
 = **0.869 ac-ft of volume required for wet detention**

a.2 Wet detention volume to be provided (with pretreatment):
 = Total required detention - Pre-treatment
 = 0.869 ac-ft - 0.300 ac-ft
 = **0.568 ac-ft of volume required for wet detention**

b. Dry detention volume to be provided (75% of the total required detention volume):
 = Total required detention volume X 75%
 = 0.869 ac-ft X 75%
 = **0.651 ac-ft of volume required for dry detention**

c. Dry retention volume to be provided (50% of the total required detention volume):
 = Total required detention volume X 50%
 = 0.869 ac-ft X 50%
 = **0.434 ac-ft of volume required for dry retention**

d. Exfiltration trench volume to be provided (50% of the total required detention volume):
 = Total required detention volume X 50%
 = 0.869 ac-ft X 50%
 = **0.434 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 =	0.601 ac-ft
A.2	2.5 inches times percent impervious =	0.869 ac-ft
A.3	Volume to be treated =	0.869 ac-ft
A.4	Pre-treatment required for commercial site =	0.300 ac-ft
A.5.a.1	Wet detention volume required (w/o Pretreatment) =	0.869 ac-ft
A.5.a.2	Wet detention volume required (w/ Pretreatment) =	0.568 ac-ft
A.5.b	Dry detention volume required =	0.651 ac-ft
A.5.c	Dry retention volume required =	0.434 ac-ft
A.5.d	Exfiltration trench volume required =	0.434 ac-ft



C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Garage	V	0.100	6.60	6.60	100	100	1.39
2	Pool/Patio Area	L	0.190	6.75	6.80	100	100	2.64
3	Dry Retention Area	V	0.270	3.00	3.00	0	50	3.74
4	Dry Retention Bank	L	0.040	3.00	5.00	0	50	0.55
5	N/A	V						0.00
6	N/A	L						0.00
7	Green Area	L	1.900	5.00	6.75	0	50	26.35
8	Roadway	L	2.560	5.90	7.10	100	100	35.51
9	N/A	L						0.00
10	Sidewalks	L	0.280	6.95	7.60	100	100	3.88
11	Buildings	V	1.870	7.50	7.50	100	100	25.94
Total:			7.21	3.00	7.60	69.35	84.67	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 -Dev.) in.
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75



2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Garage	6.60	6.75	0.000	0.00
2	Pool/Patio Area	6.78	6.75	0.000	0.00
3	Dry Retention Area	3.00	0.45	0.270	0.12
4	Dry Retention Bank	4.00	1.88	0.040	0.08
5	N/A	0.00	0.00	0.000	0.00
6	N/A	0.00	0.00	0.000	0.00
7	Green Area	5.88	6.41	1.900	12.18
8	Roadway	6.50	6.75	0.000	0.00
9	N/A	0.00	0.00	0.000	0.00
10	Sidewalks	7.28	6.75	0.000	0.00
11	Buildings	7.50	6.75	0.000	0.00
Total:		5.49	42.49	2.210	12.38

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 12.38 ac-in / 7.210 acres
 = 1.72 inches
4. SCS Curve Number Calculation (CN):
 = $1000 / (S + 10)$
 = $1000 / (1.717 + 10)$
 = 85



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	11 ac-ft	T ac-ft	
0.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56	0.56
3.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.13	1.13
3.50		0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.69	1.83
4.00		0.00	0.00	0.27	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.97	2.25
4.50		0.00	0.00	0.41	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.97	2.40
5.00		0.00	0.00	0.54	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.97	2.55
5.50		0.00	0.00	0.68	0.06	0.00	0.00	0.14	0.00	0.00	0.00	0.00	1.97	2.84
6.00		0.00	0.00	0.81	0.08	0.00	0.00	0.54	0.01	0.00	0.00	0.00	1.97	3.41
6.50		0.00	0.00	0.95	0.10	0.00	0.00	1.22	0.38	0.00	0.00	0.00	1.97	4.62

* Abbreviations: T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

- The rainfall amount for the 100-Year, 3-Day storm event:
= **17.40 in.**
- Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(17.40 \text{ in.} - (0.2 X 1.72 \text{ in.}))^2 / (17.40 \text{ in.} + (0.8 X 1.72 \text{ in.}))$
= **15.50 inches of runoff**
- Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 15.50 inches X 7.210 acres X (1 foot / 12 inches)
= **9.31 ac-ft of storage required (zero discharge)**
- From the stage vs storage curve, **9.31 ac-ft** corresponds to elevation **7.29 NAVD.**

Since the proposed Finish Floor elevation is set to 7.50 NAVD and the proposed minimum finish floor elevation is acceptable.



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:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(14.50 \text{ in.} - (0.2 X 1.72 \text{ in.}))^2 / (14.50 \text{ in.} + (0.8 X 1.72 \text{ in.}))$
= **12.63 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 12.63 inches X 7.210 acres X (1 foot / 12 inches)
= **7.59 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **7.59** ac-ft corresponds to elevation **7.00** NAVD.

Since the proposed minimum perimeter elevation is 7.30 NAVD
the proposed minimum perimeter elevation is acceptable.

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 1-Day storm event:
= **8.60 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(8.60 \text{ in.} - (0.2 X 1.72 \text{ in.}))^2 / (8.60 \text{ in.} + (0.8 X 1.72 \text{ in.}))$
= **6.84 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 6.84 inches X 7.210 acres X (1 foot / 12 inches)
= **4.11 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **4.11** ac-ft corresponds to elevation **6.29** NAVD.

Since the proposed minimum crown of road elevation is 6.29 NAVD,
the proposed minimum crown of road elevation is acceptable.



L. EXFILTRATION TRENCH CALCULATIONS:

1. Design Formula: $L = FS((\%WQ)(V_{wq}) + V_{add}) / (K((H_2 * W) + (2 * H_2 * D_u) - (D_u^2) + (2 * H_2 * D_s)) + (1.39 \times 10^{-4} * W * D_u))$

2. Design Information:

L = Trench Length (ft)

FS = Factor of Safety:

%WQ = Percent Reduction in

Treatment Volume Based on

Method of treatment:

V_{wq} = Volume of WQ Treatment:

D_t = Depth of Trench

W = Trench Width:

K = Hydraulic Conductivity:

H_2 = Effective Head on the Saturated Surface:

D_u = Non-Saturated Trench Depth:

D_s = Saturated Trench Depth:

2.00

0.50 Treatment Type = 3 DRY RETENTION

10.42 ac-in

4.40 ft.

6.00 ft.

7.31E-04 cfs/sq-ft per ft head

2.90 ft.

1.75 ft.

1.50 ft.

Maximum Allowable Storage Credit per S.F.W.D.			
=	3.28	in *	Site Area (acers)
=	3.28	in *	7.21 acers/ 12in/ft
=	1.97	ac-ft	

3. Exfiltration Trench Required For Water Quality:

405 ft.

4. Exfiltration Trench Provided For Water Quantity:

1027 ft.

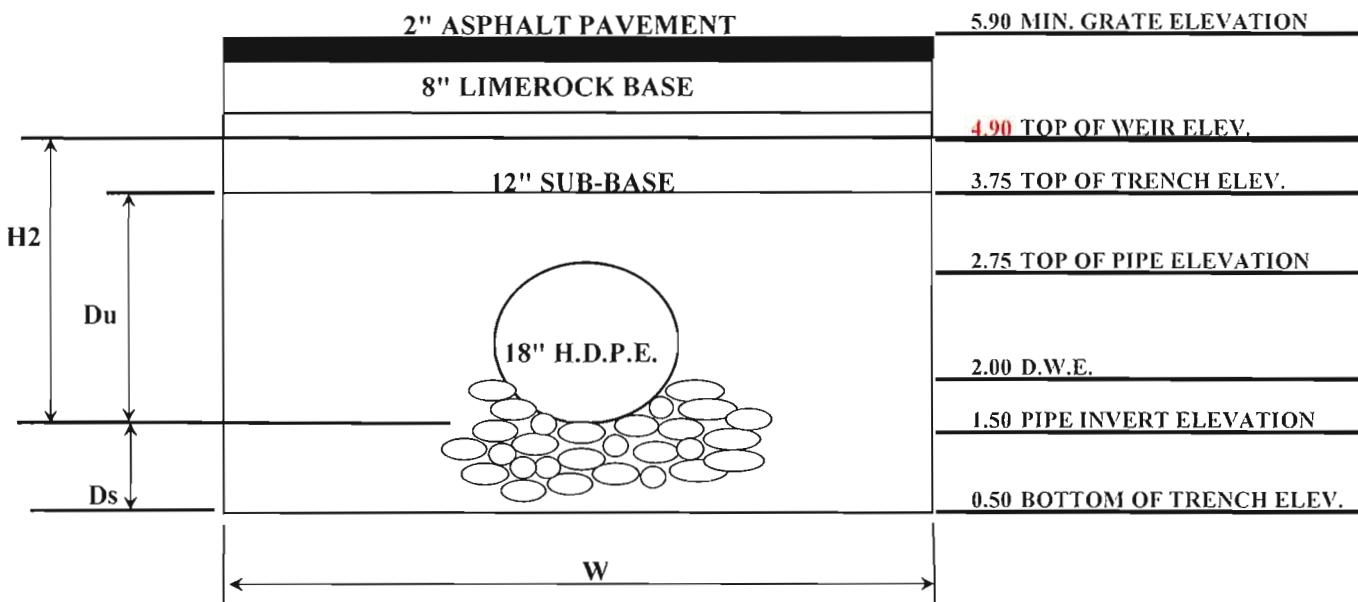
5. Total Exfiltration Trench Provided Towards Stage Storage:

1432 ft.

6. Storage provided based on Exfiltration Trench Length:

23.64 ac-in

or 1.970 ac-ft

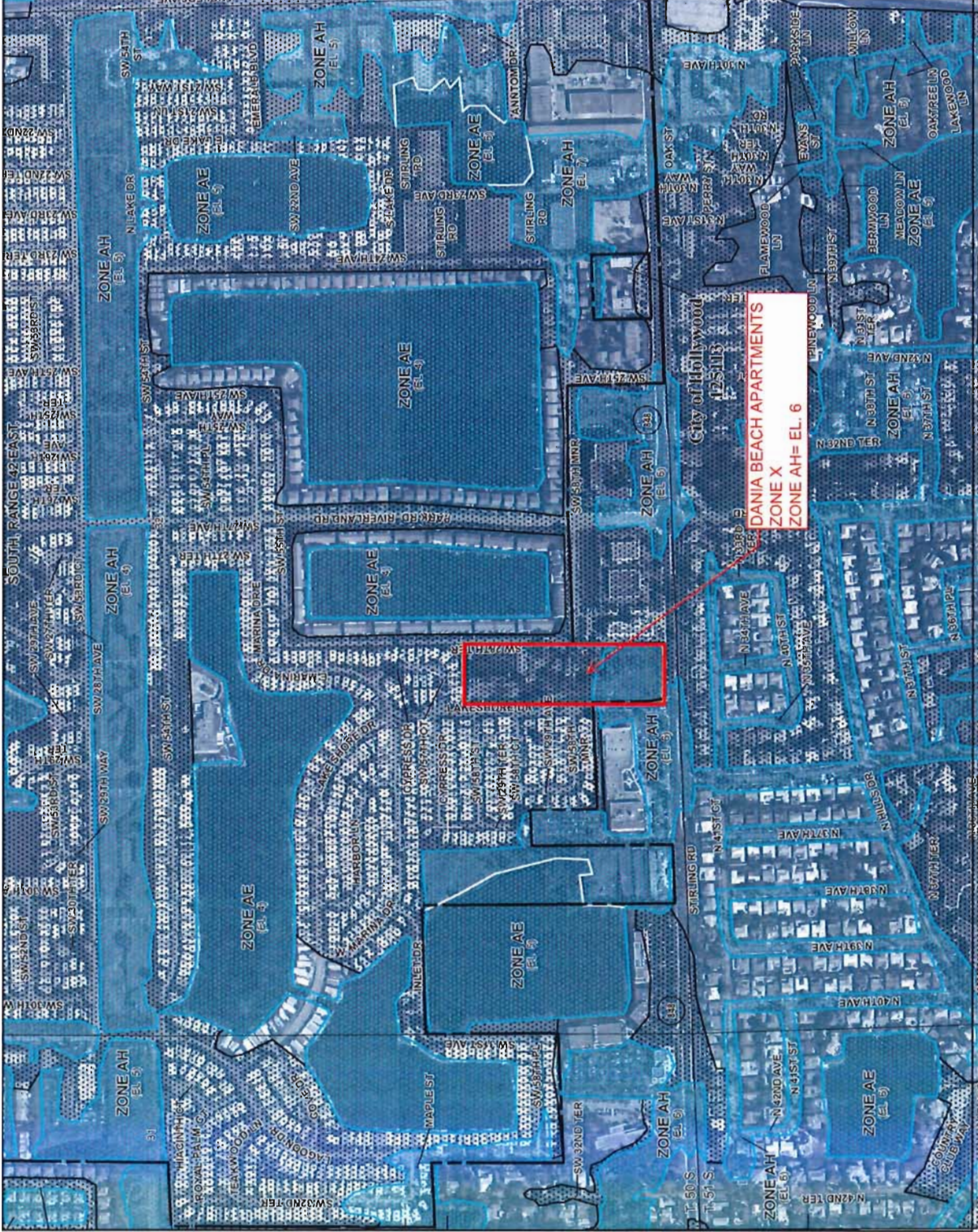


ANCE PROGRAM AT 1-SOU-635-952U.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0566H

FIRM

FLOOD INSURANCE RATE MAP
BROWARD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 566 OF 751
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: PANEL 566H
COMMUNITY: BROWARD COUNTY
HOLLYWOOD CITY OF

MAP NUMBER
12011C0566H

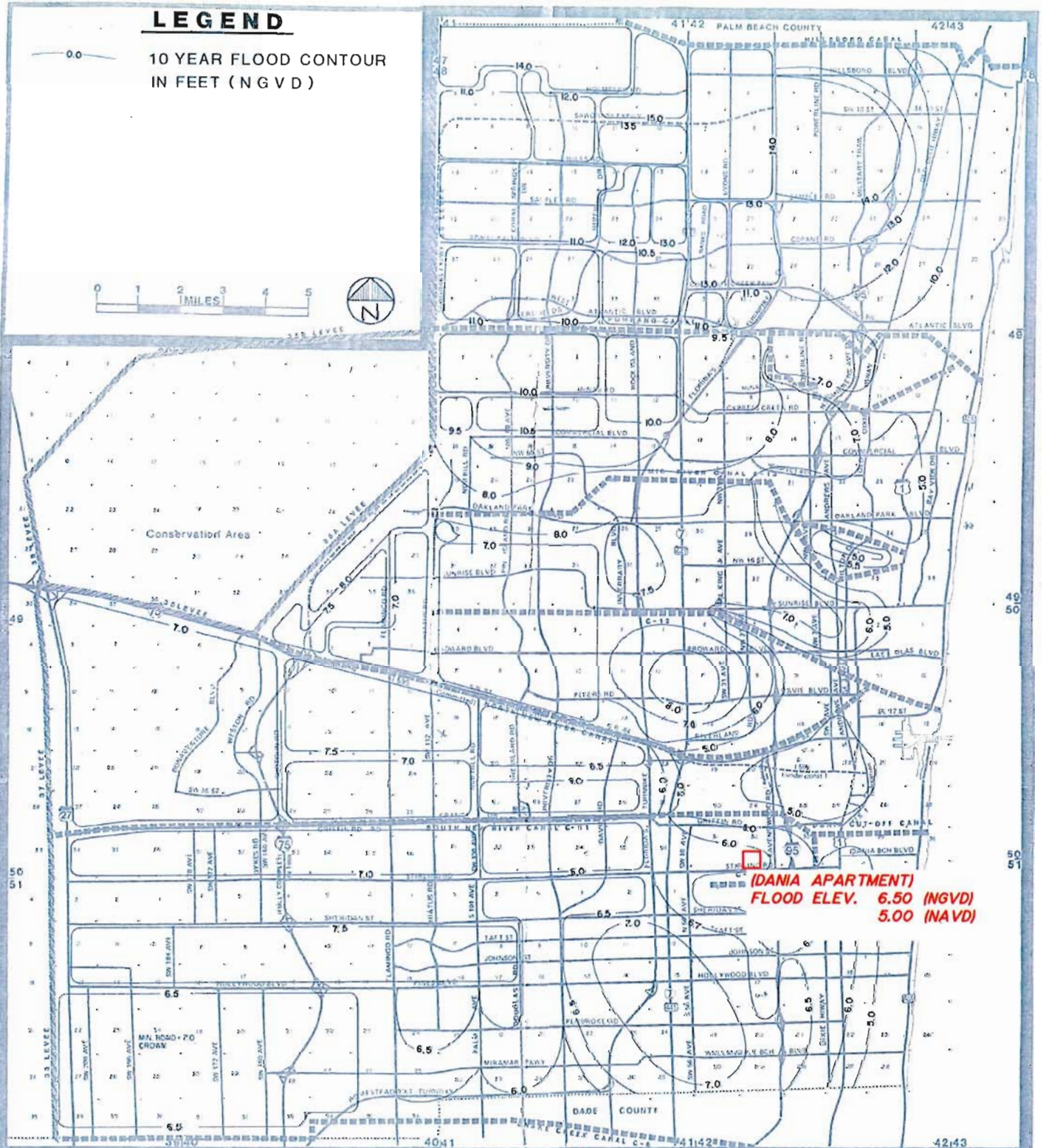
EFFECTIVE DATE
AUGUST 18, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On Line. This map does not reflect changes in the flood insurance rate map. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND

10 YEAR FLOOD CONTOUR
IN FEET (NGVD)

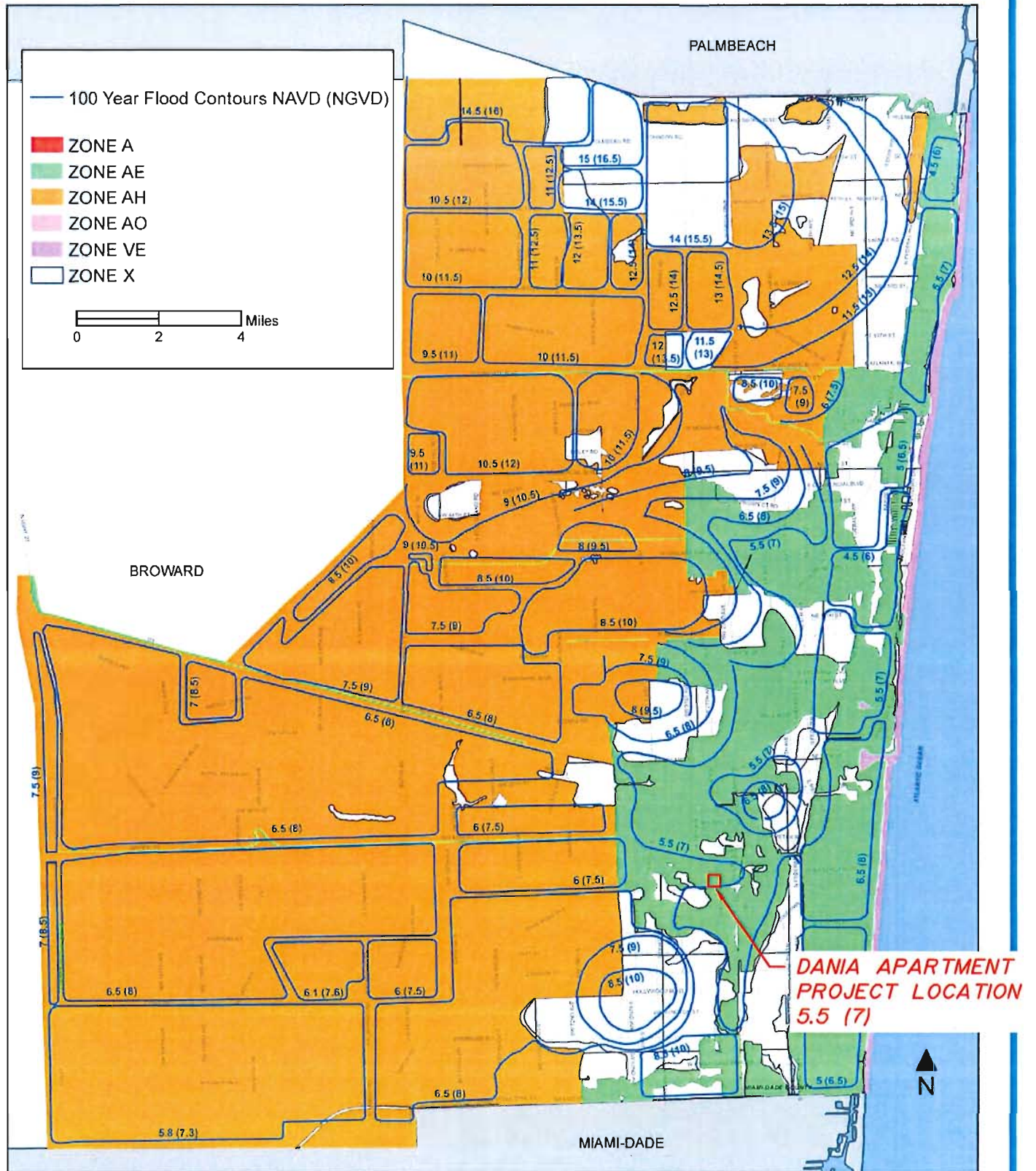


BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKS DEPARTMENT
WATER RESOURCES MANAGEMENT DIVISION
BROWARD COUNTY FLORIDA

10 YEAR FLOOD ELEVATION MAP

NO.	REVISIONS	DATE	DATE 8-20-87	SHEET ' OF 1	DRAWN BY J.B.

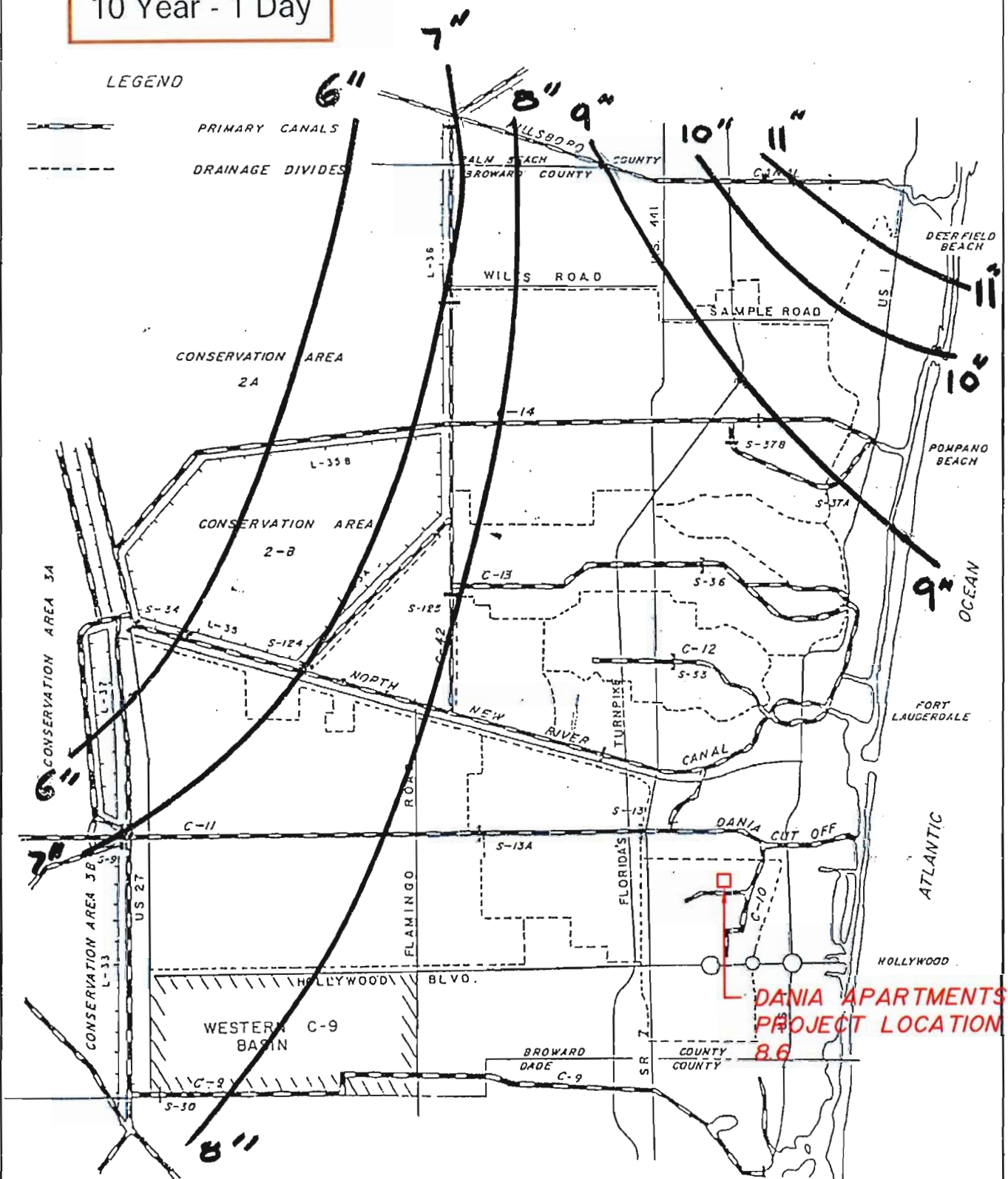
FEMA FLOOD ZONES (1997) and 100 YEAR FLOOD ELEVATIONS



10 Year - 1 Day

LEGEND

-  PRIMARY CANALS
-  DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

Water Resources
Management Division

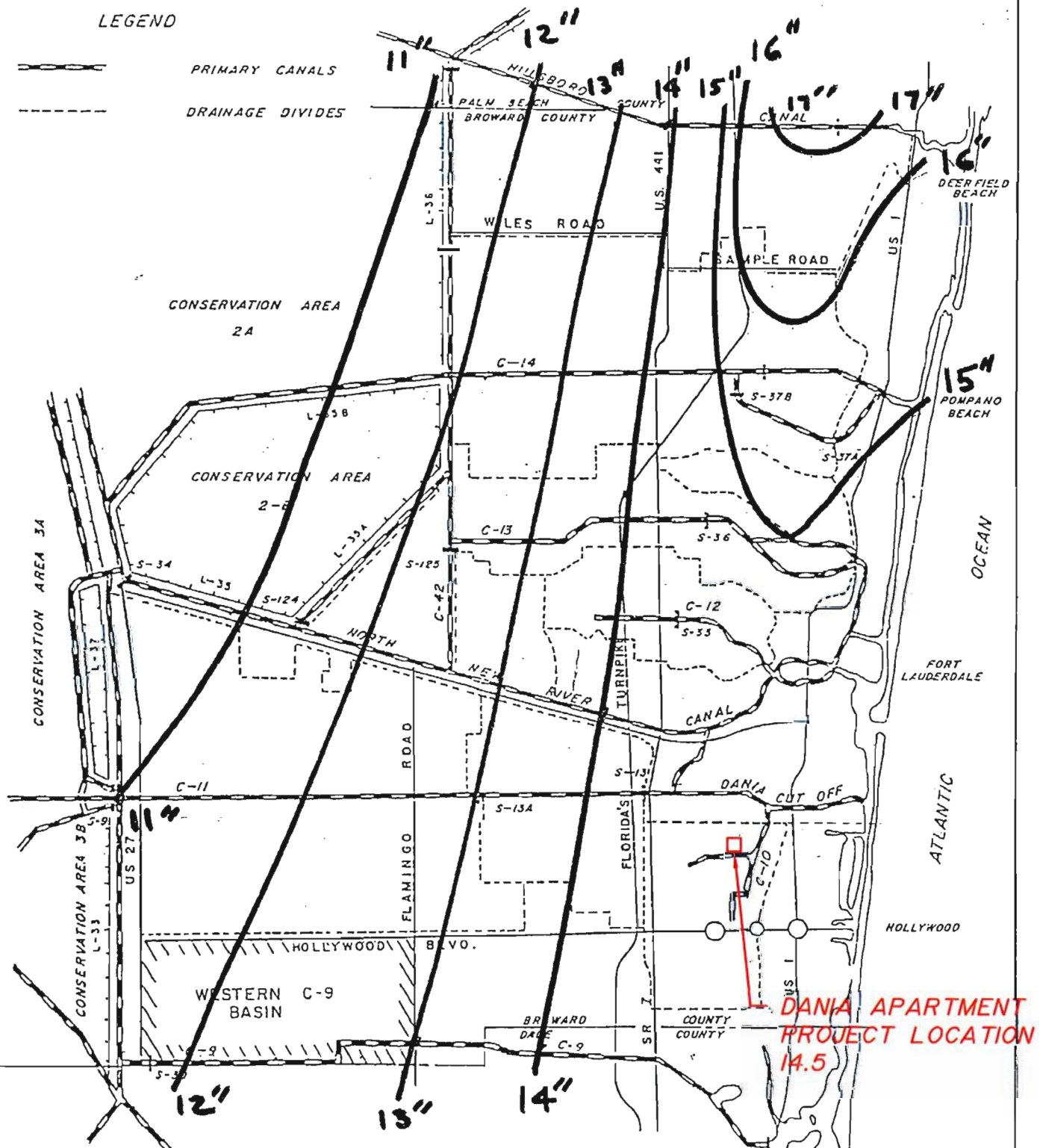
DRAINAGE DIVIDES

W.M.
1.1
1 OF 1
SHEETS

25 Year - 3 Day

LEGEND

- PRIMARY CANALS
- DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

DRAINAGE DIVIDES

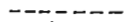
W.M.
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1 OF 1
SHEETS

100 Year - 3 Day

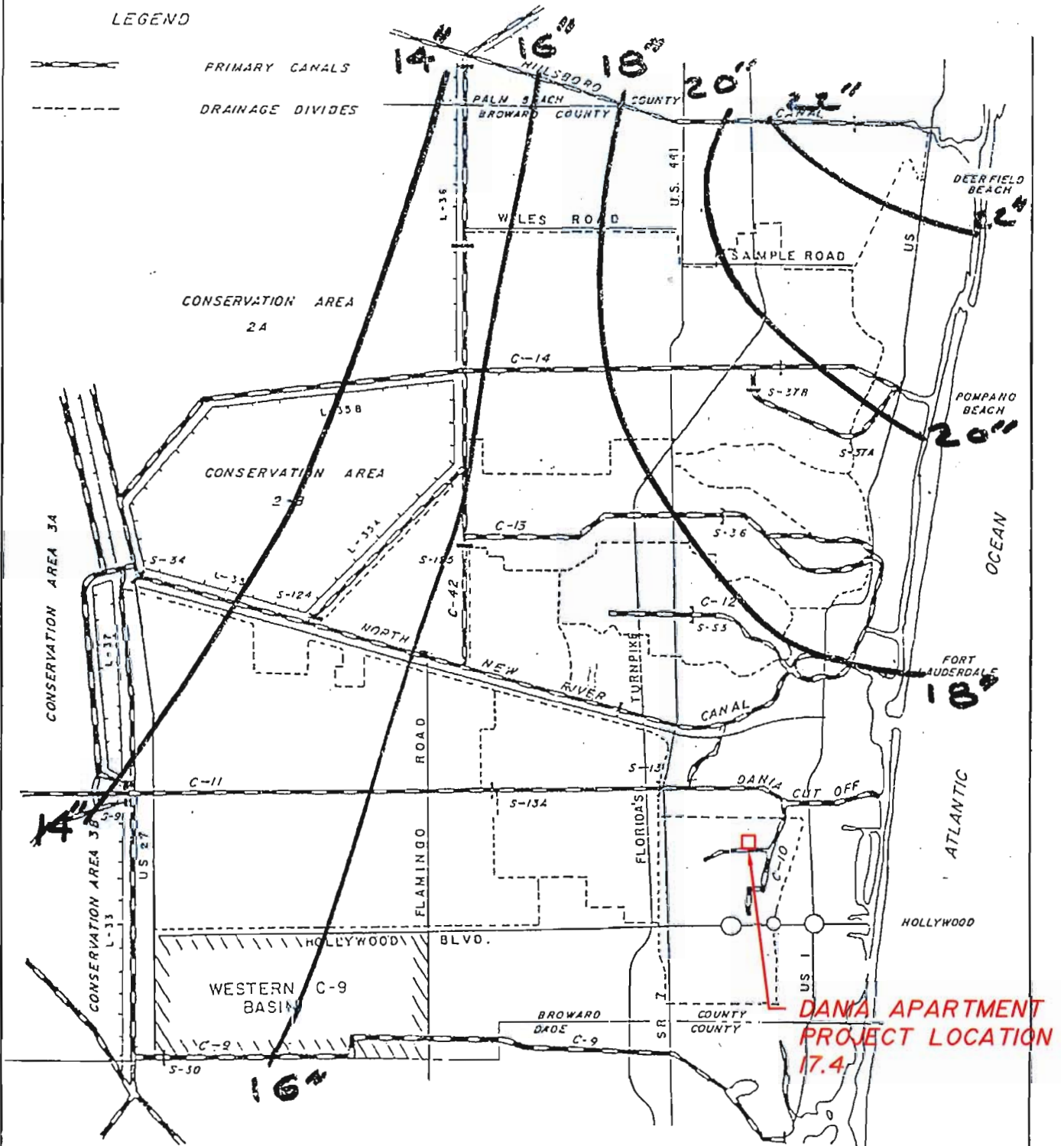
LEGEND



PRIMARY CANALS



DRAINAGE DIVIDES



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

NELCO
TESTING AND ENGINEERING SERVICES

PERCOLATION TEST REPORT

CLIENT: Ballbé & Associates, Inc.
2737 NE 30 Place
Fort Lauderdale, Florida 33306

DATE: July 12, 2017
JOB No.: P-170799

Project:	Dania Apartments
Location:	2851 Stirling Road, Dania Beach, Florida

PERCOLATION TEST RESULTS		
Test Number (No) (u)	1	SOIL CONDITIONS
Test Hole Diameter (d) (ft)	0.5	0.0' - 4.0': Sand with some gravel
Depth to Water Table (H ₂) (ft)	4.25	4.0' - 6.0': Sand
Saturated Depth (D _s) (ft)	10.75	6.0' - 15.0': Sand with some gravel
"Stabilized" Flow Rate (Q) (c.f.s.)	4.68E-02	
Hydraulic Conductivity (K)	5.39E-04	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004)" Usual Open-Hole Test"

Comments: **Please note:** "Soil Conditions" listed above are representative of material encountered in test hole only.
In no way whatsoever shall any assumptions of soil conditions outside the test hole area be made based
on the soil conditions outlined in this report.


V.M.B. Venkatesan
Professional Engineer No. 63107
State of Florida

NELCO

TESTING AND ENGINEERING SERVICES

PERCOLATION TEST REPORT

CLIENT: Ballbé & Associates, Inc.
2737 NE 30 Place
Fort Lauderdale, Florida 33306

DATE: July 12, 2017
JOB No.: P-170799

Project:	Dania Apartments
Location:	2851 Stirling Road, Dania Beach, Florida

PERCOLATION TEST RESULTS

Test Number (No) (u)	2	SOIL CONDITIONS
Test Hole Diameter (d) (ft)	0.5	0.0' - 3.0': Sand with some gravel
Depth to Water Table (H ₂) (ft)	4	3.0' - 15.0': Sand
Saturated Depth (D _s) (ft)	11	
"Stabilized" Flow Rate (Q) (c.f.s.)	5.75E-02	
Hydraulic Conductivity (K)	6.97E-04	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004)" Usual Open-Hole Test"

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V.M.B. Venkatesan
Professional Engineer No. 63197
State of Florida

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TESTING AND ENGINEERING SERVICES

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Fort Lauderdale, Florida 33306

DATE: July 12, 2017
JOB No.: P-170799

Project:	Dania Apartments
Location:	2851 Stirling Road, Dania Beach, Florida

PERCOLATION TEST RESULTS		
Test Number (No) (u)	3	SOIL CONDITIONS
Test Hole Diameter (d) (ft)	0.5	0.0' - 3.0': Sand with some gravel
Depth to Water Table (H ₂) (ft)	4.5	3.0' - 8.0': Sand
Saturated Depth (Ds) (ft)	10.5	8.0' - 15.0': Silty sand
"Stabilized" Flow Rate (Q) (c.f.s.)	8.51E-02	
Hydraulic Conductivity (K)	9.35E-04	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004) "Usual Open-Hole Test"

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V.M.B. Venkatesan
Professional Engineer No. 63107
State of Florida

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TESTING AND ENGINEERING SERVICES

PERCOLATION TEST REPORT

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2737 NE 30 Place
Fort Lauderdale, Florida 33306

DATE: July 12, 2017
JOB No.: P-170799

Project:	Dania Apartments
Location:	2851 Stirling Road, Dania Beach, Florida

PERCOLATION TEST RESULTS		
Test Number (No) (u)	4	SOIL CONDITIONS
Test Hole Diameter (d) (ft)	0.5	0.0' - 9.0': Sand with some gravel
Depth to Water Table (H ₂) (ft)	4.58	9.0' - 15.0': Silty sand
Saturated Depth (D _s) (ft)	10.42	
"Stabilized" Flow Rate (Q) (c.f.s.)	7.53E-02	
Hydraulic Conductivity (K)	8.16E-04	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004)" Usual Open-Hole Test"

Comments: **Please note:** "Soil Conditions" listed above are representative of material encountered in test hole only.
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Project:	Dania Apartments
Location:	2851 Stirling Road, Dania Beach, Florida

PERCOLATION TEST RESULTS		
Test Number (No) (u)	5	SOIL CONDITIONS
Test Hole Diameter (d) (ft)	0.5	0.0' - 1.0': Sand with some gravel
Depth to Water Table (H ₂) (ft)	3.67	1.0' - 3.0': Sand
Saturated Depth (D _s) (ft)	11.33	3.0' - 5.0': Muck
"Stabilized" Flow Rate (Q) (c.f.s.)	4.34E-02	5.0' - 15.0': Silty sand
Hydraulic Conductivity (K)	5.67E-04	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004) "Usual Open-Hole Test"

Comments: **Please note:** "Soil Conditions" listed above are representative of material encountered in test hole only.
In no way whatsoever shall any assumptions of soil conditions outside the test hole area be made based on the soil conditions outlined in this report.

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PERCOLATION TEST REPORT

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Project:	Dania Apartments
Location:	2851 Stirling Road, Dania Beach, Florida

PERCOLATION TEST RESULTS		
Test Number (No) (u)	6	SOIL CONDITIONS
Test Hole Diameter (d) (ft)	0.5	0.0' - 2.0': Sand with some gravel
Depth to Water Table (H ₂) (ft)	4	2.0' - 15.0': Sand
Saturated Depth (Ds) (ft)	11	
"Stabilized" Flow Rate (Q) (c.f.s.)	6.88E-02	
Hydraulic Conductivity (K)	8.34E-04	

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

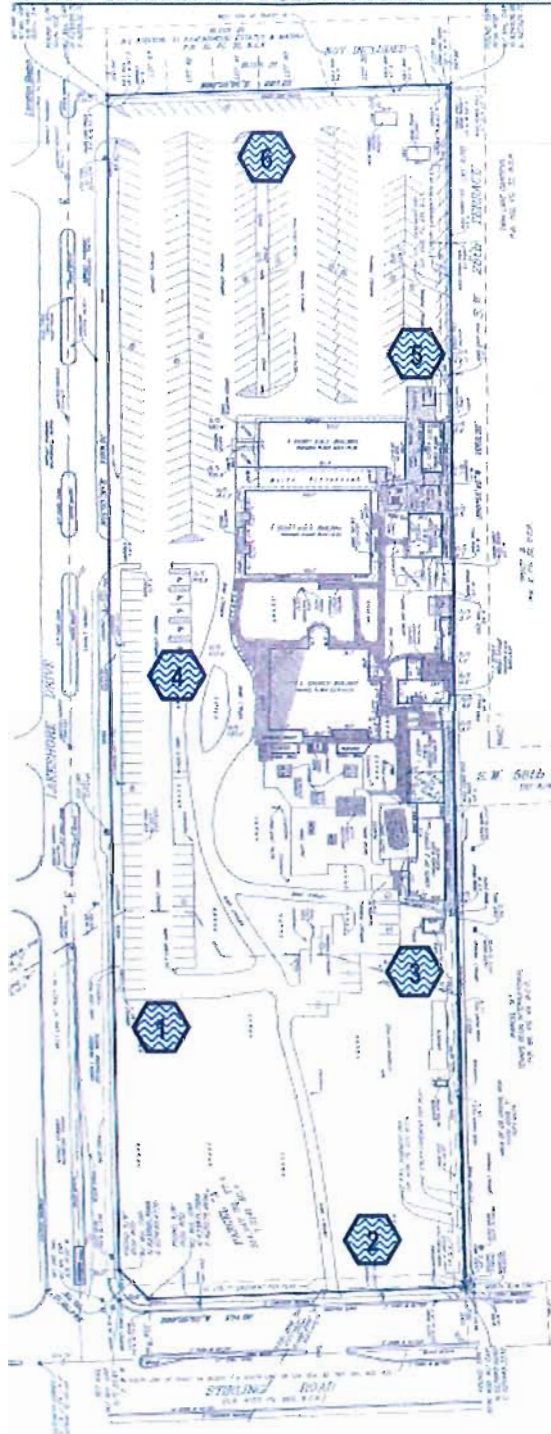
Per S.F.W.M.D. Permitting Information Manual (Vol IV - May, 2004)" Usual Open-Hole Test"

Comments: **Please note:** "Soil Conditions" listed above are representative of material encountered in test hole only.
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V.M.B. Venkatesan
Professional Engineer No. 63107
State of Florida

NELCO TESTING AND ENGINEERING SERVICES

Soil Percolation Test Location Sketch



Percolation Test Locations



January 4, 2018

Department of Community Development
CITY OF DANIA BEACH – PLANNING AND ZONING DIVISION
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: **Dania Beach Apartments (LARGE SCALE SITE PLAN)**
Project Number: **201617**
Dania PZ#: **SP-101-17**



To Whom It May Concern:

Pursuant to the comments provided for the above referenced project, enclosed please find our response to the DRC comments:

Flood Plain Comments Response:

Sheet SP-1: Please revise site area table to reflect current Flood Risk Information.

RESPONSE: Site area table reflects current Flood Risk information provided by Civil Engineer.

Sheet C1 and C2: Please revise to indicate datum of proposed elevations.

RESPONSE: Sheet C1 and C2 have been revised to indicate NAVD datum.

Landscape Comments Response:

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: An Arborist's report has been created and submitted with the necessary information.

2. The tree disposition table on Sheet TD-2 subtracts the canopy from the specimen tree value to calculate specimen tree mitigation. Note that specimen tree values are independent of canopy mitigation. For all specimen trees proposed to be removed, a tree trust fund payment must be made based on the value of the tree per "The guide for plant appraisal" published by the International Society of Arboriculture (see Sec. 825-140). Update the table on Sheet TD-2 accordingly.

ballbé & associates, inc.
2737 northeast 30th place, fort lauderdale, florida 33306 • p-954-491-7811

FILE COPY

RESPONSE: The tree disposition table has been revised on sheet TD-2.

3. List the number and species of trees being used toward mitigation. Indicate the location of mitigation trees on the plans with a special symbol or callout.

RESPONSE: The number and species of trees being used toward mitigation have been shown on sheet L-1 under the tree mitigation requirements notes. The trees used for mitigation have been labeled on the plans.

4. Provide the dollar amount of the tree trust fund payment that will be made to mitigate the remaining canopy not being mitigated onsite.

RESPONSE: Dollar amount has been provided on sheet L-1 within tree mitigation requirements notes.

5. In the overall landscape requirement table on Sheet L-1, item B states that the percentage of intermediate, small, and palm trees are calculated as a percentage of the remaining required trees after the 40% shade tree requirement. This is incorrect. Per Sec. 275-190, all four category thresholds are calculated using the **total** trees required. Revise calculations in this table accordingly.

RESPONSE: The calculations in the table have been revised.

6. Proposed single and triple Montgomery palms being used to meet the VUA and non-VUA planting requirements are counted as trees at a 3-to-1 ratio per Sec. 275-190 (each triple counts as 1 tree). Provide a calculation/clarification that the palms being used to meet VUA and non-VUA requirements use this ratio to verify the requirement is being met.

RESPONSE: A note has been added to the landscape requirements table to show how the palms are being counted.

7. List the area (in SF) of VUA required to be dedicated to landscaping in the interior landscape requirements table on Sheet L-1. Currently, the requirement is listed as N/A.

RESPONSE: The area has been listed.

8. Terminal islands abutting the parking garages on the north side of the site do not meet 275-100 requirements. Provide terminal islands meeting the size and planting requirements of this section.

RESPONSE: Area mentioned has been removed.

9. Two terminal islands near the east side and southeast corner of the site do not have the required two trees. It appears there is a conflict with the locations of proposed hydrants. Provide two additional Category 1 trees elsewhere on the site to mitigate this deficit.

RESPONSE: The required two trees have been added.

10. One terminal island on the east side of the site does not meet 275-100 requirements for size and plantings.

RESPONSE: The one terminal island on the east side meets 275-100 requirements.

11. Intermediate parking islands do not meet the planting requirements of Sec. 275-100. Provide two category 1 trees for each intermediate parking island.

RESPONSE: Two category 1 trees have been added to intermediate parking islands.

12. Show tree protection zones on the landscape plan for each tree to remain on site.

RESPONSE: Tree protection zones have been shown on each tree to remain on site.

13. 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.

RESPONSE: A pdf files is being provided in a CD as part of the resubmittal package.

14. Provide a point-by-point response to the above comments.

RESPONSE: See resposnes above.

Fire Department Comments (Tier 1) Response:

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Provide a legend showing hydrants, FDC's, backflow etc.

RESPONSE: Sheets have been revised to show a legend for fire hydrants, FDCs and double detector check valve as requested. Additioanlly a fire acces plans (Sheets C8 and C9) have been added.

2. Provide the type of construction on the plan.

RESPONSE: Type of construction will be IIIA-Fully Sprinkled. Type of construction is noted on SP-1.

3. Fire Department Access Information as follows:

- a. All turning radii (demonstrated)

RESPONSE: All turning radii are demonstrated in SP-1.

- b. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)

RESPONSE: Drive aisle widths are demonstrated and vertical clearances are noted in SP-1.

- 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: Fire Department Apparatus Access Road locations and dimensions are demonstrated in SP-1

4. Water Supply Information as follows:

- a. Existing and proposed fire hydrant locations.

1. Show FDC on the curb by the hydrant by Bldg. 1.

RESPONSE: An FDC has been added by curb as requested

2. Provide additional FDC's on the west side for both Bldgs. 1 and 2 (Lakeshore Drive)

RESPONSE: FDCs have been added for both Bldgs. 1 and 2 as requested.

3. Provide a hydrant by the above FDC's. (This will comply with the hydrant separation requirements).

RESPONSE: Please notice that there is an existing fire hydrant within 85 feet of the proposed FDCs.

4. FDC and Hydrant to be on the same side of the road. Relocate the hydrant on the east side of bldg. 2 to the curb by the FDC.

RESPONSE: FDC and hydrants locations have been revised to be on the same side of road.

5. FDC for the north side of Bldg 3 to be relocated by the curb.

RESPONSE: FDC for Bldg. 3 has been relocated to be by the curb.

6. Provide additional FDC by the hydrant on the south side of Bldg.3

RESPONSE: An additional FDC is being provided for Bldg. 3 as requested.

7. There is a symbol on the entrance off Stirling Road. Please indicate if this is an existing or proposed hydrant. (see attached pictures).

RESPONSE: This symbol represents fire hydrant to be relocated.

- b. Dimensions of the three nearest adjacent hydrants to the project site.

RESPONSE: Dimensions for nearest hydrants have been added.

- 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)

RESPONSE: The FDC for the proposed buildings are being shown on plans.

5. Proof of Water Supply & Fire Flow Demand as follows:

- a. Fire Hydrant Flow Test

RESPONSE: A copy of the fire flow test results is being provided.

- b. Building Construction Type and Square Footage

RESPONSE: Refer to sheet SP-1 for building type and square footage information.

- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer

RESPONSE: Fire flow demand calculations will be provided under a separate cover.

- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)

RESPONSE: This comment will be addressed under a separate cover.

- 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: This comment will be addressed under a separate cover.

Fire Department Comments (Tier 2) Response:

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) by access gates

RESPONSE: This comment will be addressed during permitting phase.

- b. "NO PARKING" sign locations and sign details demonstrated by access gates

RESPONSE: This comment will be addressed during permitting phase.

- c. Building Accessibility

RESPONSE: This comment will be addressed during permitting phase.

- d. Fire Department Access Routes During Construction

RESPONSE: This comment will be addressed during permitting phase.

- e. Show all gates with knox key.

RESPONSE: Gates and knox key location are shown on plans. Refer to sheets SP1, C8 and C9.

7. Additional Water Supply Information as follows:

- a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.

RESPONSE: The location for FDC and double detector check valve are shown in conceptual engineering plans and fire access plans.

8. A detail sheet accompanying the Civil Plans with the following details:

- a. Fire Hydrant Detail

RESPONSE: This comment will be addressed during permitting phase.

- b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's

RESPONSE: This comment will be addressed during permitting phase.

- c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)

RESPONSE: Blue pavement marker is shown on conceptual engineering plans and fire access plans.

- d. Post Indicating Valve Detail (where applicable)

RESPONSE: This comment will be addressed during permitting phase.

- e. Underground Gate Valve Detail (where applicable)

RESPONSE: This comment will be addressed during permitting phase.

- f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use

RESPONSE: This comment will be addressed during permitting phase.

- g. Signage Detail for the Fire Department Connections (where applicable)

RESPONSE: This comment will be addressed during permitting phase.

9. Address Detail

RESPONSE: The Address Detail shall comply with NFPA 1:10.12.1

- 10. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.

RESPONSE: Egress plan, common path of travel, and travel distances are noted on A-2.1.1 and A-2.2.1

- 11. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

RESPONSE: Minimum radio signal strength for Fire Department Communications shall comply with NFPA requirements mentions on page 6 of the Fire Department comments.

Zoning Comments Response:

- 1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

RESPONSE: Noted

2. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.

RESPONSE: Please clarify comment. Signed and notarized applications were provided under first DRC submittal along with checks to cover fees.

3. PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.

RESPONSE: This comment will be addressed under a separate cover.

4. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.

RESPONSE: This comment will be addressed under a separate cover.

5. RIGHT-OF-WAY: It appears a ROW dedication is needed along Stirling Road, as the site plan shows property line located in Stirling Road ROW. Revise accordingly.

RESPONSE: Refer to conceptual engineering plans.

6. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peak trips.

RESPONSE: A traffic statement is being provided as requested.

7. IMPACT FEES: Impact fees that will be required for the project are attached to these comments for reference.

RESPONSE: Noted

8. SIGNS: Provide copy of all signs for compliance review. Provide signage detail for both proposed monument signs.

RESPONSE: This comment will be addressed under a separate cover.

9. 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.

RESPONSE: This comment will be addressed under a separate cover.

10. PARKING: When calculating parking, must round up. Visitor parking $1/5$ units = $196/5 = 39.2$. Therefore, 4 guest parking spaces are required. Revise table on Sheet SP-1 accordingly.

RESPONSE: Parking calculations are updated on SP-1.

11. USE: DENSITY

- The Land Use Amendment heard by the City Commission on 5/23/17 identified the proposed land use designation as Commercial (1.3 gross acres) and Irregular (32.6) Residential (7 gross acres).

RESPONSE: The land use plan amendment was modified at the City Commission meeting to eliminate all of the Commercial land use on the property. The amendment was changed to amend the entire property to Irregular (23.74) Residential. This land use designation is reflected on the site plan.

- The existing and proposed southern-most 1.3 gross acres are Commercial. Identify the location of the Commercial Land Use on the site plan drawing to ensure the use is compatible.

RESPONSE: The land use plan amendment was modified at the City Commission meeting to eliminate all of the Commercial land use on the property. The amendment was changed to amend the entire property to Irregular (23.74) Residential. This land use designation is reflected on the site plan.

12. Provide minimum bicycle parking requirements identified in Section 265-51.

RESPONSE: Refer to sheet SP1.

13. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.

RESPONSE: Noted.

14. Principal Arterial Design Standards/Industrial Design Standards.

RESPONSE: Noted.

15. Must provide latest revised set of plans on disk prior to going to public hearing.

RESPONSE: Noted

16. 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.

RESPONSE: Noted

17. 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.

RESPONSE: This comment will be addressed under a separate cover.

18. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.

RESPONSE: Noted

19. Applicant must provide statement from the City's Code Compliance Department that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing.

RESPONSE: This comment will be addressed under a separate cover.

20. Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.

RESPONSE: This comment will be addressed under a separate cover.

21. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,364.00 per multi-family unit. Therefore, $(\$1,364 \times 196 \text{ units}) = \$267,344.00$ \$267,344.00 must be paid prior to issuance of the building permit.

RESPONSE: Noted

22. Sheet SP-1, revise Site information Data table to reflect the correct current zoning of the property, C-2 & RS-6000.

RESPONSE: Current Zoning had been updated in the SP-1 info table.

23. Sheet SP-1, Front (Lake Shore Drive) minimum setback required is 25'; only 15' is provided. Revise the plan drawing accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

RESPONSE: Variance request will be provided.

24. Per Ordinance No. 2014-071, must provide Recreation and Open Space impact fee of \$1,825.00 per townhouse unit. Therefore, (\$1,825 X 10 units = \$18,250.00) \$18,250.00 must be paid prior to issuance of the building permit.

RESPONSE: Variance request will be provided.

25. Sheet SP-1 identifies 3 variances will be requested for lot coverage, building separation, and impervious area, but no application was received. A variance request requires submittal of an application, an application fee of \$2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

RESPONSE: Variance request will be provided.

26. Sheet SP-1, identify the distance between Building 3 and 2' overhang on site plan, on south side of building.

RESPONSE: Overhang has been identified in SP-1.

27. Per Section 265-110, a minimum driveway width which provides parking is 25'. Revise southern driveway shown on Sheet SP-1 accordingly.

RESPONSE: Driveway widths comply with minimum standards.

28. Provide dumpster details to ensure compliance with Article 290 of the LDC.

RESPONSE: Dumpster detail are provided in ACC-1.1

29. Provide parking stall detail illustrating the 2' vehicular overhang shown on site plan.

RESPONSE: Parking stall detail provided in SP-1.

Engineering Comments Response:

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.

RESPONSE: A traffic statement is being provided as requested.

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.

RESPONSE: A fire access plans has been added to package showing swept path analysis for fire truck. Refer to sheets C8 and C9.

3. Show sight distance analysis using FDOT Index No. 546 at proposed driveways.

RESPONSE: Sight triangle per FDOT Index No. 546 has been added to sheet C-1 and C-2

4. 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.

RESPONSE: Refer to sheet SP-1

5. Water and sewer services are provided by BCWWS at this location. Plans may need to be reviewed by that agency.

RESPONSE: Noted. Water and sewer design plans will be submitted to BCWWS to obtained approval during permitting process.

6. Provide copy of pre- and post-development stormwater management and drainage calculations.

RESPONSE: Copies of pre and post development Stormwater management calculations are being provided as requested.

7. 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.

RESPONSE: Sheet C-1 and C-2 have been revised to shwo the base flood elevation (BFE), finished floor elevation (FFE), peak stages for 10-yr, 25-yr and 100-ry rain events.

8. Proposed grading and drainage plan shall be based on the storm water management calculations.

RESPONSE: Please be advised that grading has been revised to be based on post development storm water management calculations.

9. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way.

RESPONSE: Please notice that sidewalk is being provided on right-of-way adjacent to property along Lakeshore Drive and changes are proposed for sidewalk along Stirling Road.

10. 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.

RESPONSE: Please refer to sheet SP-1 for the projected water demand, sewer demand and solid water generation in tabular format.

11. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

RESPONSE: Refer to CDs provided with submittal package.

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

BALLBÉ & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'G. Hernandez', with a stylized flourish at the end.

Gabriel A. Hernandez, P.E.



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-101-17

(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: 2851 STIRLING ROAD, DANIA BEACH FL 33312

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

Recorded Plat Name: St Maurice Plat

Folio Number(s): 5042-32-29-0010 Legal Description: ST MAURICE PLAT 101-17 B PARCE

Applicant/Consultant/Legal Representative (**circle one**) Carlos J. Ballbe

Address of Applicant: 2737 NE 30th Place, Fort Lauderdale FL, 33306

Business Telephone: (954) 491-7811 Home: _____ Fax: _____

E-mail address: info@baeng.us

Name of Property Owner: STIRLING ALYA LLC

Address of Property Owner: 1250 E. HALLANDALE BEACH BLVD, SUITE 602, HALLANDALE, FL 33301

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Site Plan Review

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

Prop. Net Acreage: 7.21 Gross Acreage: 7.21 Prop. Square Footage: _____

Existing Use: R-6000 Proposed Use: RM-2

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

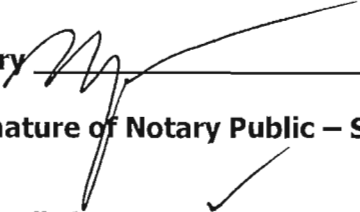
By: 
(Owner / Agent signature*)

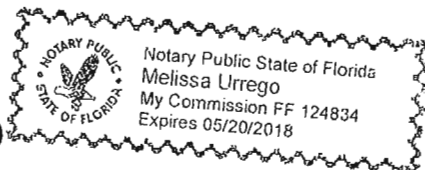
BEFORE ME THIS 19 DAY OF JULY, 2018

By:

Liam Baum
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 
(Signature of Notary Public – State of Florida)



Personally known ☒ or Produced Identification ☐

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<i>SPECIAL EXCEPTION (Cellular Towers)</i>	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



Prepared by and return to:

Suzanne A. Dockerty

Attorney at Law

J. PATRICK FITZGERALD & ASSOCIATES, P.A.

110 Merrick Way Suite 3-B

Coral Gables, FL 33134

305-443-9162

File Number: 6-978

Will Call No.:

\$3,800,000

[Space Above This Line For Recording Data]

Warranty Deed

This **Warranty Deed** made this 17 day of February, 2015 between The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole whose post office address is 9401 Biscayne Blvd., Miami Shores, FL 33138, grantor, and Stirling Alya LLC, a Florida limited liability company whose post office address is 1250 E. Hallandale Beach Blvd., Suite 602, Hallandale Beach, FL 33009, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Parcel A, St. Maurice Plat, according to the plat thereof, as recorded in Plat Book 101, Page 17, Public Records of Broward County, Florida.

Parcel Identification Number: 504232-29-0010

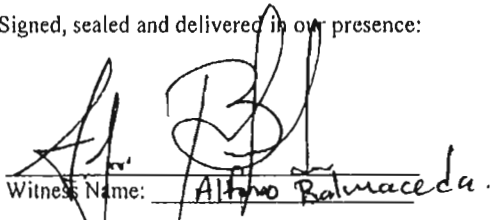
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

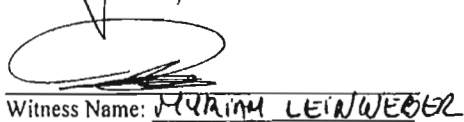
To Have and to Hold, the same in fee simple forever.

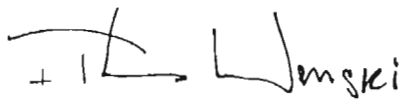
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Alfredo Balmaceda

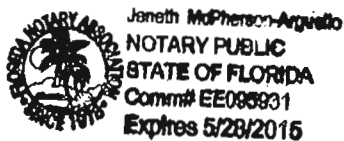

Witness Name: William Leinweber

By: 
The Most Reverend Thomas G. Wenski, Archbishop of
the Archdiocese of Miami, his successors in office, a
corporation sole

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of February, 2015 by Thomas G. Wenski of The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole. He ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Janeth McPherson-Aguello
My Commission Expires: 5/28/2015

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE “FLORIDA POWER & LIGHT UNIT 7 ” PLAT (PL-130-17) SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC., ON BEHALF OFFLORIDA POWER & LIGHT COMPANY FOR PROPERTY LOCATED AT 3801 SW 43RD COURT, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

FPL Plat staff report, R-2018- FPL Unit 7 Plat (PL-130-17), FPL Plat OPT, FLP Plat application



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

DATE: March 13, 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: **PL-130-17:** The applicant, Leigh Robinson Kerr & Associates, Inc., on behalf of the property owner Florida Power and Light Company, is requesting Plat approval for a property located at 3100 Griffin Road.

**REQUEST
PLAT**

To allow the modernization of an existing electrical generating facility and the construction of a 25,000 square foot administrative building.

PROPERTY INFORMATION

EXISTING ZONING:	General Industrial (IG)
LAND USE DESIGNATION:	Electrical Generation Facilities

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The subject property is approximately 374 acres in size. The property is owned and operated as an electrical power plant by Florida Power and Light Company (FLP) since 1927. The applicant is proposing to modernize the existing Units 4 & 5 electrical generators, demolish the existing administration building and build a new administration building with associated parking and landscaping.

PLAT

Development Review Committee (DRC)

The plat was reviewed by the Development Review Committee only once on January 25, 2018, which includes representatives from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has outstanding staff comments which must be addressed prior to issuance of a building permit. The applicant has addressed all DRC comments.

At this time, the applicant has also submitted applications for Site Plan, Variances, and Special Exception, which will be heard by the City Commission as separate applications.

CITY COMMISSION PREVIOUS ACTION

On January 9, 2018 the City Commission approved the Future Land Use amendment to add Electrical generations Facilities Use and approved the Future Land Use designation to Electrical Generation Facilities via Ordinance No. 2018-036.

On September 12, 2017 the City Commission approved a zoning Text Amendment to modify the conditions of use for electrical power plans via Ordinance No. 2017-028.

CITY COMMISSION ACTION

Approve the resolution.

RESOLUTION NO. 2018-040

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "FLORIDA POWER & LIGHT UNIT 7 " PLAT (PL-130-17) SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC., ON BEHALF OF FLORIDA POWER & LIGHT COMPANY FOR PROPERTY LOCATED AT 3801 SW 43RD COURT, 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"), 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, Leigh Robinson Kerr & Associates, Inc, on behalf of Florida Power & Light Company (the "Applicant"), is requesting plat approval (PL-130-17), 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 "Florida Power & Light Unit 7" Plat (PL-130-17), is restricted to up to 27,000 square feet of office/maintenance ancillary to the existing utility plant; and

WHEREAS, on January 25, 2018, 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 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 “Florida Power & Light Unit 7” Plat (PL-130-17), 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 order 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 March 13, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

Legal Description

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 30-50-42, THENCE SOUTH 01°41'18" EAST, ALONG EAST LINE OF THE SW ¼ OF SAID SECTION 30, FOR 814.77 FEET TO THE CENTERLINE OF DANIA CUT-OFF CANAL; THENCE SOUTH 88°44'23" WEST, ALONG SAID CENTERLINE, FOR 1557.95 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 102.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST A DISTANCE OF 193.55 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 489.11 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 233.00 FEET; THENCE NORTH 87°27'12" EAST A DISTANCE OF 238.40 FEET; THENCE NORTH 37°35'56" EAST A DISTANCE OF 29.68 FEET; THENCE NORTH 88°41'07" EAST A DISTANCE OF 232.90 FEET TO THE POINT OF BEGINNING:

SAID LAND LYING IN CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINS 103,733 SQUARE FEET (2.3814 ACRES) MORE OR LESS.

FLORIDA POWER & LIGHT UNIT 7 PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE
SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594

LAND DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 30-50-42, THENCE SOUTH 01°41'18" EAST, ALONG EAST LINE OF THE SW ¼ OF SAID SECTION 30, FOR 814.77 FEET TO THE CENTERLINE OF DANIA CUT-OFF CANAL; THENCE SOUTH 88°44'23" WEST, ALONG SAID CENTERLINE, FOR 1557.95 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 102.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST A DISTANCE OF 193.55 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 489.11 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 233.00 FEET; THENCE NORTH 87°27'12" EAST A DISTANCE OF 238.40 FEET; THENCE NORTH 37°35'56" EAST A DISTANCE OF 29.68 FEET; THENCE NORTH 88°41'07" EAST A DISTANCE OF 232.90 FEET TO THE POINT OF BEGINNING;

SAID LAND LYING IN CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINS 103,733 SQUARE FEET (2.3814 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS, THAT FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, OWNERS OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "FLORIDA POWER & LIGHT UNIT 7 PLAT".

IN WITNESS WHEREOF THE SAID FLORIDA POWER AND LIGHT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND CORPORATE SEAL AFFIXED THEREOF THIS _____ DAY OF _____, 201__.

FLORIDA POWER AND LIGHT COMPANY,
A FLORIDA CORPORATION

WITNESS:
PRINT NAME: _____

BY: _____
NAME: _____

WITNESS:
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, AS _____ OF FLORIDA POWER AND LIGHT CO, A FLORIDA CORPORATION, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AND OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

MY COMMISSION NUMBER: _____
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: _____ PRINT NAME: _____

SURVEYOR'S CERTIFICATE

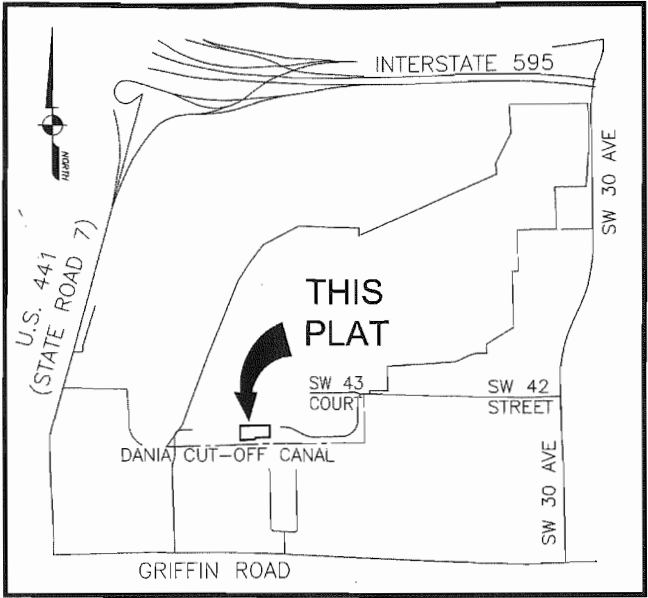
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 201__.

DATE: _____

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300
AVIROM & ASSOCIATES, INC.

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.



LOCATION SKETCH
(NOT TO SCALE)

CITY OF DANIA BEACH PLANNING AND ZONING BOARD:

NO BUILDING PERMITS SHALL BE ISSUED FOR 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 PLANNING AND ZONING BOARD OF THE CITY DANIA BEACH HAS BEEN APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____, 201__.

BY: _____ DATE: _____
CHAIRPERSON

CITY OF DANIA BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT OF "FLORIDA POWER & LIGHT UNIT 7 PLAT" WAS APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, BY ORDINANCE No. _____, ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, 2017.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

CITY ENGINEER:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201__.

BY: _____ CITY ENGINEER, FLORIDA P.E. REGISTRATION _____

SURVEYOR	CITY OF DANIA BEACH	COUNTY ENGINEER	COUNTY SURVEYOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

THIS _____ DAY OF _____, 201__ A.D.

By: _____
DESIGNEE

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 TRAFFIC WAYS THIS _____ DAY OF _____, A.D. 201__.

BY: _____
EXECUTIVE DIRECTOR / DESIGNEE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____
CHAIRPERSON

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 BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201__ A.D.

BY: _____
MAYOR - COUNTY COMMISSION

ATTEST: BERTHA HENRY,
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS IS TO CERTIFY: THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201__, AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY,
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

DATE: _____

BY: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 4030

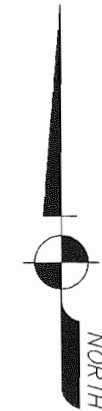
DATE: _____

PLANNING FILE NO. #____-MP-____

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE
SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

SHEET 2 OF 2

SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594



1. O Denotes P.R.M. --INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300".

2. THIS PLAT IS RESTRICTED TO 27,000 SQUARE FEET OF OFFICE / MAINTENANCE ANCILLARY TO THE EXISTING UTILITY PLANT. USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F.,
DEVELOPMENT REVIEW REQUIREMENTS; OF THE BROWARD COUNTYLAND
USED PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3. 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 PROPOSED 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 A PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH-SOUTH CENTERLINE OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 01°41'25" EAST.

7. ABBREVIATION LEGEND: A/K/A = ALSO KNOWN AS; B.C.R. = BROWARD COUNTY RECORDS; C. = CENTERLINE; L.B. = LICENSED BUSINESS; P.B. = PLAT BOOK; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT.

8. A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY, MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 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 SUBSTANTIAL FINDING THAT THE PROPOSED PROJECT 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 THAT THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

9. b) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____ THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY CAN MAKE A DETERMINATION AS TO WHETHER 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. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (25), FLORIDA STATUTES. PLANTED UTILITY EASEMENTS ARE NOT TO BE GRANTED FOR 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 DOES NOT PREVENT PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY PARTICULAR TELEPHONE, CABLE TELEVISION, 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.

WEST 1/4 CORNER OF
OF SECTION 30-50-42
FOUND 5/8" I.R.
(NO ID.)

NORTH-SOUTH CENTERLINE
OF SECTION 30-50-42
S88°15'05"E 2531.90'

P.O.C. -
CENTER OF
SECTION 30-50-42

NORTH LINE OF PARCEL "I"
PORT 95 COMMERCE PARK
(P.B. 144, PG. 2, B.C.R.)

PORT 95 COMMERCE PARK
PARCEL "1"
(P.B. 144, PG. 2, B.C.R.)

PORTION OF THE
SW 1/4 OF THE SECTION 30-50-42

N90°00'00"W 489.11'

PLAT LIMITS

PARCEL "A"
103,733 SQUARE FEET
2.3814 ACRES

PORTION OF THE
SW 1/4 OF THE SECTION 30-50-42

PLAT LIMITS

PORTION OF THE
SW 1/4 OF THE SECTION 30-50-42

S01°41'25"E 814.77'
(BEARING BASIS)

PLAT LIMITS

P.O.B. —

102.55'
N00°00'00"E

S88°44'23"W 1557.95'

DANIA CUT-OFF CANAL

100' RIGHT OF WAY
(DEED BOOK 811, PG. 417, B.C.R.)

CENTERLINE OF
DANIA CUT-OFF CANAL

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.

PLANNING FILE NO. #____-MP-__

BROWARD COUNTY

2017 Paid Commercial Personal Property
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 803926

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
C00002861551		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
% PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

UNKNOWN
VARIOUS DANIA BEACH
AREA UT

12B-17-00000090 \$12,656,163.99
Paid By FLORIDA POWER & LIGHT C
Receipt #
Effective Date
Paid 12/06/2017 11/30/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT	5.46230	680,300,173	5,208	680,294,965	3,715,975.19
COUNTYWIDE SERVICES	0.20670	680,300,173	5,208	680,294,965	140,616.97
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	680,300,173	5,208	680,294,965	3,383,787.15
CAPITAL OUTLAY	1.50000	680,300,173	5,208	680,294,965	1,020,442.45
VOTER APPROVED DEBT LEVY	0.06540	680,300,173	5,208	680,294,965	44,491.29
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	680,300,173	5,208	680,294,965	30,001.01
OKEECHOBEE BASIN	0.13840	680,300,173	5,208	680,294,965	94,152.82
SFWMD DISTRICT	0.12750	680,300,173	5,208	680,294,965	86,737.61
SOUTH BROWARD HOSPITAL	0.14960	680,300,173	5,208	680,294,965	101,772.13
CHILDREN'S SVCS COUNCIL OF BC	0.48820	680,300,173	5,208	680,294,965	332,120.00
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	680,300,173	5,208	680,294,965	4,081,633.73
DEBT SERVICE	0.19110	680,300,173	5,208	680,294,965	130,004.37
FL INLAND NAVIGATION	0.03200	680,300,173	5,208	680,294,965	21,769.44
Total Millage:		19.37910	Ad Valorem Taxes:		\$13,183,504.16
NON - AD VALOREM TAXES					
Levying Authority	Rate		Amount		
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$13,183,504.16
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Commercial Personal Property
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 803926

Paid 12/06/2017 Receipt # 12B-17-00000090 \$12,656,163.99
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
C00002861551

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
% PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 524922

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504219-00-0121		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 36 ST
19-50-42
THAT PART OF OR 11773/319 LYING
IN SEC 19-50-42, LESS PART DESC'D
IN OR 31364/752

12B-17-00000089 \$9,928.16
Paid By FLORIDA POWER & LIGHT C
Effective Date 11/30/2017
Receipt # 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	148,730	0	148,730	812.41
VOTED DEBT	0.20670	148,730	0	148,730	30.74
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	148,730	0	148,730	739.78
CAPITAL OUTLAY	1.50000	148,730	0	148,730	223.10
VOTER APPROVED DEBT LEVY	0.06540	148,730	0	148,730	9.73
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	148,730	0	148,730	6.56
OKEECHOBEE BASIN	0.13840	148,730	0	148,730	20.58
SFWMD DISTRICT	0.12750	148,730	0	148,730	18.96
NORTH BROWARD HOSPITAL	1.24830	148,730	0	148,730	185.66
CHILDREN'S SVCS COUNCIL OF BC	0.48820	148,730	0	148,730	72.61
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	148,730	0	148,730	892.35
DEBT SERVICE	0.19110	148,730	0	148,730	28.42
FL INLAND NAVIGATION	0.03200	148,730	0	148,730	4.76
Total Millage:		20.47780	Ad Valorem Taxes:		\$3,045.66
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				5,792.17	
DS DANIA STORM WATER	@ 40.0000			1,504.00	
Non - Ad Valorem Assessments:					\$7,296.17
Combined Taxes and Assessments:					\$10,341.83
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 524922

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$9,928.16
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504219-00-0121

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525689

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504220-00-0270		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 30 AVE
20-50-42
S1/2 OF NW1/4 OF SW1/4, LESS
OR 15765/565 & LESS PT DESC'D IN
OR 31364/752

12B-17-00000089 \$6,214.98
Paid By FLORIDA POWER & LIGHT CO
Effective Date 11/30/2017
Receipt # 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	81,140	0	81,140	443.21
VOTED DEBT	0.20670	81,140	0	81,140	16.77
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	81,140	0	81,140	403.59
CAPITAL OUTLAY	1.50000	81,140	0	81,140	121.71
VOTER APPROVED DEBT LEVY	0.06540	81,140	0	81,140	5.31
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	81,140	0	81,140	3.58
OKEECHOBEE BASIN	0.13840	81,140	0	81,140	11.23
SFWMD DISTRICT	0.12750	81,140	0	81,140	10.35
NORTH BROWARD HOSPITAL	1.24830	81,140	0	81,140	101.29
CHILDREN'S SVCS COUNCIL OF BC	0.48820	81,140	0	81,140	39.61
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	81,140	0	81,140	486.82
DEBT SERVICE	0.19110	81,140	0	81,140	15.51
FL INLAND NAVIGATION	0.03200	81,140	0	81,140	2.60
Total Millage:		20.47780	Ad Valorem Taxes:		\$1,661.58
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				3,816.36	
DS DANIA STORM WATER	@ 40.0000			996.00	
Non - Ad Valorem Assessments:				\$4,812.36	
Combined Taxes and Assessments:				\$6,473.94	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525689

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$6,214.98
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504220-00-0270

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

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Please Pay Only One Amount

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525690

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504220-00-0280		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 30 AVE
20-50-42
NE1/4 OF SW1/4 OF SW1/4, LESS
OR 15765/565

12B-17-00000089 \$2,914.64
Paid By FLORIDA POWER & LIGHT CO
Effective Date 11/30/2017
Receipt # 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	37,930	0	37,930	207.19
VOTED DEBT	0.20670	37,930	0	37,930	7.84
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	37,930	0	37,930	188.66
CAPITAL OUTLAY	1.50000	37,930	0	37,930	56.90
VOTER APPROVED DEBT LEVY	0.06540	37,930	0	37,930	2.48
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	37,930	0	37,930	1.67
OKEECHOBEE BASIN	0.13840	37,930	0	37,930	5.25
SFWM D DISTRICT	0.12750	37,930	0	37,930	4.84
NORTH BROWARD HOSPITAL	1.24830	37,930	0	37,930	47.35
CHILDREN'S SVCS COUNCIL OF BC	0.48820	37,930	0	37,930	18.52
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	37,930	0	37,930	227.57
DEBT SERVICE	0.19110	37,930	0	37,930	7.25
FL INLAND NAVIGATION	0.03200	37,930	0	37,930	1.21
Total Millage:		20.47780	Ad Valorem Taxes:		\$776.73
NON - AD VALOREM TAXES					
Levyng Authority		Rate		Amount	
04 DANIA FIRE				1,791.35	
DS DANIA STORM WATER		@ 40.0000		468.00	
Non - Ad Valorem Assessments:				\$2,259.35	
Combined Taxes and Assessments:				\$3,036.08	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525690

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$2,914.64
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504220-00-0280

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

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Please Pay Only One Amount

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525691

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504220-00-0290		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 36 ST
20-50-42
W1/2 OF SW1/4 OF SW1/4

12B-17-00000089 \$6,751.68
Paid By FLORIDA POWER & LIGHT C
Effective Date 11/30/2017
Receipt # 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT	5.46230	88,030	0	88,030	480.85
COUNTYWIDE SERVICES	0.20670	88,030	0	88,030	18.20
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	88,030	0	88,030	437.86
CAPITAL OUTLAY	1.50000	88,030	0	88,030	132.04
VOTER APPROVED DEBT LEVY	0.06540	88,030	0	88,030	5.76
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	88,030	0	88,030	3.88
OKEECHOBEE BASIN	0.13840	88,030	0	88,030	12.18
SFWM DISTRICT	0.12750	88,030	0	88,030	11.22
NORTH BROWARD HOSPITAL	1.24830	88,030	0	88,030	109.89
CHILDREN'S SVCS COUNCIL OF BC	0.48820	88,030	0	88,030	42.98
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	88,030	0	88,030	528.16
DEBT SERVICE	0.19110	88,030	0	88,030	16.82
FL INLAND NAVIGATION	0.03200	88,030	0	88,030	2.82
Total Millage:			20.47780	Ad Valorem Taxes:	\$1,802.66
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				4,146.34	
DS DANIA STORM WATER	@ 40.0000			1,084.00	
Non - Ad Valorem Assessments:				\$5,230.34	
Combined Taxes and Assessments:				\$7,033.00	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525691

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$6,751.68
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504220-00-0290

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529426

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504229-40-0096		See Below	See Below	See Below	0513

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 42 ST
PORT 95 COMMERCE PARK 144-2 B
PT OF PARCEL "I" DESC'D AS,BEG
AT SW COR OF PARCEL I,NLY ALG
W/L FOR 707.60,ELY 100.01,SLY
16.08 TO P/C,SLY & SELY 41.61,

\$14,262.33
12B-17-00000089
Paid By FLORIDA POWER & LIGHT C
Receipt #
Effective Date
Paid 11/30/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	711,270	0	711,270	3,885.17
VOTED DEBT	0.20670	711,270	0	711,270	147.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	711,270	0	711,270	3,537.86
CAPITAL OUTLAY	1.50000	711,270	0	711,270	1,066.90
VOTER APPROVED DEBT LEVY	0.06540	711,270	0	711,270	46.52
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	711,270	0	711,270	31.37
OKEECHOBEE BASIN	0.13840	711,270	0	711,270	98.44
SFWM DISTRICT	0.12750	711,270	0	711,270	90.69
SOUTH BROWARD HOSPITAL	0.14960	711,270	0	711,270	106.41
CHILDREN'S SVCS COUNCIL OF BC	0.48820	711,270	0	711,270	347.24
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.44790	711,270	0	711,270	5,297.47
DEBT SERVICE	0.25130	711,270	0	711,270	178.74
FL INLAND NAVIGATION	0.03200	711,270	0	711,270	22.76

Total Millage: 20.88740 Ad Valorem Taxes: \$14,856.59

NON - AD VALOREM TAXES				
Levying Authority		Rate		Amount
Non - Ad Valorem Assessments:				\$0.00
Combined Taxes and Assessments:				\$14,856.59
If Postmarked By	Nov 30, 2017			
Please Pay	\$0.00			

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529426

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$14,262.33
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504229-40-0096

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529693

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0011		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 42 ST
30-50-42
COMM AT NW COR OF NE1/4 OF SEC
30,S 125 TO POB,NELY 2444.11,NLY
180,NELY 551.79,NLY 460,ELY
1316.38,SLY 1363.47,WLY 648.66.

\$40,590.61
12B-17-00000089
Paid By FLORIDA POWER & LIGHT C
Receipt #
12/06/2017
11/30/2017 Effective Date

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT	5.46230	537,410	0	537,410	2,935.49
COUNTYWIDE SERVICES	0.20670	537,410	0	537,410	111.08
VOTED DEBT					
BROWARD CO SCHOOL BOARD	4.97400	537,410	0	537,410	2,673.07
GENERAL FUND	1.50000	537,410	0	537,410	806.12
CAPITAL OUTLAY	0.06540	537,410	0	537,410	35.15
VOTER APPROVED DEBT LEVY					
SO FLORIDA WATER MANAGEMENT	0.04410	537,410	0	537,410	23.70
EVERGLADES C.P.	0.13840	537,410	0	537,410	74.38
OKEECHOBEE BASIN	0.12750	537,410	0	537,410	68.52
SFWMD DISTRICT	0.14960	537,410	0	537,410	80.40
SOUTH BROWARD HOSPITAL	0.48820	537,410	0	537,410	262.36
CHILDREN'S SVCS COUNCIL OF BC					
CITY OF DANIA BEACH	5.99980	537,410	0	537,410	3,224.35
DANIA BEACH OPER	0.19110	537,410	0	537,410	102.70
DEBT SERVICE	0.03200	537,410	0	537,410	17.20
FL INLAND NAVIGATION					
Total Millage:		19.37910	Ad Valorem Taxes:		\$10,414.52
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				25,263.37	
DS DANIA STORM WATER	@ 40.0000			6,604.00	
Non - Ad Valorem Assessments:				\$31,867.37	
Combined Taxes and Assessments:				\$42,281.89	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529693

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$40,590.61
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0011

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529695

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0050		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

3051 SW 30 AVE
30-50-42
NW1/4 LESS STS & CANAL & LESS PT
LYING NWLY OF FOL DESC LINE, COMM
AT NW COR OF SEC 30, SLY ALG W/L
OF SEC 30 FOR 1324.71, ELY ALG

12B-17-00000089 \$328,453.46
Paid By FLORIDA POWER & LIGHT C
Effective Date 11/30/2017
Receipt # 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	17,041,730	0	17,041,730	93,087.04
VOTED DEBT	0.20670	17,041,730	0	17,041,730	3,522.53
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	17,041,730	0	17,041,730	84,765.56
CAPITAL OUTLAY	1.50000	17,041,730	0	17,041,730	25,562.60
VOTER APPROVED DEBT LEVY	0.06540	17,041,730	0	17,041,730	1,114.53
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	17,041,730	0	17,041,730	751.54
OKEECHOBEE BASIN	0.13840	17,041,730	0	17,041,730	2,358.58
SFWMD DISTRICT	0.12750	17,041,730	0	17,041,730	2,172.82
SOUTH BROWARD HOSPITAL	0.14960	17,041,730	0	17,041,730	2,549.44
CHILDREN'S SVCS COUNCIL OF BC	0.48820	17,041,730	0	17,041,730	8,319.77
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	17,041,730	0	17,041,730	102,246.97
DEBT SERVICE	0.19110	17,041,730	0	17,041,730	3,256.67
FL INLAND NAVIGATION	0.03200	17,041,730	0	17,041,730	545.34
Total Millage:		19.37910	Ad Valorem Taxes:		\$330,253.39
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				5,001.63	
DS DANIA STORM WATER	@ 40.0000			6,884.00	
Non - Ad Valorem Assessments:					\$11,885.63
Combined Taxes and Assessments:					\$342,139.02
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529695

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$328,453.46
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0050

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529696

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0051		See Below	See Below	See Below	0513

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

EDGEWATER RD
30-50-42
THAT PT OF N1/2 OF SW1/4 LYING
N OF DANIA CUTOFF CANAL & LYING
WITHIN CITY LIMITS OF HOLLYWOOD,
LESS THEREFROM PT DESC IN

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	2,029,760	0	2,029,760	11,087.16
VOTED DEBT	0.20670	2,029,760	0	2,029,760	419.55
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	2,029,760	0	2,029,760	10,096.03
CAPITAL OUTLAY	1.50000	2,029,760	0	2,029,760	3,044.64
VOTER APPROVED DEBT LEVY	0.06540	2,029,760	0	2,029,760	132.75
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	2,029,760	0	2,029,760	89.51
OKEECHOBEE BASIN	0.13840	2,029,760	0	2,029,760	280.92
SFWMD DISTRICT	0.12750	2,029,760	0	2,029,760	258.79
SOUTH BROWARD HOSPITAL	0.14960	2,029,760	0	2,029,760	303.65
CHILDREN'S SVCS COUNCIL OF BC	0.48820	2,029,760	0	2,029,760	990.93
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.44790	2,029,760	0	2,029,760	15,117.45
DEBT SERVICE	0.25130	2,029,760	0	2,029,760	510.08
FL INLAND NAVIGATION	0.03200	2,029,760	0	2,029,760	64.95
Total Millage:		20.88740	Ad Valorem Taxes:		\$42,396.41
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
05 HLWD FIRE RESCUE ASSESSMENT				159.00	
95 HLWD FIRE INSPECTION				55.00	
Non - Ad Valorem Assessments:				\$214.00	
Combined Taxes and Assessments:				\$42,610.41	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

12B-17-00000089 \$40,905.99
 12B-17-00000089
 11/30/2017 Effective Date
 Paid By FLORIDA POWER & LIGHT C

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529696

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$40,905.99
 11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0051

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

FLORIDA POWER & LIGHT CO
 ATTN PROPERTY TAX - PSX/JB
 700 UNIVERSE BLVD
 JUNO BEACH, FL 33408

Please Pay Only One Amount

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529698

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0053		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

3801 SW 43 CT
30-50-42
N1/2 OF SW1/4 LYING N OF
DANIA CUTOFF CANAL
LESS OR 2203/288 &
ALSO LESS PORTION

12B-17-00000089 \$315,488.21
Paid By FLORIDA POWER & LIGHT CO
Effective Date 11/30/2017
Receipt # 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	11,865,800	0	11,865,800	64,814.56
VOTED DEBT	0.20670	11,865,800	0	11,865,800	2,452.66
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	11,865,800	0	11,865,800	59,020.49
CAPITAL OUTLAY	1.50000	11,865,800	0	11,865,800	17,798.70
VOTER APPROVED DEBT LEVY	0.06540	11,865,800	0	11,865,800	776.02
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	11,865,800	0	11,865,800	523.28
OKEECHOBEE BASIN	0.13840	11,865,800	0	11,865,800	1,642.23
SFWM DISTRICT	0.12750	11,865,800	0	11,865,800	1,512.89
SOUTH BROWARD HOSPITAL	0.14960	11,865,800	0	11,865,800	1,775.12
CHILDREN'S SVCS COUNCIL OF BC	0.48820	11,865,800	0	11,865,800	5,792.88
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	11,865,800	0	11,865,800	71,192.43
DEBT SERVICE	0.19110	11,865,800	0	11,865,800	2,267.55
FL INLAND NAVIGATION	0.03200	11,865,800	0	11,865,800	379.71

Total Millage: 19.37910 **Ad Valorem Taxes:** \$229,948.52

NON - AD VALOREM TAXES		
Levying Authority	Rate	Amount
04 DANIA FIRE		88,121.03
DS DANIA STORM WATER	@ 40.0000	10,564.00

Non - Ad Valorem Assessments: \$98,685.03

Combined Taxes and Assessments: \$328,633.55

If Postmarked By	Nov 30, 2017			
Please Pay	\$0.00			

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529698

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$315,488.21
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0053

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

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Please Pay Only One Amount



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.: _____

DEC 18 2017
Planning
Department

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: 3801 SW 43rd Court, Dania Beach 33312

Lot(s): _____ Block: _____ Subdivision: To be provided.

Recorded Plat Name: _____ To be provided.

Folio Number(s): See attached folio map Legal Description: _____ See attached.

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc. on behalf of
Florida Power & Light Company

Address of Applicant: 808 E. Las Olas Blvd. #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: _____ Florida Power & Light

Address of Property Owner: _____ 700 UNIVERSE BLVD JUNO BEACH FL 33408

Business Telephone: N/A Home: N/A Fax: N/A

Explanation of Request: Power Plant Modernization

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: 374 Gross Acreage: 374 Prop. Square Footage: 16,284,498

Existing Use: EGF Proposed Use: EGF

Is property owned individually, by a corporation, association, or a joint venture? N/A

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 and Leigh Robinson Kerr & 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)

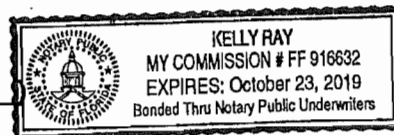
BEFORE ME THIS 29th DAY OF November 20 17

By:

Leigh Kerr
(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.***

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING THE SITE PLAN (SP-126-17), VARIANCES (VA-127-17 and VA-128-17), AND SPECIAL EXCEPTION (SE-129-17) SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC., ON BEHALF OF FLORIDA POWER & LIGHT COMPANY FOR PROPERTY LOCATED AT 3801 SW 43RD COURT IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

FLP SP staff report OPT, R-2018- FPL Site Plan, Variances and Special Exception (SP-126-17 VA-127-17 VA-128-17 SE-129-17), FLP Site Plan drawings OPT, FPL SP-VA-SP applications and backup



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

DATE: March 13, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **VA-127-17/VA-128-17/SE-129-17/SP-126-17:** The applicant, Leigh Robinson Kerr & Associates, Inc., on behalf of the property owner Florida Power and Light Company, is requesting Variances, Special Exception and Site Plan approval for a property located at 3100 Griffin Road.

**REQUESTS
VARIANCES**

1. To allow a height of 165 feet, the Land Development Code (LDC) allows a maximum height of thirty-five feet (35'); per Section 205-10(D).
2. To waive the entire landscape code, Article 275, Sections 275-10 through 275-210.

SPECIAL EXCEPTION

To allow the use of an electrical power plant use; per Section 115-40.

SITE PLAN

To allow the modernization of two (2) existing electrical generating units and the construction of a 25,000 square foot administrative building.

PROPERTY INFORMATION

EXISTING ZONING:	General Industrial (IG)
LAND USE DESIGNATION:	Electrical Generation Facilities

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The subject property is approximately 374 acres in size. The property is owned and operated as an electrical power plant by Florida Power and Light Company (FLP) since 1927. The applicant is proposing to modernize the existing Units 4 & 5 electrical generators, demolish the existing administration building and build a new administration building with associated parking and landscaping.

VARIANCES

1. To allow a height of 165 feet, the Land Development Code (LDC) allows a maximum height of thirty-five feet (35'); per Section 205-10(D).
2. To waive the entire landscape code, Article 275, Sections 275-10 through 275-210.

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 request is consistent with the Variance criteria.

SPECIAL EXCEPTION

To allow the use of an electrical power plant use.

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.

SITE PLAN

This property has been operating as an electrical power plant since 1927. The property was annexed into the City in 2001, long after the use was established. At this time the applicant is proposing to modernize two (2) of the existing generators, demolish the existing administration building and build a new 25,000 square foot administration building.

The applicant has conducted community outreach, which includes mailed notices in April 2017, May 2017 and September 2017 and an open house on May 24, 2017.

The City Engineer reviewed the traffic study conducted by Joaquin E. Vargas, PE, of Traf Tech Engineering, Inc, for the above-cited subject project. The City Engineer acknowledges that the traffic study indicates a deterioration of level of service on 1) SW 42nd Street and Griffin Road, and at 2) Marina Road during the construction phase of the project with projected 650 workers, but also recognizes after construction is over, traffic is projected to normalize at current conditions. The City Engineer has identified that the traffic study for this project is considered complete and accepted.

Development Review Committee (DRC)

The site plan plat was reviewed by the Development Review Committee only once on January 25, 2018, which includes representative from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division. The applicant has the following comments that have not yet been addressed.

1. Confirm that no trees exist within or adjacent to proposed activities. If trees are located inside or within 25 feet of areas to be disturbed, provide a tree disposition plan. If trees are proposed to be removed/relocated, add a note stating that no removals/relocations will occur without first obtaining a tree removal permit from the City of Dania Beach (Landscape).
2. Provide planting details for trees, palms, and shrubs (Landscape).
3. Provide a clearly marked paving and grading plan showing slopes and spot elevations (Engineering).
4. Provide a clearly marked drainage plan showing drainage structures (if applicable), and provide calculations and geotechnical information supporting the proposed drainage design (Engineering).
5. Provide storm runoff 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 (Engineering).
6. Provide 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).
7. Drainage shall be adequate to protect rooms in new structures designed for occupancy from the 100-year flood based on FEMA (Engineering).
8. The floor elevation must be consistent on all drawings. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE (Engineering).
9. Provide an Erosion Control (same as Stormwater Mitigation) plan (Engineering).
10. Provide location of building roof drains, and their proposed connections(s) to the on-site drainage system (Engineering).
11. Provide a clearly marked water and sewer plan (Engineering).
12. 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).
13. 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).
14. Provide regulatory agencies' approval documentation (as applicable) as part of the final submittal (Broward County Surface Water License, Broward County Health Department Permit, etc.)(Engineering).

15. Traffic mitigation measures would need to be implemented by the Developer (FPL) that is acceptable to all affected AHJs (Authority Having Jurisdiction) during construction (Engineering).
16. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below. Per Section 635-50, provide the following documents:
(Y)The following computations:
(1)Total gross and net acreage (Planning).
17. SIGNS: 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. Provide detail (Planning).
18. The proximity to the airport will be required 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 (Planning).
19. Per Section 265-110(2) 2-way directional and 2-lane, 1-way directional movement requires a minimum aisle of 24'; only 20' provided on west side of building. Revise accordingly (Planning).
20. Per Section 511-30(G) Eliminate external metal walls, as they amplify sound (Planning).
21. The conditions of approval identified in the site plan resolution, approved by the City Commission must be addressed prior to issuance of a building permit (Planning).
22. FPL shall comply with the Florida Building Code for the construction of the administration portion of the administration/warehouse/control building (Planning).
23. FPL shall request inspections in accordance with the requirements of the building permits issued for any structures or improvements that do not directly involve the generation, transmission or distribution of electricity for the property included within the Riviera Beach Energy Center Site Certification that is within the corporate limits of the City of West Palm Beach (Planning).
24. FPL shall submit coordination plans to the City to address emergency services thirty (30) days prior to commencement of the demolition and construction phases of Project development (Planning).
25. FPL requests that the certification for the Project include one variance pursuant to Rule 62-17.051(3)(a), F.A.C.: Exemption-from the maximum permissible sound levels from the specified Sound Level limits in Table 1 of the City of Dania Beach Code of Ordinances, Chapter 17, Article IV Noise, Section 17-86 for :
 - a) Noise due to emergency or upset conditions for all time periods and all receiving land use categories; and,
 - b) Noise due to transient conditions associated with unit startup and shutdown shall be limited to 70 dB(A) for all time periods and all receiving land use categories, except for Industrial land uses which shall retain the Table 1 limit of 75 dB(A) (Planning).

26. Per O-2017-027, commercial properties under construction are required to provide security to fencing with screening showing project rendering when adjacent to ROW.
27. Provide copy of recorded plat document prior to commencement of construction (Planning).

CITY COMMISSION PREVIOUS ACTION

On January 9, 2018 the City Commission approved the Future Land Use amendment to add Electrical generations Facilities Use and approved the Future Land Use designation to Electrical Generation Facilities via Ordinance No. 2018-036.

On September 12, 2017 the City Commission approved a zoning Text Amendment to modify the conditions of use for electrical power plans via Ordinance No. 2017-028.

CITY COMMISSION ACTION

Approve the resolution with the outstanding DRC comments as conditions of approval.

RESOLUTION NO. 2018-041

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-126-17), VARIANCES (VA-127-17 AND VA-128-17), AND SPECIAL EXCEPTION (SE-129-17) SUBMITTED BY LEIGH ROBINSON KERR & ASSOCIATES, INC., ON BEHALF OF FLORIDA POWER & LIGHT COMPANY FOR PROPERTY LOCATED AT 3801 SW 43RD COURT 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, Leigh Robinson Kerr & Associates, Inc., on behalf of Florida Power & Light Company (the "Applicant") is requesting approval of a Site Plan (SP-126-17), Variances (VA-127-17 and VA-128-17) and Special Exception (SE-129-17) to permit the future development and construction of an Electrical Generating Facility and accessory uses including administrative/warehouse/control/maintenance building with approximately 25,000 square feet on property and other equipment and facilities for property located at 3801 SW 43rd Court in the City of Dania Beach, Florida (the "City") as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this resolution by this reference; and

WHEREAS, the City Code of Ordinances, Chapter 28, entitled, "Land Development Code" ("LDC") of Part 6, entitled, "Development Review Procedures and Requirements," of Article 635, entitled, "Site Plans" of Section 635-20(A), provides that site plan approval is required prior to commencement of construction; and

WHEREAS, the Applicant is requesting Site Plan approval to permit the future redevelopment of the subject property pursuant to and consistent with the attached Site Plan provided as Exhibit "B"; and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625 "Variances", Section 625-40 states that the City Commission may grant a variance based on its determination that the petitioner has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a Variance (VA-127-17) to one-hundred sixty (160) feet above mean sea level as defined in Aeronautical Study Number 2017-ASO-22597-OE", where Section 205-10(D) of the LDC restricts the bulk (height) regulations to thirty-five (35) feet as depicted on Exhibit "B" (Sheet SP-1), a copy of which is made a part of and

incorporated into this resolution by this reference; and

WHEREAS, the Applicant is requesting a Variance (VA-128-17) to install landscaping consistent with the landscape plan approved for the site, where Section 275-10 through 275-210 of the LDC provides for certain landscape regulations; and

WHEREAS, Article 630 of the LDC, entitled “Special Exception Uses”, states that the City Commission may grant a special exception based upon its determination that the Applicant has demonstrated that the criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant is requesting a Special Exception (SE-129-17) to permit an electrical power plant use within the Industrial General (IG) district pursuant to LDC Section 115-40; 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-126-17), Variances (VA-127-17 and VA 128-17) and Special Exception (SE-129-17) 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 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 635 “Site Plan,” the following Site Plan (SP-126-17), attached as Exhibit “B” which is made a part of and incorporated into this Resolution by reference is approved.

Section 3. Pursuant to Chapter 28 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 625 “Variances,” the following Variance applications (VA-127-17, and VA-128-17) are approved consistent with the attached Site plan provided in Exhibit “B”.

Section 4. Pursuant to Chapter 28 “Land Development Code,” Part 6 “Development Review Procedures and Requirements,” Article 630 “Special Exception uses,” the application for

Special Exception use (SE-129-17) is approved consistent with the attached Site Plan provided in Exhibit “B”.

Section 5. That the approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

1. Confirm that no trees exist within or adjacent to proposed activities. If trees are located inside or within 25 feet of areas to be disturbed, provide a tree disposition plan. If trees are proposed to be removed/relocated, add a note stating that no removals/relocations will occur without first obtaining a tree removal permit from the City of Dania Beach (Landscape).
2. Provide planting details for trees, palms, and shrubs (Landscape).
3. Provide a clearly marked paving and grading plan showing slopes and spot elevations (Engineering).
4. Provide a clearly marked drainage plan showing drainage structures (if applicable), and provide calculations and geotechnical information supporting the proposed drainage design (Engineering).
5. Provide storm runoff 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 (Engineering).
6. Provide 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).
7. Drainage shall be adequate to protect rooms in new structures designed for occupancy from the 100-year flood based on FEMA (Engineering).
8. The floor elevation must be consistent on all drawings. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE (Engineering).
9. Provide an Erosion Control (same as Stormwater Mitigation) plan (Engineering).
10. Provide location of building roof drains, and their proposed connections(s) to the on-site drainage system (Engineering).
11. Provide a clearly marked water and sewer plan (Engineering).
12. 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).

13. 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).
14. Provide regulatory agencies' approval documentation (as applicable) as part of the final submittal (Broward County Surface Water License, Broward County Health Department Permit, etc.)(Engineering).
15. Traffic mitigation measures would need to be implemented by the Developer (FPL) that is acceptable to all affected AHJs (Authority Having Jurisdiction) during construction (Engineering).
16. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below. Per Section 635-50, provide the following documents:
(Y)The following computations:
(1)Total gross and net acreage (Planning).
17. SIGNS: 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. Provide detail (Planning).
18. The proximity to the airport will be required 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 (Planning).
19. Per Section 265-110(2) 2-way directional and 2-lane, 1-way directional movement requires a minimum aisle of 24'; only 20' provided on west side of building. Revise accordingly (Planning).
20. Per Section 511-30(G) Eliminate external metal walls, as they amplify sound (Planning).
21. The conditions of approval identified in the site plan resolution, approved by the City Commission must be addressed prior to issuance of a building permit (Planning).
22. FPL shall comply with the Florida Building Code for the construction of the administration portion of the administration/warehouse/control building (Planning).
23. FPL shall request inspections in accordance with the requirements of the building permits issued for any structures or improvements that do not directly involve the generation, transmission or distribution of electricity for the property included within the Riviera Beach Energy Center Site Certification that is within the corporate limits of the City of West Palm Beach (Planning).

24. FPL shall submit coordination plans to the City to address emergency services thirty (30) days prior to commencement of the demolition and construction phases of Project development (Planning).
25. FPL requests that the certification for the Project include one variance pursuant to Rule 62-17.051(3)(a), F.A.C.: Exemption-from the maximum permissible sound levels from the specified Sound Level limits in Table 1 of the City of Dania Beach Code of Ordinances, Chapter 17, Article IV Noise, Section 17-86 for :
- a) Noise due to emergency or upset conditions for all time periods and all receiving land use categories; and,
 - b) Noise due to transient conditions associated with unit startup and shutdown shall be limited to 70 dB(A) for all time periods and all receiving land use categories, except for Industrial land uses which shall retain the Table 1 limit of 75 dB(A) (Planning).
26. Per O-2017-027, commercial properties under construction are required to provide security to fencing with screening showing project rendering when adjacent to ROW.
27. Provide copy of recorded plat document prior to commencement of construction (Planning).

Section 6. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

Section 7. That pursuant to LDC Section 635-100 “Expiration of Site Plans,” Section 625-50 “Expiration of Variances,” and Section 630-70 “Expiration of special exceptions,” the Site Plan (SP-126-17), Variances (VA-127-17 and VA-127-18) and Special Exception (SE-129-17) approvals shall automatically expire and become null and void unless the Applicant commences with construction of the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 8. That the issuance of a development order 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 development order if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 9. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 10. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 13, 2018.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND A PORTION OF SECTIONS 19, 20 AND 30 TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 30-50-42, THENCE S 01°41'18" E, ALONG EAST LINE OF THE SW ¼ OF SAID SECTION 30, FOR 814.58 FEET TO THE APPROXIMATE CENTERLINE OF DANIA CUT-OFF CANAL, BEING THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED BOUNDARY:

FROM SAID POINT OF BEGINNING; THENCE S 88°44'30" W, ALONG SAID APPROXIMATE CENTERLINE, FOR 3247.52 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL (C-11, 260' WIDE R/W), AS SHOWN ON ROUTE 441 RESOURCE RECOVERY SITE PLAT RECORDED IN PLAT BOOK 132 AT PAGE 41 P.R.B.C.F.; THENCE N 35°44'42" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR 450.45 FEET; THENCE N 20°05'06" E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR 1200.99 FEET TO A POINT ON THE COMMON SECTION LINE BETWEEN SECTION 25-50-41 AND SECTION 30-50-42; THENCE N 22°11'30" E FOR 847.25 FEET; THENCE N 22°17'02" E, ALONG EASTERLY LINE OF PARCEL 2-A, AS DESCRIBED IN O.R.B. 14269 AT PAGE 344 P.R.B.C.F.; THENCE N 33°08'26" E, CONTINUING ALONG EASTERLY LINE OF SAID PARCEL 2-A, FOR 321.26 FEET; THENCE N 38°52'20" E, ALONG LAST DESCRIBED LINE, FOR 390.68 FEET; THENCE N 61° 13' 50" E, CONTINUING ALONG EASTERLY LINE OF SAID PARCEL 2-A, FOR 667.79 FEET TO A POINT ON THE NORTH LINE OF THE NW ¼ OF SECTION 30-50-42; THENCE S 88°56'29" E, ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF PARCEL I, AS DESCRIBED IN O.R.B 16063 AT PAGE 576 P.R.B.C.F., FOR 974.55 FEET TO THE NORTH ¼ CORNER; THENCE S 01°20'31" E, ALONG THE EAST LINE OF THE NW ¼ OF SECTION 30-50-42, FOR 125.00 FEET; THENCE N 66°27'10" E, CONTINUING ALONG THE SOUTHERLY LINE OF LAST DESCRIBED PARCEL I, FOR 2444.55 FEET; THENCE N 03°32'19" W, ALONG A LINE 275 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 19-50-42, FOR 180.00 FEET; THENCE N 26°21'15" E FOR 551.19 FEET TO A POINT ON THE COMMON SECTION LINE BETWEEN SECTION 19-50-42 AND SECTION 20-50-42; THENCE N 03°32'19" W ALONG WEST LINE OF SAID SECTION 20, FOR 460.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTH ½ OF THE SW ¼ OF SAID SECTION 20; THENCE N 89°20'02" E, ALONG NORTH LINE OF SAID SOUTH ½ OF NORTH ½ OF SW ¼ OF SECTION 20, FOR 1276.06 FEET; THENCE S 02°43'26" E, ALONG THE WEST LINE OF PARCEL DESCRIBED IN O.R.B 15765 AT PAGE 565 P.R.B.C.F. FOR 568.15 FEET; THENCE S 03°59'55" W, CONTINUING ALONG LAST DESCRIBED DEED LINE, FOR 796.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ¼ OF THE SW ¼ OF SAID SECTION 20; THENCE S 89°38'50" W, ALONG THE NORTH LINE OF LAST DESCRIBED SOUTH ¼, ALSO BEING THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 13396 AT PAGE 92 P.R.B.C.F., FOR 515.16 FEET TO THE NORTHWEST CORNER OF THE SE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 20; ; THENCE S 03°07'49" E, ALONG THE WEST LINE OF THE SE ¼, OF SW ¼, OF SW ¼, OF SECTION 20, ALSO BEING THE WEST LINE OF LAST DESCRIBED RECORDED PARCEL, FOR

680.05 FEET TO THE SOUTHWEST CORNER OF SAID SE ¼, SW ¼, SW ¼; THENCE S 89°48'27" W, ALONG THE SOUTH LINE OF THE SW ¼ OF SECTION 20, FOR 643.77 FEET TO THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30; THENCE S 01°41'35" E ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 30-50-42, FOR 678.23 FEET; THENCE S 89°34'28" W FOR 100.02 FEET; THENCE S 01°41'35" E, ALONG A LINE 100 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NE ¼, FOR 900 FEET; THENCE S 58°55'51" W FOR 513.52 FEET; THENCE S 00°59'09" E FOR 150.00 FEET; THENCE S 89°00'51" W FOR 150.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CENTRAL ANGLE OF 24°35'20", A RADIUS OF 300.00 FEET, FOR AN ARC DISTANCE OF 128.75 FEET TO THE POINT OF TANGENT; THENCE S 64°25'31" W FOR 250.00 FEET; THENCE S 86°37'11" W FOR 144.67 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN O.R.B. 15188 AT PAGE 433 P.R.B.C.F.; THENCE S 86°20'16" W, ALONG THE NORTH LINE OF LAST DESCRIBED RECORDED PARCEL, FOR 976.33 FEET; THENCE S 01°41'18" E, ALONG THE WEST LINE OF LAST DESCRIBED RECORDED PARCEL, FOR 400.00 FEET; THENCE N 88°12'52" W, ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NE ¼ OF SAID SECTION 30, FOR 161.61 FEET; THENCE S 89°09'16" W FOR 138.70 FEET; THENCE S 01°41'18" E FOR 50.01 FEET; THENCE S 89°09'16" W FOR 100.01 FEET TO A POINT ON THE WEST LINE OF THE SE ¼ OF SAID SECTION 30; THENCE S 01°41'18" E, ALONG THE WEST LINE OF SAID SE ¼, FOR 793.62 FEET TO THE POINT OF BEGINNING; LESS THAT PORTION OF THE DANIA CUT-OFF CANAL WHICH LIES BELOW THE MEAN HIGH WATER LINE.

LESS AND EXCEPTING THE FOLLOWING: (CITY OF HOLLYWOOD)

THAT PORTION OF THE NORTH (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 30 TOWNSHIP 50 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, LYING NORTH OF THE DANIA CUT-OFF CANAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

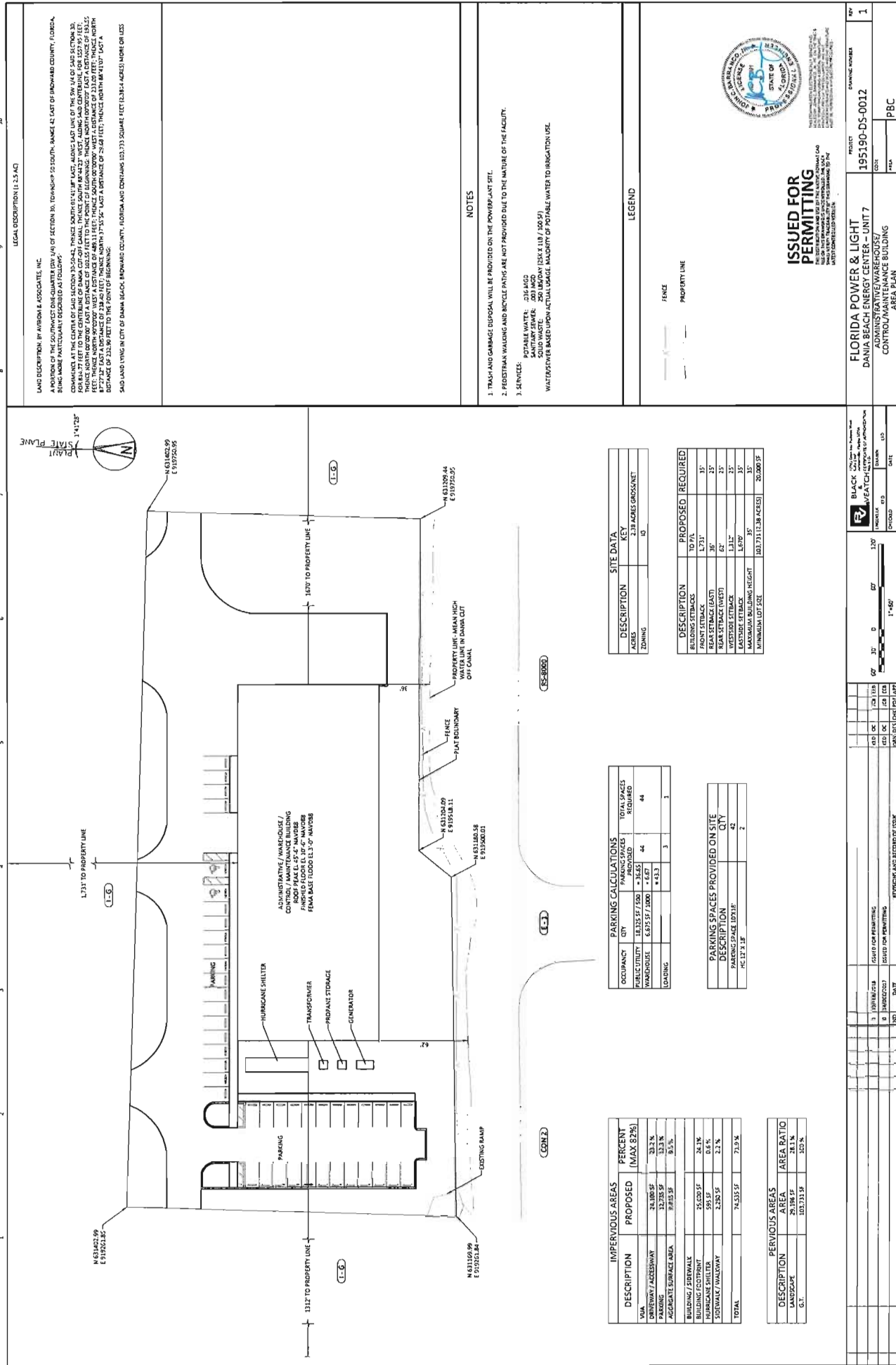
COMMENCE AT THE CENTER OF SAID SECTION 30-50-42, THENCE S 01°41'18" E, ALONG EAST LINE OF THE SW ¼ OF SAID SECTION 30, FOR 814.58 FEET TO THE APPROXIMATE CENTERLINE OF DANIA CUT-OFF CANAL, BEING THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED BOUNDARY:

FROM SAID POINT OF BEGINNING; THENCE S 88°44'30" W, ALONG SAID APPROXIMATE CENTERLINE, FOR 940.99 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY LINE EXTENDED OF THE "RESUBDIVISION OF DAVIS ISLES SECTION 3" AS RECORDED IN PLAT BOOK 43 PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE MUNICIPAL LIMITS OF THE CITY OF HOLLYWOOD AS DESCRIBED IN CITY OF HOLLYWOOD ORDINANCE NUMBER 89-72; THENCE N 01°43'41" W ON SAID EAST BOUNDARY LINE FOR 800.46 FEET TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF PARCEL "I", OF "PORT 95 COMMERCE PARK", AS RECORDED IN PLAT BOOK 144, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N 89°09'19" W ON SAID NORTHERLY LINE FOR 941.60 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SE ¼ OF SAID SECTION 30;

THENCE S 01°41'18" E, ALONG THE WEST LINE OF SAID SE ¼, FOR 793.62 FEET TO THE POINT OF BEGINNING; LESS THAT PORTION OF THE DANIA CUT-OFF CANAL WHICH LIES BELOW THE MEAN HIGH WATER LINE.

SAID LANDS LYING AND SITUATE IN BROWARD COUNTY, FLORIDA, CONTAINING TOTAL NET 16,284,498 SQUARE FEET (373.8406 ACRES), MORE OR LESS.

EXHIBIT B
SITE PLAN



LEGAL DESCRIPTION (± 2.5 AC)

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT THE CENTER OF SAID SECTION 30-54-42, THENCE SOUTH 61°41'10" EAST, ALONG EAST LINE OF THE SW 1/4 OF SAID SECTION 30, FOR 84.77 FEET TO THE CENTERLINE OF DANIA CUT OFF CANAL, THENCE SOUTH 89°42'37" WEST, ALONG CENTERLINE OF SAID CANAL, FOR 111.55 FEET, THENCE NORTH 89°42'37" WEST, A DISTANCE OF 489.11 FEET, THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 231.09 FEET, THENCE NORTH 89°42'37" WEST, A DISTANCE OF 231.09 FEET, THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 231.09 FEET, THENCE NORTH 89°42'37" WEST, A DISTANCE OF 231.09 FEET TO THE POINT OF BEGINNING.

SAID LAND LIES IN CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINS (0.733) SQUARE FEET (0.0164 ACRES) MORE OR LESS

NOTES

1. TRASH AND GARBAGE DISPOSAL WILL BE PROVIDED ON THE POWERPLANT SITE.

2. FOOTPATH WALKING AND BICYCLE PATHS ARE NOT PROVIDED DUE TO THE NATURE OF THE FACILITY.

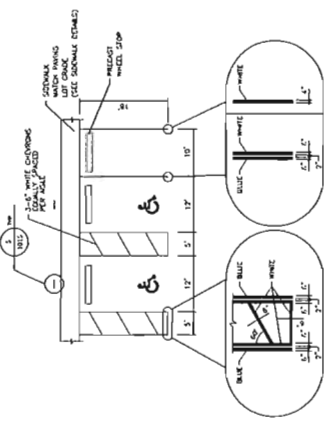
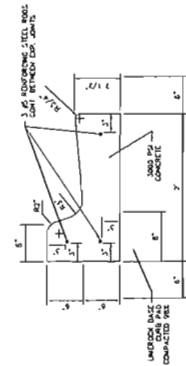
3. SERVICES: POTABLE WATER: 215,450 GPD
SANITARY SEWER: 100,000 GPD
GAS: 1,000,000 SCF PER YEAR (100,000 SCF PER MONTH)
WASTEWATER BEING DISPOSED AT DANIA BEACH WASTEWATER TREATMENT PLANT

ISSUED FOR PERMITTING

FLORIDA POWER & LIGHT
DANIA BEACH ENERGY CENTER - UNIT 7
ADJUTANT GENERAL'S OFFICE
CONTROL MAINTENANCE BUILDING
AREA PLAN

PROJECT: 195190-DS-0012
DATE: PBC

[illegible]

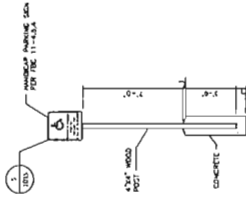


DETAIL 5
ADA HANDICAP PARKING SIGN
NO SCALE

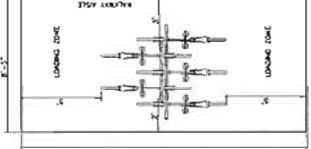


UNIVERSAL SYMBOL OF ACCESSIBILITY
AND SCALE
SEE THE BOOK

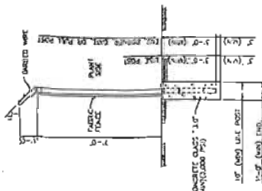
CONCRETE CURB & GUTTER
DETAIL TYPE "F"
NO SCALE



DETAIL 5
ADA HANDICAP PARKING SIGN
NO SCALE

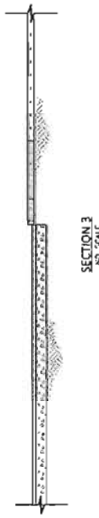


5 BIKE WAVE RACK WITH WALKWAY AISLE

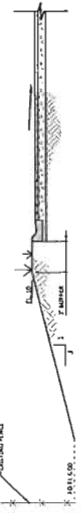


EXISTING
TYPICAL FENCE SECTION
7' x 1'-5"

NOTE: 1. RECORD WEIGHT MISSING
2. "Unknown" SOURCE #1 classified as Unknown Source



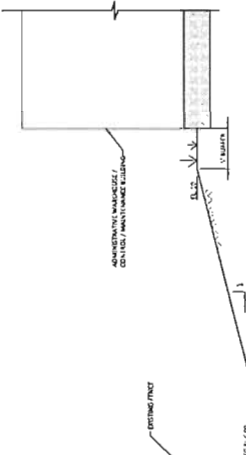
2 NOV 1955



SECTION 2
NO SCALE



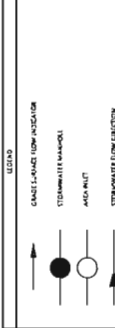
SECTION 2
NO SCALE



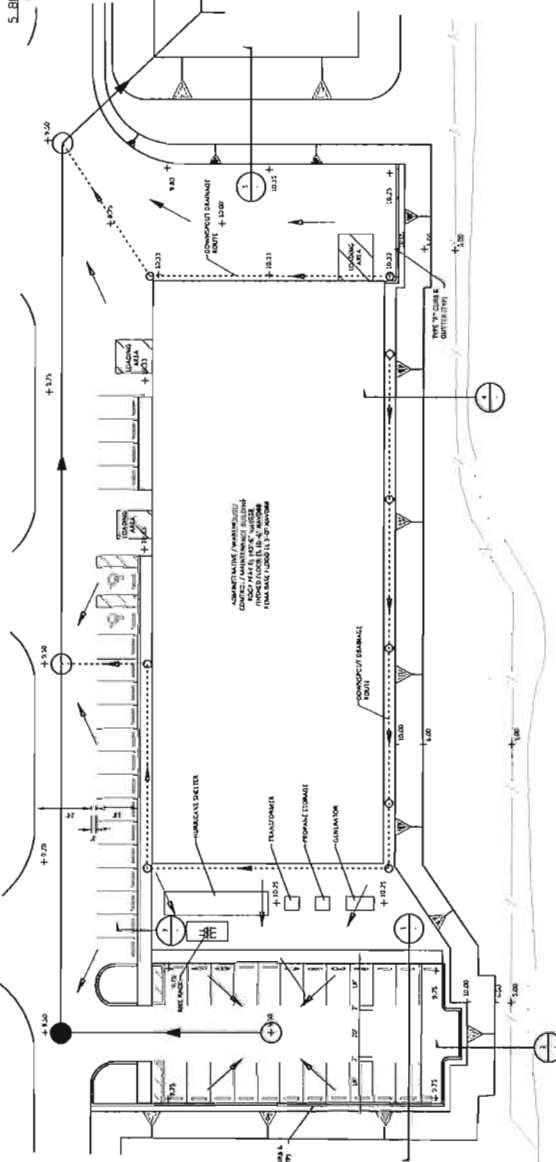
SECTION 4
NO SCALE



SECTION 5
NO SCALE



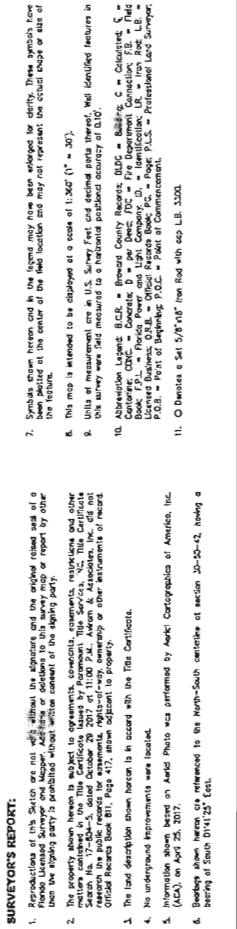
TYPICAL ASPHALT PAVEMENT SECTION 1
NO SCALE



IMPERVIOUS AREA = 2.73 ACRES
(INCLUDING 0.57 ACRES OF BUILDING AREA)
PERVIOUS = 0.87 ACRES

[illegible]

[illegible]



LAND DESCRIPTION:

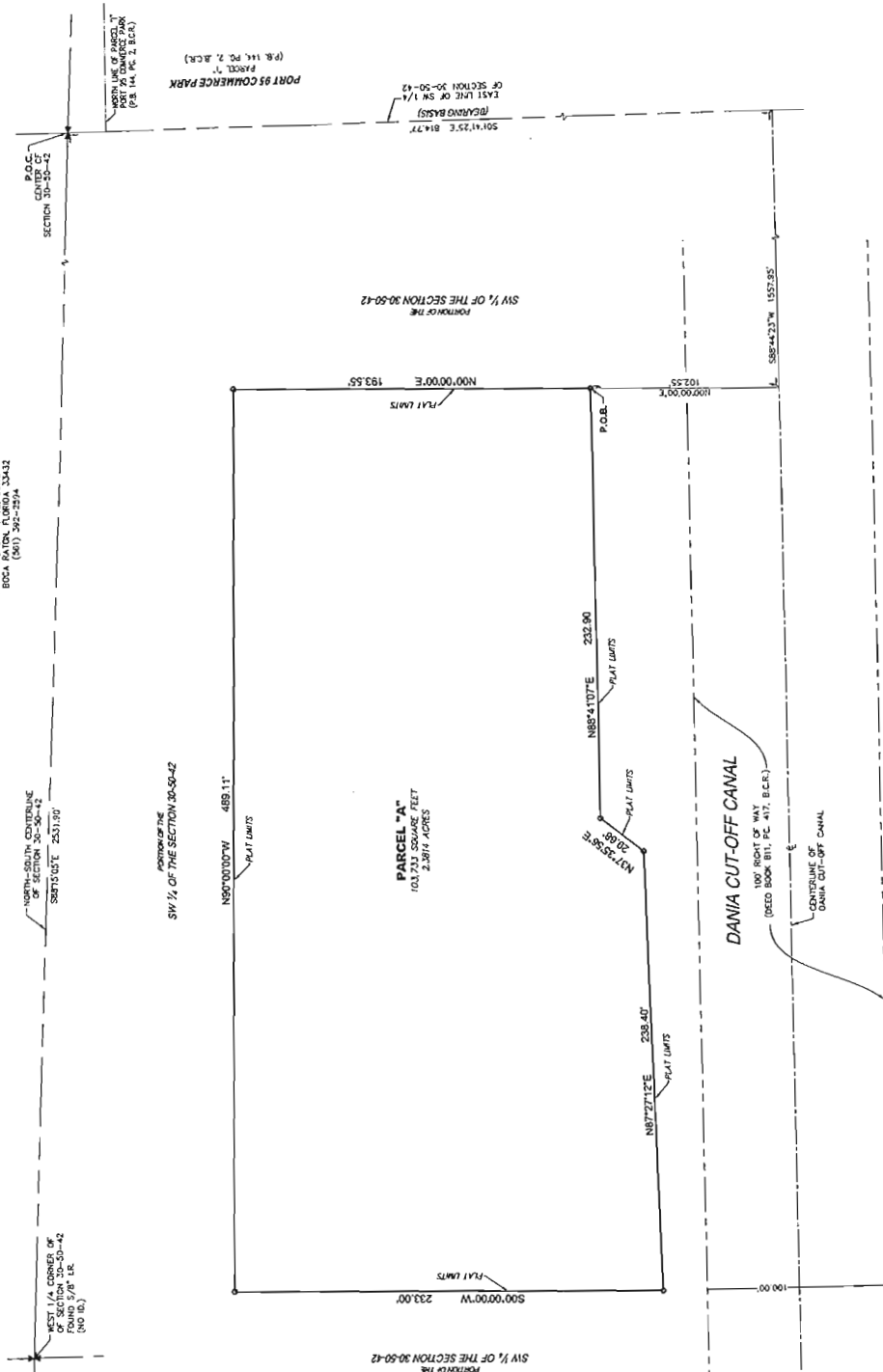
A portion of the Southwest One-Quarter (SW 1/4) of Section 36, Township 50 South, Range 42 East of Brown County, Florida, solely more particularly described as follows:

Commence at the corner of said Section 36—00°-02' North; thence S74°18' East, along East line of the SW 1/4 of said section 36, to R147.7 feet to the centerline of Road C1-OFF Road, thence South 09°00'00" West, thence North 09°00'00" East, thence North 09°00'00" East, a distance of 102.55 feet to the Point of Beginning; thence North 09°00'00" West, a distance of 104.33 feet to North 09°00'00" West, a distance of 448.11 feet; thence South 07°05'00" West, a distance of 233.00 feet; thence North 87°17'12" East, a distance of 238.40 feet; thence North 72°30'36" East, a distance of 294.82 feet; thence North 88°10'07" East, a distance of 232.62 feet to the point of beginning.

(C.S.B.R. Survey No. 017) at Board Station, Broward County, Florida, and 101,723 square feet

PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOUGAN, P.L.S.
AVIROM & ASSOCIATES, I
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(361) 392-2594



NOTICE: THIS PLAY AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBJANDED
LANDS DESCRIBED HEREON 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.

0. BROWNS PLANT INDICATES LEFT REMAINING EROSION HORIZON IS 1300'.
1. PLAT IS RESTRICTED TO 27,000 SQUARE FEET OF OFFICE / WAREHOUSE ANNUALLY TO THE CENTRAL UTILITY PLANT. USES MUST BE LIMITED TO OFFICE / WAREHOUSE TYPE USES WITH NO SMALL REVIEW AND ADDRESS THOSE USED FOR INCREASED IMPACTS.
2. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IN D.I.F. (BROWNS) REVIEW REQUIREMENTS OF THE BROWNS COUNCIL/LAND.
3. ANY PLAT IS SUBMITTED FOR APPROVAL, IT IS FURNISHING BROWNS BOARD OF COUNCIL MEMBERS. THE NOTATION BROWNS BOARD OF COUNCIL APPROVES THE NOTATION APPROVED COUNCIL LEVEL FOR PROPERTY LOCATED WITHIN THIS PLAT AND DO NOT OPERATE AS PROPERTY LOCATED WITHIN PLAT. ANY PLAT WITHIN THIS PLAT MUST BE SUBMITTED FOR APPROVAL WHEN THE PLAT AND TOOL TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
4. BROWNS SOUTH HORIZON ARE REFERENCED TO THE NORTH-SOUTH HAVING A BEARING OF SOUTH BY 47°25' EAST.
5. BROWNS SOUTH HORIZON ARE REFERENCED TO THE NORTH-SOUTH HAVING A BEARING OF SOUTH BY 47°25' EAST.

[illegible]

PLANNING FILE NO. 44-____-MP-

[illegible]

LAND BANKS (FIND AND LOCATE THE LAND BANKS IN YOUR AREA) CONTAINING TOTAL NET
14,234 ACRE VOLUMES (ESTIMATED) IN 1983.

DANIA

HOLLYWOOD

DANIA

HOLLYWOOD

DANIA

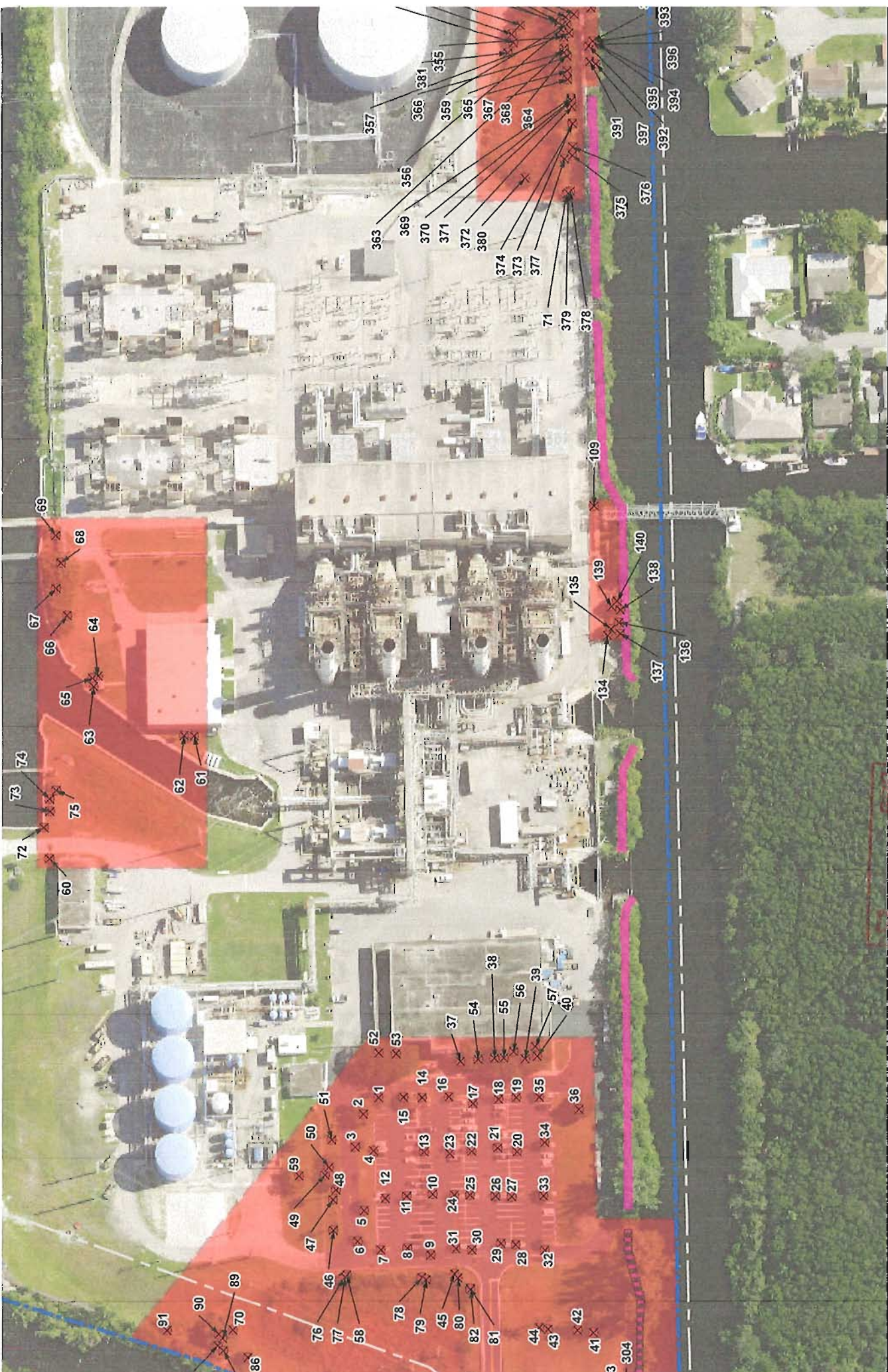
RECEIVED
FEB 23 2010
Planning
Department



**ISSUED
FOR PERMITTING**
THE DISTRIBUTE AND USE OF THE NATIVE FORMAT CAD

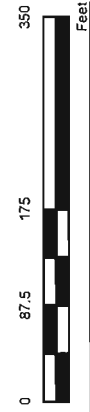
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NOTE(S)
SEE ATTACHED TABLES

REFERENCE(S)
TREE SURVEY RESULTS



PROJECT
DANIA BEACH, FL

CLIENT
FDI

RECEIVED
FEB 23 2018
Planning
Department

Copy

0.31 Acres
moved (±0.08 Acres)
moved (±0.05 Acres)

FPL Dania Beach Energy Center - Boat Ramp Area Summary

Species Common Name	Species Scientific Name	Estimated Total Number of Individuals to be Removed*	Average DBH (in) of Individuals	Estimated Total DBH (in) in Boat Ramp Area	Average Canopy Coverage (ft) of Individuals	Estimated Total Canopy Coverage (ft) in Boat Ramp Area
Buttonwood	<i>Conocarpus erectus</i>	7	5.78	40.5	23	161
Myrsine	<i>Myrsine cubana</i>	1	2.08	2.1	4	4
Sea grape	<i>Coccoloba uvifera</i>	20	3.08	61.6	10	200
Southern red cedar	<i>Juniperus virginiana silicicola</i>	3	5.76	17.3	10	30
Totals		31		121.5		395

*Data for the 0.05 ac. boat ramp area extrapolated from 9 tree plots comprising 0.10 ac.



FPL Dania Beach Energy Center - Individual Tree Summary Table

Species Common Name	Species Scientific Name	Trees to Remain	Trees to be Removed	Total DBH (in) of Remaining Individuals	Total DBH (in) of Individuals being Removed	Canopy Coverage (ft) of Remaining Individuals	Total Canopy Coverage (ft) of all Individuals being Removed
Black olive	<i>Terminalia buceras</i>	0	7	0	121.2	0	272
Buttonwood	<i>Conocarpus erectus</i>	0	6	0	117.8	0	107
Cabbage palm	<i>Sabal palmetto</i>	3	23	40.5	255.2	40	271
Gumbo limbo	<i>Bursera simaruba</i>	0	2	0	24.3	0	45
Laurel oak	<i>Quercus laurifolia</i>	0	1	0	3.6	0	5
Live oak	<i>Quercus virginiana</i>	3	41	15.4	293.4	28	736.5
Myrsine	<i>Myrsine cubana</i>	0	2	0	5.2	0	11
Poinciana	<i>Delonix regia</i>	0	6	0	128.9	0	0*
Royal palm	<i>Roystonea regia</i>	0	13	0	200.8	0	186
Sea grape	<i>Coccoloba uvifera</i>	26	47	275.4	480.2	308	603
Southern red cedar	<i>Juniperus virginiana silicicola</i>	0	19	0	172.8	0	227
Total		32	167	331.3	1803.4	376	2463.5

FPL Dania Beach Energy Center - Existing Southern Tree Buffer Summary

Species Common Name	Species Scientific Name	Estimated Total Number of Individuals*	Estimated Total Number of Individuals to Remain	Estimated Total Number of Individuals to be Removed	Average DBH (in) of Individuals	Estimated Total DBH (in) of Individuals to Remain	Estimated Total DBH (in) of Individuals to be Removed	Average Canopy Coverage (ft) of Individuals	Estimated Total Canopy Coverage (ft) of Individuals to Remain	Estimated Total Canopy Coverage (ft) of Individuals to be Removed
Buttonwood	<i>Conocarpus erectus</i>	54	44	10	5.78	254.3	57.8	23	1012	230
Myrsine	<i>Myrsine cubana</i>	8	6	2	2.08	12.5	4.2	4	24	8
Sea grape	<i>Coccoloba uvifera</i>	162	131	31	3.08	403.5	95.5	10	1310	310
Southern red cedar	<i>Juniperus virginiana silicicola</i>	23	19	4	5.76	109.4	23	10	190	40
Totals		247	200	47		779.7	180.5		2536	588

*Data for the 0.39 ac. southern tree buffer extrapolated from 9 tree plots comprising 0.10 ac.

FPL Dania Beach Energy Center - Individual Tree Survey Data

Tree ID	Species Common Name	Species Scientific Name	DBH (in)	Canopy Diameter (ft)	Condition	Status
1	Live oak	<i>Quercus virginiana</i>	13.2	27	Good	Remove
2	Live oak	<i>Quercus virginiana</i>	19.3	35	Good	Remove
3	Live oak	<i>Quercus virginiana</i>	7.1	16	Good	Remove
4	Live oak	<i>Quercus virginiana</i>	4.9	11	Good	Remove
5	Live oak	<i>Quercus virginiana</i>	8.7	23	Good	Remove
6	Live oak	<i>Quercus virginiana</i>	9.1	26	Good	Remove
7	Live oak	<i>Quercus virginiana</i>	5.3	12	Poor	Remove
8	Live oak	<i>Quercus virginiana</i>	4.2	8.5	Poor	Remove
9	Live oak	<i>Quercus virginiana</i>	10	31	Good	Remove
10	Live oak	<i>Quercus virginiana</i>	8.5	29	Fair	Remove
11	Live oak	<i>Quercus virginiana</i>	6.4	17.5	Good	Remove
12	Live oak	<i>Quercus virginiana</i>	3.2	7	Poor	Remove
13	Live oak	<i>Quercus virginiana</i>	8.7	22	Good	Remove
14	Live oak	<i>Quercus virginiana</i>	11.5	25	Good	Remove
15	Live oak	<i>Quercus virginiana</i>	9.3	27	Good	Remove
16	Live oak	<i>Quercus virginiana</i>	7.6	20	Good	Remove
17	Live oak	<i>Quercus virginiana</i>	4.3	11	Poor	Remove
18	Live oak	<i>Quercus virginiana</i>	7.1	19	Good	Remove
19	Live oak	<i>Quercus virginiana</i>	5.8	18	Good	Remove
20	Live oak	<i>Quercus virginiana</i>	5	13	Good	Remove
21	Live oak	<i>Quercus virginiana</i>	4.2	9.5	Poor	Remove
22	Live oak	<i>Quercus virginiana</i>	7.4	17	Good	Remove
23	Live oak	<i>Quercus virginiana</i>	4.8	11	Good	Remove
24	Live oak	<i>Quercus virginiana</i>	5.8	18	Good	Remove
25	Live oak	<i>Quercus virginiana</i>	4	8.5	Poor	Remove
26	Live oak	<i>Quercus virginiana</i>	6.5	17	Good	Remove
27	Live oak	<i>Quercus virginiana</i>	6	17	Good	Remove
28	Live oak	<i>Quercus virginiana</i>	5.4	16	Fair	Remove
29	Live oak	<i>Quercus virginiana</i>	5.9	14	Good	Remove
30	Live oak	<i>Quercus virginiana</i>	4	8	Poor	Remove
31	Live oak	<i>Quercus virginiana</i>	6	17	Fair	Remove
32	Live oak	<i>Quercus virginiana</i>	8.9	24	Good	Remove
33	Live oak	<i>Quercus virginiana</i>	9.9	22	Good	Remove
34	Live oak	<i>Quercus virginiana</i>	8.6	20	Good	Remove
35	Live oak	<i>Quercus virginiana</i>	7.3	20	Good	Remove
36	Live oak	<i>Quercus virginiana</i>	19.1	44	Good	Remove
37	Royal palm	<i>Roystonea regia</i>	17.5	15	Good	Remove
38	Royal palm	<i>Roystonea regia</i>	14.7	15	Good	Remove
39	Royal palm	<i>Roystonea regia</i>	17.8	15	Good	Remove
40	Royal palm	<i>Roystonea regia</i>	15.8	15	Good	Remove
41	Royal palm	<i>Roystonea regia</i>	14	15	Good	Remove
42	Royal palm	<i>Roystonea regia</i>	12.3	15	Good	Remove

*Tree canopy removed prior to survey

FPL Dania Beach Energy Center - Individual Tree Survey Data

Tree ID	Species Common Name	Species Scientific Name	DBH (in)	Canopy Diameter (ft)	Condition	Status
85	Southern red cedar	<i>Juniperus virginiana silicicola</i>	3.4	10	Good	Remove
86	Sea grape	<i>Coccoloba uvifera</i>	3.4, 6.7	13	Good	Remove
87	Sea grape	<i>Coccoloba uvifera</i>	3.9, 3.3	12	Good	Remove
88	Sea grape	<i>Coccoloba uvifera</i>	2.9, 2.6	12	Good	Remove
89	Sea grape	<i>Coccoloba uvifera</i>	3.5, 3.0, 3.6, 2.5, 3.8, 3.4, 3.0, 5.8, 9.9, 2.5, 3.3, 4.2, 5.0, 5.5, 5.1	21	Good	Remove
90	Sea grape	<i>Coccoloba uvifera</i>	4.2, 4.6, 2.8	16	Good	Remove
91	Sea grape	<i>Coccoloba uvifera</i>	2.8	8	Good	Remove
109	Myrsine	<i>Myrsine cubana</i>	2.6	7	Good	Remove
134	Buttonwood	<i>Conocarpus erectus</i>	4.8, 2.8, 4.1, 5.3, 5.5	20	Good	Remove
135	Cabbage palm	<i>Sabal palmetto</i>	9.2	12	Good	Remove
136	Cabbage palm	<i>Sabal palmetto</i>	9.6	12	Good	Remove
137	Cabbage palm	<i>Sabal palmetto</i>	10	12	Good	Remove
138	Cabbage palm	<i>Sabal palmetto</i>	10.3	12	Good	Remove
139	Cabbage palm	<i>Sabal palmetto</i>	9.9	12	Good	Remove
140	Cabbage palm	<i>Sabal palmetto</i>	11	12	Good	Remove
300	Sea grape	<i>Coccoloba uvifera</i>	4.9, 2	8	Good	To Remain
301	Sea grape	<i>Coccoloba uvifera</i>	5	9	Good	To Remain
302	Sea grape	<i>Coccoloba uvifera</i>	3.8, 3.2, 3.4, 4.8	15	Good	To Remain
303	Sea grape	<i>Coccoloba uvifera</i>	2.9, 2.6, 3.4, 4, 5.2, 3.3	20	Good	To Remain
304	Sea grape	<i>Coccoloba uvifera</i>	5.5, 5.2, 2.4, 3.9, 2.7, 2.1, 4.6, 2, 2.2, 5, 4, 7.1, 5.2	30	Good	To Remain
305	Sea grape	<i>Coccoloba uvifera</i>	1.6, 1.2, 1	7	Good	To Remain
306	Sea grape	<i>Coccoloba uvifera</i>	2.3, 2.9	11	Good	To Remain
307	Sea grape	<i>Coccoloba uvifera</i>	1.1, 1.7, 1.4	7	Good	To Remain
308	Sea grape	<i>Coccoloba uvifera</i>	1.4, 1.6	7	Good	To Remain
309	Live oak	<i>Quercus virginiana</i>	2.9	8	Good	To Remain
310	Sea grape	<i>Coccoloba uvifera</i>	1.1, 1	5	Good	To Remain
311	Cabbage palm	<i>Sabal palmetto</i>	12	15	Good	To Remain
312	Cabbage palm	<i>Sabal palmetto</i>	13.5	17	Good	To Remain
313	Sea grape	<i>Coccoloba uvifera</i>	3.3, 2.7	9	Good	To Remain
314	Sea grape	<i>Coccoloba uvifera</i>	2.7, 1.2	8	Good	To Remain
315	Sea grape	<i>Coccoloba uvifera</i>	2.6, 1.2	7	Good	To Remain
316	Sea grape	<i>Coccoloba uvifera</i>	3.9	12	Good	To Remain
317	Sea grape	<i>Coccoloba uvifera</i>	3.6	11	Good	To Remain
318	Sea grape	<i>Coccoloba uvifera</i>	2.5	9	Good	To Remain
319	Sea grape	<i>Coccoloba uvifera</i>	4, 2.5, 2.4, 1.4	15	Good	To Remain
320	Cabbage palm	<i>Sabal palmetto</i>	15	8	Good	To Remain
321	Live oak	<i>Quercus virginiana</i>	8.4	14	Good	To Remain
322	Sea grape	<i>Coccoloba uvifera</i>	1.4, 1, 1	7	Good	To Remain
323	Sea grape	<i>Coccoloba uvifera</i>	1.1, .8, .9, .8, .6	6	Good	To Remain
324	Sea grape	<i>Coccoloba uvifera</i>	1, 1, 1, 1, 1, 1, 1.4	12	Good	To Remain
325	Sea grape	<i>Coccoloba uvifera</i>	1.5, 1.5, 1.3	7	Good	To Remain

*Tree canopy removed prior to survey

FPL Dania Beach Energy Center - Individual Tree Survey Data

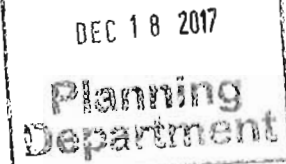
Tree ID	Species Common Name	Species Scientific Name	DBH (in)	Canopy Diameter (ft)	Condition	Status
368	Sea grape	<i>Coccoloba uvifera</i>	3,2,1.5	8	Good	Remove
369	Southern red cedar	<i>Juniperus virginiana silicicola</i>	6	8	Good	Remove
370	Black olive	<i>Terminalia buceras</i>	3.9	5	Good	Remove
371	Southern red cedar	<i>Juniperus virginiana silicicola</i>	5	9	Good	Remove
372	Sea grape	<i>Coccoloba uvifera</i>	2.3,7.5	5	Good	Remove
373	Southern red cedar	<i>Juniperus virginiana silicicola</i>	3.9,5.6	8	Good	Remove
374	Sea grape	<i>Coccoloba uvifera</i>	3.3,3.7,3.8	15	Good	Remove
375	Sea grape	<i>Coccoloba uvifera</i>	4.3,3.1	12	Good	Remove
376	Sea grape	<i>Coccoloba uvifera</i>	2.6,2.1	11	Good	Remove
377	Sea grape	<i>Coccoloba uvifera</i>	4,1.2	8	Good	Remove
378	Sea grape	<i>Coccoloba uvifera</i>	4	9	Good	Remove
379	Laurel oak	<i>Quercus laurifolia</i>	3.6	5	Good	Remove
380	Southern red cedar	<i>Juniperus virginiana silicicola</i>	20	20	Good	Remove
381	Myrsine	<i>Myrsine cubana</i>	2.6	4	Good	Remove
382	Buttonwood	<i>Conocarpus erectus</i>	4,2.2	15	Good	Remove
383	Southern red cedar	<i>Juniperus virginiana silicicola</i>	2,3,6,4.5,5.5	35	Good	Remove
384	Southern red cedar	<i>Juniperus virginiana silicicola</i>	14	28	Good	Remove
385	Sea grape	<i>Coccoloba uvifera</i>	4.7,9.8,7,1.3,6.6,4.7,3.8,3.3,4.7	22	Good	To Remain
386	Sea grape	<i>Coccoloba uvifera</i>	5.9,5.1	17	Good	To Remain
387	Sea grape	<i>Coccoloba uvifera</i>	2,1.1,3,9.8	16	Good	Remove
388	Buttonwood	<i>Conocarpus erectus</i>	12,9,1,7,1.8,4,6.4	19	Good	Remove
389	Sea grape	<i>Coccoloba uvifera</i>	1.4,1.2,6.8,3.7	16	Good	Remove
390	Southern red cedar	<i>Juniperus virginiana silicicola</i>	9.5	13	Good	Remove
391	Sea grape	<i>Coccoloba uvifera</i>	5.5,3.3	17	Good	Remove
392	Sea grape	<i>Coccoloba uvifera</i>	3,3	10	Good	Remove
393	Live oak	<i>Quercus virginiana</i>	6	12	Good	Remove
394	Southern red cedar	<i>Juniperus virginiana silicicola</i>	3.8	6	Good	Remove
395	Live oak	<i>Quercus virginiana</i>	3.5	5	Good	Remove
396	Sea grape	<i>Coccoloba uvifera</i>	3.5,5	11	Good	Remove
397	Southern red cedar	<i>Juniperus virginiana silicicola</i>	7.5	14	Good	Remove
398	Southern red cedar	<i>Juniperus virginiana silicicola</i>	5.8	8	Good	Remove
399	Sea grape	<i>Coccoloba uvifera</i>	3.4,3.5,1.4,5.1	21	Good	Remove

*Tree canopy removed prior to survey



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.: SE-129-17

(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: 3801 SW 43rd Court, Dania Beach 33312

Lot(s): _____ Block: _____ Subdivision: To be provided.

Recorded Plat Name: To be provided.

Folio Number(s): See attached folio map Legal Description: See attached.

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc. on behalf of
Florida Power & Light Company

Address of Applicant: 808 E. Las Olas Blvd. #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Florida Power & Light

Address of Property Owner: 700 UNIVERSE BLVD JUNO BEACH FL 33408

Business Telephone: N/A Home: N/A Fax: N/A

Explanation of Request: Power Plant Modernization

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: 374 Gross Acreage: 374 Prop. Square Footage: 16,284,498

Existing Use: EGF Proposed Use: EGF

Is property owned individually, by a corporation, association, or a joint venture? N/A

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 and Leigh Robinson Kerr & 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)

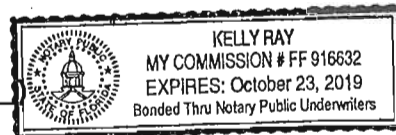
BEFORE ME THIS 29th DAY OF November, 2017

By:

Leigh Kerr
(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.***

**FPL Dania Beach Energy Center
Request for Special Exception**

The subject property consists of approximately 374 acres and is owned and operated as an electrical power plant by FPL and has been since 1927. FPL proposes to modernize the existing Units 4 and 5. Since electrical power plants are permitted in the Industrial-General (IG) zoning district as a special exception use, the applicant is requesting a special exception to accomplish the proposed redevelopment of the site. This request meets the special exception use review standards as outlined below.

Sec. 630-50. - Special exception use review standards; application disposition.

(A) The planning and zoning board or city commission, as applicable, shall review the application to determine whether the special exception use complies with the following 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.

Response: Electrical power plants are permitted as a special exception use within the IG category.

- (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.

Response: The subject property has been utilized as an electrical power plant since 1927. The site will continue to operate as a power plant and will continue to not cause a detrimental impact to the value of contiguous uses, uses in the general area, or to the IG zoning district. The continued use of the site as a power plant is an appropriate use for the subject site and for the area, which is located in an industrial area.

- (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.

Response: The subject property is located in an overall industrial area. Specifically, extensive industrial uses exist to the east, to the northwest is a conservation area, to the west is a Broward County waste plant, and to the south is the Dania Cut-Off Canal which provides separation between the subject property and the residential uses south of the canal. The power plant use is compatible with surrounding/contiguous properties and the general character of the area.

- (4) That adequate landscaping and screening are provided to buffer adjacent uses from potential incompatibilities.

Response: The applicant will coordinate with City Staff to ensure the site is adequately landscaped.

- (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.

Response: Adequate parking, ingress and egress will be provided.

- (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.

Response: The continued use of the site as an electrical power plant will not have a detrimental environmental impact on contiguous properties or the general area.

- (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.

Response: The proposed use will not have a detrimental impact on traffic or parking.

- (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.

Response: Access to public roads and turning movements in relation to structures/intersections will not 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.

Response: 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 use is compatible and appropriate with the general area, and permitted under the Utilities and Industrial (existing)/Electrical Generation Facilities (proposed) future land use designation under the City's 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.

Response: The continued use of the site as a power plant will not result in incompatible nuisances to contiguous properties, uses in the general area and in the vicinity.

(11) That the use will not overburden existing public services and facilities.

Response: The continued use of the site as a power plant will not overburden existing public services and facilities.

(B) The city commission or planning and zoning board, as applicable, may deny, approve, or approve the application with conditions. In issuing its decision to grant a special exception, the city may place more restrictive requirements and conditions on applicants than are provided in the code when the conditions are based upon site considerations and its use, and the potentially resulting impacts upon the surrounding area or zoning district where the subject property is located.

Response: Understood.

Lajoie, Corinne

From: Leigh Kerr <lkerr808@bellsouth.net>
Sent: Wednesday, February 21, 2018 3:50 PM
To: Lajoie, Corinne
Cc: Kelly Ray; Daniel Parobok (Daniel.Parobok@metriceng.com)
Subject: Re: FPL

For entire landscape code

Sent from my iPhone

On Feb 21, 2018, at 2:48 PM, Lajoie, Corinne <cchurch@daniabeachfl.gov> wrote:

I am trying to draft the staff report now, but I am not clear exactly what the landscape variance is for. Can you please clarify.
Thank you.

-----Original Message-----

From: Leigh Kerr [<mailto:lkerr808@bellsouth.net>]
Sent: Wednesday, February 21, 2018 12:58 PM
To: Lajoie, Corinne
Cc: Kelly Ray
Subject: FPL

Dennis tells me we are shooting for 3/13 CC and Marc said to focus on zoning/ your comments
Plan to resubmit by this Friday Working on resolution too - should have it today Do we need to
put up signs ?

Sent from my iPhone



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.: _____

DEC 18 2017

Planning
Department

(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: 3801 SW 43rd Court, Dania Beach 33312

Lot(s): _____ Block: _____ Subdivision: To be provided.

Recorded Plat Name: To be provided.

Folio Number(s): See attached folio map Legal Description: See attached.

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc. on behalf of
Florida Power & Light Company

Address of Applicant: 808 E. Las Olas Blvd. #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Florida Power & Light

Address of Property Owner: 700 UNIVERSE BLVD JUNO BEACH FL 33408

Business Telephone: N/A Home: N/A Fax: N/A

Explanation of Request: Power Plant Modernization

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: 374 Gross Acreage: 374 Prop. Square Footage: 16,284,498

Existing Use: EGF Proposed Use: EGF

Is property owned individually, by a corporation, association, or a joint venture? N/A

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 and Leigh Robinson Kerr & 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*)

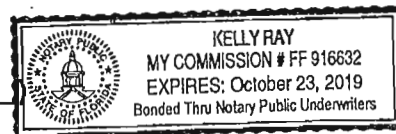
BEFORE ME THIS 29th DAY OF November 2017

By:

Leigh Kerr
(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).**

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BEFORE PROCESSING OCCURS.***

FPL Dania Beach Energy Center

Dania Beach, FL

REQUEST FOR VARIANCE
December 18, 2017



PROJECT INFORMATION AND JUSTIFICATION

The supplemental information provided in this document outlines a request to the City of Dania Beach being sought by Florida Power & Light as it relates to an approximately 34-acre portion of the FPL electrical power plant property. The subject property is generally located north of the Dania Cut-off Canal, east of SW 30th Avenue, and south of I-595. Please refer to Exhibit A.

The subject site is zoned General Industrial (IG) and has been operated as an electrical power plant since 1927.

The applicant is proposing to modernize Units 4 and 5 with a modern, highly efficient, lower emission next generation clean energy center using the latest combined cycle technology. The modernized unit will be located wholly within the existing Lauderdale Site. The applicant is requesting variances outlined in the below table to accomplish those modifications.

SECTION/ DESCRIPTION	CODE	PROPOSED
Sec. 205-10. - Schedule of lot, yard and bulk regulations. (D) Industrial Districts – IG	35 Feet	165 Feet This will apply to limited areas within the Site Plan area per table provided in response 5 below.
Article 275. Landscaping Requirements	Sec. 275-10 – Sec.275-210	Landscape to be installed in compliance with proposed landscape plan by Architectural Alliance Landscape.

The applicant is requesting the variances outlined above in order to accommodate a cleaner, more efficient generation of power.

Per City Code Section 625.40, the applicant must address certain criteria. As outlined below, the variances being sought comply with the criteria prescribed in the City's Land Development Code:

1. The request maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City;
The continued use of the site as a power plant maintains the basic intent of regulations. The stability and appearance of the city will not be affected as the use of the site is not changing and instead will modernize the power plant.

2. The request is otherwise compatible with the surrounding land uses and would not be detrimental to the community;
The proposed use is permitted as a special exception and is compatible with surrounding land uses. The subject property is located in an overall industrial area. Specifically, extensive industrial uses exist to the east, to the northwest is a conservation area, to the west is a Broward County waste plant, and to the south is the Dania Cut-Off Canal which provides separation between the subject property and the residential uses south of the canal.
3. The request is consistent with, and in the 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 project is consistent with the City's GOPs/Comprehensive Plan. The proposed use is permitted under the existing (utilities/industrial) and proposed (electrical generation facilities).
4. The plight of the petitioner is due to unique circumstances of the property or the petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and
The utilization of the site for a power plant is an existing unique circumstance. The height for the use is required to maintain the power plant utilization and meet other industry and environmental standards.
5. 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 variances requested are the minimum necessary to accommodate the proposed modernization of Units 4 and 5.

Area Description	Alt Desc	Height (Ft)	Area Above 35 Ft (Sq Ft)	Total Square Footage in Area (Sq Ft)	Percent Above 35 Ft (%)
Construction and Maintenance Use Area	POD 1	+/- 95 Ft	68520	148460	46%
Auxiliary Cooling Equipment Area	POD 2	+/- 125 Ft	69460	90080	77%
Administrative/Warehouse/Control/Warehouse Area	POD 3	+/- 45' Ft 6 In	100000	173400	58%
Mechanical Equipment Area 1	POD 4	+/- 85 Ft	11560	62075	19%
Mechanical Equipment Area 2	POD 5	+/- 165 Ft	11560	65185	18%
Mechanical Equipment Area 3	POD 6	+/- 165 Ft	11520	65230	18%
Mechanical Equipment Area 4	POD 7	+/- 95 Ft	60000	114990	52%

Lajoie, Corinne

From: lkerr808@bellsouth.net
Sent: Thursday, February 22, 2018 9:11 AM
To: Lajoie, Corinne
Subject: FW: Draft site plan response for Site Plan comment #20 re: outreach

Does this work. We will also put into the response document.

From: Kingston, Jacquelyn [<mailto:Jacquelyn.Kingston@fpl.com>]
Sent: Wednesday, January 31, 2018 11:03 AM
To: lkerr808@bellsouth.net; Conte, Jeffrey <Jeffrey.Conte@fpl.com>
Cc: Kelly Ray <kray808@bellsouth.net>
Subject: Draft site plan response for Site Plan comment #20 re: outreach

Can you put this in the site plan response document? I am assuming that Leigh will be the keeper of the master document for responding.

FPL has enjoyed a constructive working relationship with the City of Dania Beach over the last several years. FPL has involved the community early in the Project to ensure that local interests and community-specific information are taken into account. Representatives of FPL have been involved with the local community surrounding the Lauderdale Site for many years. FPL uses several communication channels to engage neighbors in constructive and collaborative dialogue, providing project information and gaining input from local stakeholders.

The Project was formally announced in April 2017. Since that time and leading up to the submittal of the SCA, FPL reached out to stakeholder groups including elected officials, site neighbors, environmental groups, state and federal government agencies, and local governments. Local media outlets were notified about the Project to inform residents surrounding the Site.

In April 2017, FPL mailed out 310 letters to adjacent property owners. The mailing included a letter and fact sheet informing them of the Project and identified how they can provide feedback. In addition, in May 2017 FPL mailed out approximately 1,640 letters to residents and property owners near the Project informing them of a Project open house, website, and toll-free telephone number providing information. A public open house was then held on May 24, 2017, which provided FPL an opportunity to share detailed Project information with the local community, obtain individual feedback, and answer questions. Informational resources provided at the open house and made continuously available to the public include: fact sheet; facility conceptual renderings; a website (www.FPL.com/DaniaBeachEnergy), which includes a project overview and FAQs; a PowerPoint presentation (for stakeholder briefings); and numerous information boards. In Sept 2017, FPL mailed out 67,308 letters to residents and property owners within 3mi of the Site notifying them of the Project and providing an overview of the state permitting process and timeline. Over the past several months and throughout Project permitting, FPL has and will continue to maintain proactive outreach and dialogue with the community. FPL's goal is to be the first and best source of information about the Project and is committed to responding to questions and comments in a timely manner.

Lajoie, Corinne

From: Urow, Barbara
Sent: Wednesday, February 21, 2018 3:19 PM
To: 'kray808@bellsouth.net'
Cc: Lajoie, Corinne; Walton, Eric
Subject: FW: FW: FPL
Attachments: image001.jpg; image001.jpg; image001.jpg; folio map fpl.pdf

There are no open code cases on the attached folios.

Barbara Urow
Lead Code Inspector
City of Dania Beach, Florida
100 W Dania Beach Blvd, 33004
954-924-6810 x3718

From: Walton, Eric
Sent: Wednesday, February 21, 2018 2:36 PM
To: Urow, Barbara
Subject: Fwd: FW: FPL

Eric Walton
City of Dania Beach

From: Kelly Ray-Sosnowski
Sent: Wednesday, February 21, 11:38 AM
Subject: FW: FPL
To: Walton, Eric, Lunkins, Angel
Cc: Leigh Kerr - Office

Good Afternoon,

Per the email chain below/attached map, you previously provided me with the violation status for the subject properties. Can you please update me on whether there are/are not any violations currently on those properties (see attached map)?

Thank you for your help!

Kelly Ray-Sosnowski, LEED AP+BDC
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309

Leigh Robinson Kerr
& Associates, Inc.

Established 1985



Transmittal

February 23, 2018

To: Corinne LaJoie

Re: FPL Dania

From: Leigh R. Kerr

A handwritten signature in black ink, appearing to be 'L. Kerr', written over a horizontal line.

☐

Mail

☐

Hand

☐

Courier

☐

Fedex

No. of Copies	Description
1	Response Document
1	Site Plan - 24x36
1	Site Plan - 11x17
1	Disc - Response Document (incl Site Plan) + Stormwater Analysis

☐

Review &
Comment

☐

For Your
Use

☐

As Requested

Remarks:

808 East Las Olas Boulevard, Suite 104

Fort Lauderdale, FL 33301

PH: 954-467-6308 Fax: 954-467-6309 Email: Lkerr808@bellsouth.net

Zoning • Expert Testimony • Planning • Land Use

Lajoie, Corinne

From: Cosme, Raul <Raul_Cosme@sheriff.org>
Sent: Tuesday, February 27, 2018 1:28 PM
To: Lajoie, Corinne; Wray, Macee
Cc: Sean Brown; 'Kingston, Jacquelyn'
Subject: SP-126-17 FPL

SP-126-17 FPL has satisfied all Tier 1 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

Lajoie, Corinne

From: Navarro, Ronnie
Sent: Tuesday, February 27, 2018 10:37 AM
To: lkerr808@bellsouth.net; Lajoie, Corinne
Cc: 'Kelly Ray'; LaFerrier, Marc; Kaine, Brad; Pollard, Antoine; Wray, Macee; EngineeringReview; Joaquin@traftech.biz
Subject: Dania Beach Energy Center (Florida Power & Light) Traffic Study

Hi Corinne,

The traffic study conducted by Joaquin E. Vargas, PE, of Traf Tech Engineering, Inc, for the above-cited subject project, indicates a deterioration of level of service on 1) SW 42nd Street and Griffin Road, and at 2) Marina Road during the construction phase of the project with projected 650 workers. After construction is over, traffic is projected to normalize at current conditions.

Please add the following condition: Traffic mitigation measures would need to be implemented by the Developer (FPL) that is acceptable to all affected AHJs (agencies having jurisdiction) during construction.

Traffic study for this project is considered complete and accepted.

Ronnie S. Navarro, PE

Deputy Director | City Engineer
City of Dania Beach | Florida
ext 3615

From: lkerr808@bellsouth.net [mailto:lkerr808@bellsouth.net]
Sent: Tuesday, February 27, 2018 9:59 AM
To: Navarro, Ronnie
Cc: 'Kelly Ray'; lkerr808@bellsouth.net; Lajoie, Corinne
Subject: RE: FPL Traffic Study

Good morning, checking on the below.
Thanks.

From: lkerr808@bellsouth.net [mailto:lkerr808@bellsouth.net]
Sent: Friday, February 23, 2018 2:26 PM
To: Ronnie Navarro <rnavarro@ci.dania-beach.fl.us>
Cc: 'lkerr808@bellsouth.net' <lkerr808@bellsouth.net>; 'Kelly Ray' <kray808@bellsouth.net>
Subject: FPL Traffic Study

Good afternoon. Just checking in to see if you were able to review the Traffic Study provided to Corinne. She will need your concurrence for the upcoming City Commission meeting.
Thank you. Happy weekend.

Leigh Robinson Kerr & Associates, Inc.

Member, American Institute of Certified Planners



February 22, 2018

Corinne LaJoie, AICP
Principal Planner
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004

FILE COPY

RE: FPL – Site Plan/Variance/Plat 1st Review - DRC Comments Response Letter

Dear Corinne:

Attached please find our written responses to the comments reviewed at the development review meeting held on January 25, 2018. These responses, together with our revised documents, comprise our resubmittal.

If you should have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Kerr".

Leigh R. Kerr, AICP
President

https://d.docs.live.net/ca11f1bfbb72375f/2017/1708 - FPL Dania Beach/City/SitePlan_SE_V/ResponseToComments_SP_VA_PL_kar.docx

• Planning • Zoning • Land Use • Expert Testimony •
808 East Las Olas Boulevard, Suite 104, Fort Lauderdale, Florida 33301
Phone (954) 467-6308 Fax (954) 467-6309
lkerr808@bellsouth.net

Established 1985

Division: Floodplain Comments

Reviewer: Richard Benton

PZ# SP-126-17/VA-127-17/VA-128-17/PL-130-17

Notes: Flood Zone X

BFE = N/A

Comments:

1. None

FILE COPY



Division: Landscape Review

Reviewer: Daniel Parobok

PZ# SP-126-17/VA-127-17/VA-128-17/PL-130-17

Landscape Plan Review: FPL

SP-126-17

The following comments are based on a review of the landscape plans dated December 19, 2017, for the property located at FPL, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances.

Comments:

1. Confirm that no trees exist within or adjacent to proposed activities. If trees are located inside or within 25 feet of areas to be disturbed, provide a tree disposition plan. If trees are proposed to be removed/relocated, add a note stating that no removals/relocations will occur without first obtaining a tree removal permit from the City of Dania Beach.

Response: Trees exist within the proposed activities. Please see attached tree-disposition figure. Per coordination with Staff at the January 25, 2018 DRC meeting, tree removal permits will not be required for this project.

2. Provide planting details for trees, palms, and shrubs.

Response: Planting details have been added to sheet LP-1.

3. Additional comments are pending approval of the requested variance.

Response: No additional comments are anticipated subject to approval of the landscaping variance.

4. 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.

Response: Comment acknowledged

5. Provide a point-by-point response to the above comments.

Response: Comment acknowledged

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.

Division: Fire

Reviewer: Sean Brown, Battalion Chief Raul Cosme / Plans Examiner

PZ# SP-126-17/VA-127-17/VA-128-17/PL-130-17

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

Additional information is necessary for the plan review process. In order for Firefighters to prepare for current and future possible hazards, and to assure a quick response for the protection of all FPL's employees, please provide the following:

An overall site plan identifying

1. Fire Department Access Information as follows:
 - a. All turning radii (demonstrated) 38' and 50'

Response: The turning radii have been added to Sheet SP-1.

- b. Fire Department Apparatus Access Road locations and dimensions - demonstrate or note on the plan how they will be marked and delineated on site.

Response: Based on discussion between FPL and the Fire Department at the site on Wednesday, February 14, 2018, this item was determined to be not applicable.

2. Water Supply Information as follows:

- a. All existing and proposed water main sizes
 - b. Existing and proposed fire hydrant locations
 - c. Dimensions of the three nearest adjacent hydrants to the project site
 - 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 system for the new facilities will include a primary and backup water source employing storage tank or tanks as necessary to provide the required water storage, an electric fire pump, a backup diesel fire pump, a pressure maintenance jockey pump, with fire main, hydrants and fire sprinkler systems necessary to provide proper fire protection coverage. The fire mains diameter, hydrant size and hydrant spacing will meet the city fire code. FPL will coordinate

with the fire department to ensure fire department equipment connection compatibility. A final fire protection system plan will be provided to the fire department for emergency services coordination.

Please be aware of the following.

Minimum Radio Signal Strength for Fire Department Communications — See details on the next page.

Response: Noted.

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

Response: Approved plans will be provided.

Comments:

The submittal's supplemental documents: "Request for Variance" and "FPL Dania Beach Energy Center Request for Special Exception" were noted and reviewed.

The submittal lacks a scope of work to conduct an appropriate review, however, we provide the following comments based on the assumption that a new Administration/Warehouse with site work are intended for future construction:

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.

Response: Traffic study from SCA provided 1/25/18 under separate cover.

2. Provide a clearly marked paving and grading plan showing slopes and spot elevations.

Response: Please see Sheet C-2.

3. Provide a clearly marked drainage plan showing drainage structures (if applicable), and provide calculations and geotechnical information supporting the proposed drainage Design.

Response: Drainage plans for the project were provided with the SCA and are also under review at Broward County. A courtesy copy of the pertinent portions are included on enclosed disc.

4. Provide storm runoff 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.

Response: Drainage plans for the project were provided with the SCA and are also under review at Broward County. A courtesy copy of the pertinent portions are included on enclosed disc.

5. Provide 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.

Response: Drainage plans for the project were provided with the SCA and are also under review at Broward County. A courtesy copy of the pertinent portions are included on disc.

6. Drainage shall be adequate to protect rooms in new structures designed for occupancy from the 100-year flood based on FEMA.

Response: Acknowledged.

7. The floor elevation must be consistent on all drawings. Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.

Response: Please see revised sheets C-2/SP-1.

8. Provide an Erosion Control (same as Stormwater Mitigation) plan.

Response: An Erosions Control Plan for the project was provided with the SCA and is also under review at Broward County. A courtesy copy of the pertinent portions is included on enclosed disc.

9. Provide location of building roof drains, and their proposed connections(s) to the on-site drainage system.

Response: Please see Sheet C-2.

10. Provide a clearly marked water and sewer plan.

Response: Please see revised sheet C-1.

11. 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.

Response: Please see notes on revised PBC sheet.

12. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

Response: Acknowledged.

13. Provide regulatory agencies' approval documentation (as applicable) as part of the final submittal (Broward County Surface Water License, Broward County Health Department Permit, etc.)

Response: The project is being licensed under the Florida Power Plant Siting Act. A final order of certification is anticipated by late 2018.

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

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.

Response: Not applicable. No public streets provided.

2. Identify proposed plat notes.

Response: Please see revised plat.

3. Per Section 640-20(I) provide copy of tax receipts providing no outstanding taxes are due.

Response: Please see attached.

4. Per Section 640-30(C)(6) provide legal description on proposed plat.

Response: Please see plat.

5. Per Section 640-30(C)(15) provide computation of the square footage of each parcel.

Response: Please see plat.

SITE PLAN COMMENTS:

6. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below. Per Section 635-50, provide the following documents:

(C) Existing zoning of the subject site and adjacent properties;

Response: Please see revised PBC sheet.

(E) Adjacent land uses and buildings within two hundred (200) feet of the property, including use and number of floors, dimensioned to property line of subject site;

Response: Please see attached exhibit.

(I) Locations and dimensions of all existing and proposed rights-of-way and dedications, including ultimate right-of-way lines (if applicable), easements, property lines, streets,

buildings, watercourses and water bodies, pedestrian areas, and other existing physical features in or adjoining the project, and their disposition (example: to be retained, demolished, modified, etc.);

Response: The property line has been shown more clearly on revised Sheet PBC. Applicable adjacent facilities are shown in the Florida Power & Light Unit 7 Plat drawing and boundary survey.

(M)The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas;

Response: Please see revised PBC sheet.

(O)Location and dimensions of all proposed buildings, excavations, and structures to lot lines and to each other;

Response: Please see revised PBC sheet.

(Q)Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each;

Response: Please see note on revised PBC sheet.

(S)Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination;

Response: The plant identification sign and location is shown on revised Sheet E-1.

(T)All existing and proposed pedestrian walkways and bicycle paths;

Response: Please see note on revised PBC sheet.

(Y)The following computations:

(1)Total gross and net acreage;

Response: Please see revised PBC sheet.

(4)Area devoted to vehicular use areas (roadways, aisles, parking);

Response: Please see revised PBC sheet.

(7)Pervious and impervious surface area, also expressed as a percentage of the site area; (13)Adjacent zoning and existing land uses.

Response: Please see revised PBC sheet.

(Z)Traffic circulation and pavement marking plan (may be shown on site plan sheets)

Response: Not Applicable.

(CC)Color site plan elevations and renderings for meeting presentation purposes;

Response: Acknowledged.

7. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.

Response: Previously provided.

8. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peak trips.

Response: Provided to City 1/25/2018 under separate cover.

9. IMPACT FEES: Impact fees that will be required for the project were e-mailed to ____.

Response: Not applicable.

10. SIGNS: Provide copy of all signs for compliance review.

Response: The plant identification sign and location is shown on revised Sheet E-1.

11. 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.

Response: Underway. Also, please see attached FAA determination.

12. PARKING: Per Section 265-50 Schedule of minimum off-street parking requirements, #49 requires 1 parking space per 500 s.f., therefore 50 parking spaces is required ($25,000/5 = 50$). Identify location on site plan drawing and provide required/provided in data table.

Response: Please see revised PBC sheet.

13. LOADING: Per Section 270-20(A) 1 loading space is required. Identify location and dimension on site plan drawing and provide required/provided in data table.

Response: Loading zones have been shown on revised Sheet C-2.

14. USE: Electrical Power Plants is a Special Exception use and a conditional use, #50, which required that the use be located at least 1,500 feet from any property with a residential land use plan designation. A Special Exception has been applied for. Identify distance from adjacent residential use on plans.

Response: Not Applicable. LDC revised 8/22/2017.

15. WILDLIFE PROTECTION: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acre in the city must ..."

Response: Not Applicable. Site is cleared and part of the existing power plant.

16. Provide minimum bicycle parking requirements identified in Section 265-51, which requires 50% of required parking in bicycle parking (50 X 10% = 5). Therefore 5 bicycle parking is required. Identify location on site plan drawing and provide required/provided in data table.

Response: Please see Sheet C-2.

17. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.

Response: There will be no mechanical equipment on the roof. Solar panels will be on the roof.

18. Principal Arterial Design Standards/Industrial Design Standards.

Response: Not applicable.

19. Must provide latest revised set of plans on disk prior to going to public hearing.

Response: Acknowledged.

20. 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.

Response: FPL has enjoyed a constructive working relationship with the City of Dania Beach over the last several years. FPL has involved the community early in the Project to ensure that local interests and community-specific information are taken into account. Representatives of FPL have been involved with the local community surrounding the Lauderdale Site for many years. FPL uses several communication channels to engage neighbors in constructive and collaborative dialogue, providing project information and gaining input from local stakeholders.

The Project was formally announced in April 2017. Since that time and leading up to the submittal of the SCA, FPL reached out to stakeholder groups including elected officials, site neighbors, environmental groups, state and federal government agencies, and local governments. Local media outlets were notified about the Project to inform residents surrounding the Site.

In April 2017, FPL mailed out 310 letters to adjacent property owners. The mailing included a letter and fact sheet informing them of the Project and identified how they can provide feedback. In addition, in May 2017 FPL mailed out approximately 1,640 letters to residents and property owners near the Project informing them of a Project open house, website, and toll-free telephone number providing information. A public open house was then held on May 24, 2017, which provided FPL an opportunity to share detailed Project information with the local community, obtain individual feedback, and answer questions. Informational resources provided at the open house and made continuously available to the public include: fact sheet; facility conceptual renderings; a website (www.FPL.com/DaniaBeachEnergy), which includes a project overview and FAQs; a PowerPoint presentation (for stakeholder briefings); and numerous information boards. In Sept 2017, FPL mailed out 67,308 letters to residents and property owners within 3mi of the Site notifying them of the Project and providing an overview of the state permitting process and timeline. In February 2018, FPL mailed out approximately 1,300 letters to nearby property owners and residents with an update on the project. Over the past several months and throughout Project permitting, FPL has and will continue to maintain proactive outreach and dialogue with the community. FPL's goal is to be the first and best source of information about the Project and is committed to responding to questions and comments in a timely manner.

21. 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.

Response: Acknowledged.

22. Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.

Response: Acknowledged.

23. 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.

Response: No liens exist on the property. Please see attached correspondence dates

2/21/18.

24. 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.

Response: Acknowledged.

25. Remove the work "Conceptual" from all drawings.

Response: See revised plans.

26. Per Section 265-110(2) 2-way directional and 2-lane, 1-way directional movement requires a minimum aisle of 24". Identify dimension on site plan drawing.

Response: 24" minimum aisle is provided as shown on revised Sheet C-2.

27. Per Section 265-20(A) a parking space minimum dimension is 9' X 18". Identify dimensions on site plan drawing.

Response: Parking space dimensions are shown on revised Sheet C-2.

28. Per Section 265-110(H)(2) the perimeter of a vehicle use area shall be constructed with a 6' raised type "D" or "F" curb. Identify location on site plan drawing and provide curb detail.

Response: Curbs and curb detail are shown on revised Sheet C-2.

29. Per Section 265-110(I)(2) all required off-street parking spaces shall be clearly delineated by a single 4" wide, white painted striping. Review detail on Sheet C-2 accordingly.

Response: Parking are delineated by 4" wide white painted striping. Please see Sheet C-2 Pavement Marking Detail.

30. Per Section 215-130, must provide a minimum of 20% pervious area. Identify required and provided in data table.

Response: Pervious area is shown on Sheet PBC and is 28%.

ATTACHMENTS

Plat	I
Site Plan	II
200 Ft Buffer Map	III
Tax Receipts	IV
FAA	V
Lien Status	VI
Tree Disposition Figure	VII

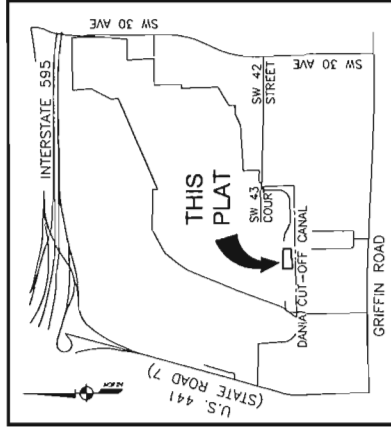
FILE COPY



Attachment I
Plat

FLORIDA POWER & LIGHT UNIT 7 PLAT
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE
SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 362-2594



LOCATION SKETCH
(NOT TO SCALE)

CITY OF DANIA BEACH PLANNING AND ZONING BOARD:

NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWN COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY THAT THIS PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH HAS BEEN APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____ 201__

BY: CHARLES PETERSON DATE: _____

CITY OF DANIA BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAN OF "FLORIDA POWER & LIGHT UNIT 7 PLANT" WAS APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, BY ORDINANCE No. _____, ADOPTED BY SAID CITY COMMISSION THIS ____ DAY OF _____, 2017.

BY: _____ MAY 19 2018
ATTEST: _____ CITY CLERK

CITY ENGINEER:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 201__

BY: _____ CITY ENGINEER, FLORIDA P.E. REGISTRATION _____

SUPERVISOR	CITY OF DANA BEACH	COUNTY ENGINEER	COUNTY SURVEYOR
------------	-----------------------	--------------------	--------------------

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

LAND DESCRIPTION:[illegible]

DEDICATION:

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

IN WITNESS WHEREOF THE SAID FLORIDA POWER AND LIGHT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND CORPORATE SEAL AFFIXED THEREOF THIS _____ DAY OF _____

FLORIDA POWER AND LIGHT COMPANY,
A PUBLIC UTILITY CORPORATION

WITNESS: _____ BY: _____

WITNESS: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AS
OF FLORIDA POWER AND LIGHT CO. A FLORIDA CORPORATION, WHO EXECUTED THE
FOREGOING PLAT AND INSTRUMENT OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE
ANY OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS _____ DAY OF _____ 201__

MY COMMISSION NUMBER: _____

MY COMMITMENT EXPIRES: _____

PRINT NAME: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE AND SUPERVISOR. THAT THE ORIGINAL PLAT WAS FILED IN THE PUBLIC RECORDS OF THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 177, ON THIS _____ DAY OF _____, 20____.

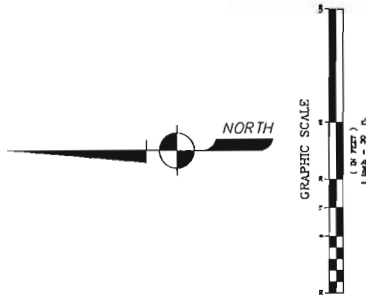
DATE _____

JOHN T. DEOGAN, P.L.C.
FLORIDA REGISTRATION NO. 4409
5000 ZWILLER BOULEVARD, SUITE 100
CENTRE OF AUTOMATION NUMBER 3303
ALPHABET ASSOCIATES, INC.

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

NOTICE: THIS PLAY AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBJUDICED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAY. THESE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTRY.

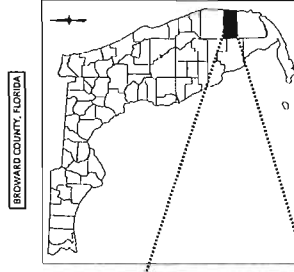
PLANNING FILE NO. # ___-MP-__



Attachment II
Site Plan

DANIA BEACH ENERGY CENTER CITY OF DANIA BEACH, FLORIDA

LOCATION



DRAWING INDEX			SHEET NAME	
DRAWING NUMBER	DATE	BY	NO.	NAME
151-100-00-001	10/1/00	1	1	151-100-00-001
151-100-00-002	10/1/00	1	2	151-100-00-002
151-100-00-003	10/1/00	1	3	151-100-00-003
151-100-00-004	10/1/00	1	4	151-100-00-004
151-100-00-005	10/1/00	1	5	151-100-00-005
151-100-00-006	10/1/00	1	6	151-100-00-006
151-100-00-007	10/1/00	1	7	151-100-00-007
151-100-00-008	10/1/00	1	8	151-100-00-008
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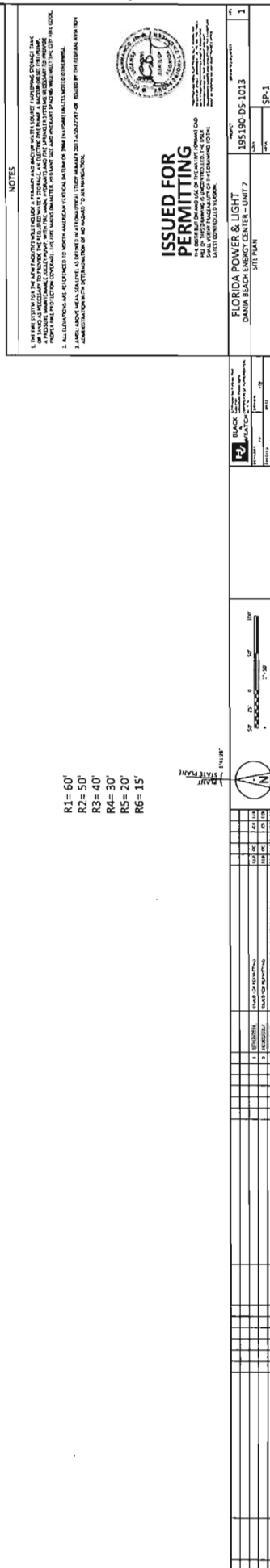
FPL



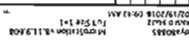
**ISSUED FOR
PERMITTING**

ALL OF THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF FLORIDA POWER & LIGHT COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM FLORIDA POWER & LIGHT COMPANY.

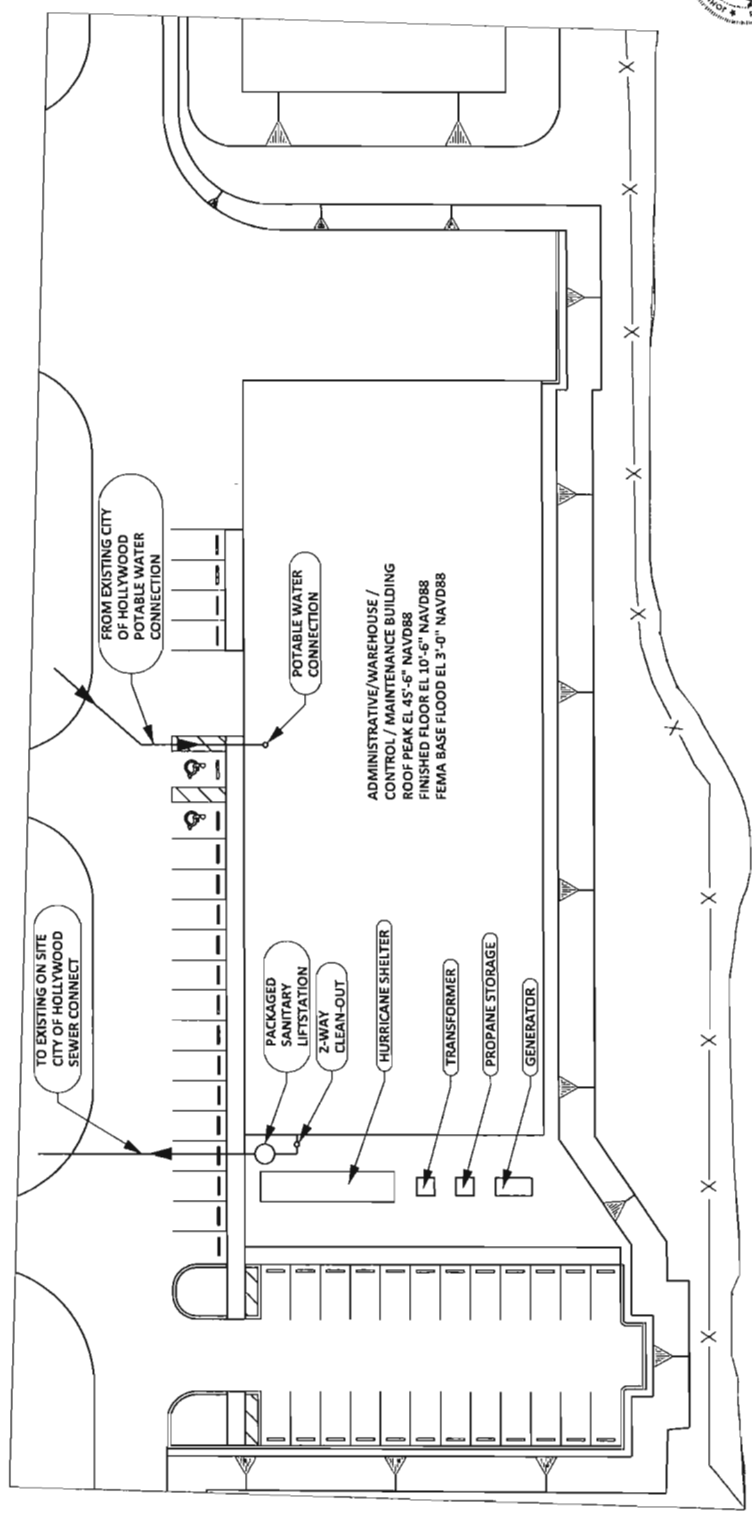
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DRAWING		COVER SHEET		COV	
FLORIDA POWER & LIGHT		DANIA BEACH ENERGY CENTER - UNIT 7			
DATE		10/1/00			
BY		10/1/00			
CHECKED		10/1/00			
APPROVED		10/1/00			
SCALE		AS SHOWN			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
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DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
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PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
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PROJECT NO.		195190-DS-2000			
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TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
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DRAWING NO.		195190-DS-2000			
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DRAWING NO.		195190-DS-2000			
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PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
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TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-2000			
SHEET NO.		1			
TOTAL SHEETS		1			
PROJECT NO.		195190-DS-2000			
DRAWING NO.		195190-DS-			



R1= 60'
R2= 50'
R3= 40'
R4= 30'
R5= 20'
R6= 15'



1 2 3 4 5 6 7 8 9 10



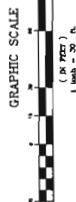
ISSUED FOR PERMITTING

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

PROJECT		DRAWING NUMBER		
FLORIDA POWER & LIGHT		19S190-DS-0013		
DANIA BEACH ENERGY CENTER - UNIT 7		SHEET	C-1	
ADMINISTRATIVE/WAREHOUSE/CONTROL		AREA		
MAINTENANCE BUILDING		WATER AND SEWER PLAN		
DESIGNED BY		CHECKED BY		
DATE		DATE		
REVISIONS AND RECORD OF ISSUES		DATE		
1	15/11/2018	DESIGNED FOR PERMITTING	118	
2	14/02/2017	REDESIGNED FOR PERMITTING	118	

BLACK SHEET FOR PLOT		FLORIDA POWER & LIGHT DANIA BEACH ENERGY CENTER - UNIT 7		PROJECT		DRAWING NUMBER	
FLORIDA POWER & LIGHT DANIA BEACH ENERGY CENTER - UNIT 7		ADMINISTRATIVE/WAREHOUSE/CONTROL		SHEET		C-1	
MAINTENANCE BUILDING		WATER AND SEWER PLAN		DESIGNED BY		CHECKED BY	
DATE		DATE		REVISIONS AND RECORD OF ISSUES		DATE	
1		15/11/2018		DESIGNED FOR PERMITTING		118	
2		14/02/2017		REDESIGNED FOR PERMITTING		118	

BLACK SHEET FOR PLOT		FLORIDA POWER & LIGHT DANIA BEACH ENERGY CENTER - UNIT 7		PROJECT		DRAWING NUMBER	
FLORIDA POWER & LIGHT DANIA BEACH ENERGY CENTER - UNIT 7		ADMINISTRATIVE/WAREHOUSE/CONTROL		SHEET		C-1	
MAINTENANCE BUILDING		WATER AND SEWER PLAN		DESIGNED BY		CHECKED BY	
DATE		DATE		REVISIONS AND RECORD OF ISSUES		DATE	
1		15/11/2018		DESIGNED FOR PERMITTING		118	
2		14/02/2017		REDESIGNED FOR PERMITTING		118	



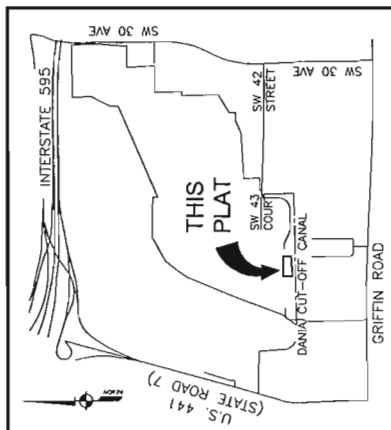
SURVEYOR'S NOTES:

- [illegible]

NOTICE: THIS PLAY AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DUPLICATION OF THE SUBMITTED PLAY. IT IS THE PROPERTY OF THE NATIONAL PLAYWRIGHTS CONFERENCE AND WILL NOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE NATIONAL PLAYWRIGHTS CONFERENCE. ANY REPRODUCTION OF THIS PLAY IN ANY FORM, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE NATIONAL PLAYWRIGHTS CONFERENCE, IS PROHIBITED. THE NATIONAL PLAYWRIGHTS CONFERENCE ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE TO ANY PLAY OR TO ANY RECORDING OF A PLAY, OR FOR ANY LOSS OF PROFITS OR REVENUE, OR FOR ANY OTHER DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF THE USE OF THIS PLAY OR ANY RECORDING OF A PLAY.

FLORIDA POWER & LIGHT UNIT 7 PLAT
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE
SECTION 30, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2584



LOCATION SKETCH
(NOT TO SCALE)

CITY OF DANIA BEACH PLANNING AND ZONING BOARD:

NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THE PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH A WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENT/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY THAT THIS PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH HAS BEEN APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____ 201__.

DATE: _____

CITY OF DANIA BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAY OF "FLORIDA POWER & LIGHT UNIT 7 PLAY" WAS APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, BY ORDINANCE No. _____ ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

CITY ENGINEER:

THIS PLAN IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201____.

BY: _____ CITY ENGINEER, FLORIDA P.E. REGISTRATION _____

SUPPLIER	CITY OF DANIA BEACH	COUNTY ENGINEER	COUNTY SURVEYOR
----------	------------------------	--------------------	--------------------

LAND DESCRIPTION:

[illegible]

DEDICATION:

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

IN WITNESS WHEREOF THE SAID FLORIDA POWER AND LIGHT COMPANY, HAS CAUSED THESE PRESENTS TO BE
SIGNED BY ITS _____ 20) _____ DAY OF _____

FLORIDA POWER AND LIGHT COMPANY,
A FLORIDA CORPORATION

WITNESS: _____
PRINT NAME: _____

BY: _____
NAME: _____

WITNESS: _____
PRINT NAME:

Figure 1

ACKNOWLEDGMENT:

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME,
OF FLORIDA POWER AND LIGHT CO., A FLORIDA CORPORATION, WHO EXECUTED THE
FOLLOWING PLAT AND INSTRUMENT OF DEDICATION WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE
ANY OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS _____ DAY OF _____ 201__

NOTARY PUBLIC - STATE OF FLORIDA

NAME: _____ PAINT NAME: _____

SURVEYOR'S CERTIFICATE

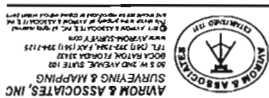
HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS HERETOFORE SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE. THE TOTAL AREA OF THE SURVEYED MONUMENTS IS 177.691 ACRES. SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.

DATE: _____

JOHN T. DODGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
560 SW 2ND AVENUE, BOCA RATON, FL 33432
CERTIFICATE OF AUTHORIZATION NUMBER J303
ENVIRON & ASSOCIATES, INC.

NOTICE: THIS PLAY AS RECORDED IN ITS GRAPHIC FORM, IS THE OPTICAL DEPICTION OF THE SUBJUDICED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE P.L.A.T. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

JOHN T. DOUGAN, P.L.S.
Florida Registration No. 4409
HAWTHORN & ASSOCIATES, INC.
L.B. No. 3300
E-Mail: john@hornsawyers.com

[illegible][illegible]

[illegible]

DAN

DANIA

ELECTRICAL GENERATION
FACILITIES

HOLLYWOOD

DANIA

HOLLYWOOD

HOLLYWOOD

DANIA

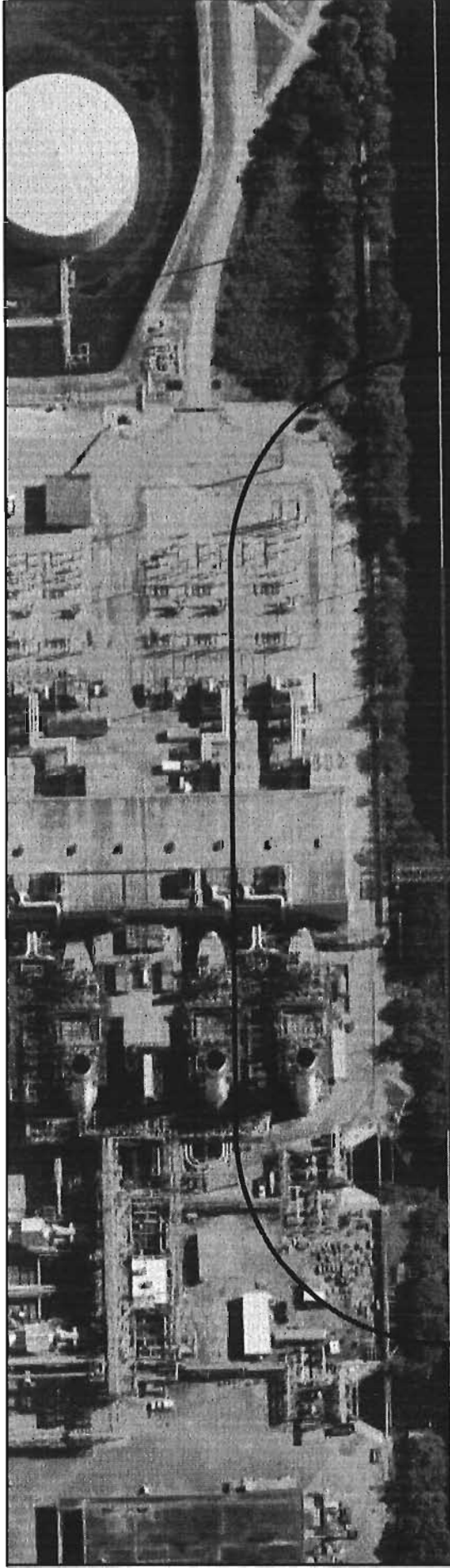


**ISSUED
FOR PERMITTING**

[illegible]

Attachment III
200 Ft Buffer Map

FPL DANIA BEACH



200 Foot-Buffer



**Leigh Robinson Kerr
& Associates, Inc.**

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 E: Lkerr808@bellsouth.net



Attachment IV
Tax Receipts

BROWARD COUNTY

2017 Paid Commercial Personal Property
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 803926

12B-17-00000090 \$12,656,163.99
Paid 12/06/2017 Receipt #
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
C00002861551		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
% PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

UNKNOWN
VARIOUS DANIA BEACH
AREA UT

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT	5.46230	680,300,173	5,208	680,294,965	3,715,975.19
COUNTYWIDE SERVICES	0.20670	680,300,173	5,208	680,294,965	140,616.97
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	680,300,173	5,208	680,294,965	3,383,787.15
CAPITAL OUTLAY	1.50000	680,300,173	5,208	680,294,965	1,020,442.45
VOTER APPROVED DEBT LEVY	0.06540	680,300,173	5,208	680,294,965	44,491.29
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	680,300,173	5,208	680,294,965	30,001.01
OKEECHOBEE BASIN	0.13840	680,300,173	5,208	680,294,965	94,152.82
SFWMD DISTRICT	0.12750	680,300,173	5,208	680,294,965	86,737.61
SOUTH BROWARD HOSPITAL	0.14960	680,300,173	5,208	680,294,965	101,772.13
CHILDREN'S SVCS COUNCIL OF BC	0.48820	680,300,173	5,208	680,294,965	332,120.00
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	680,300,173	5,208	680,294,965	4,081,633.73
DEBT SERVICE	0.19110	680,300,173	5,208	680,294,965	130,004.37
FL INLAND NAVIGATION	0.03200	680,300,173	5,208	680,294,965	21,769.44
Total Millage:		19.37910	Ad Valorem Taxes:		\$13,183,504.16
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$13,183,504.16
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Commercial Personal Property
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 803926

Paid 12/06/2017 Receipt # 12B-17-00000090 \$12,656,163.99
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
C00002861551

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
% PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 524922

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504219-00-0121		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 36 ST
19-50-42
THAT PART OF OR 11773/319 LYING
IN SEC 19-50-42, LESS PART DESC'D
IN OR 31364/752

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	148,730	0	148,730	812.41
VOTED DEBT	0.20670	148,730	0	148,730	30.74
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	148,730	0	148,730	739.78
CAPITAL OUTLAY	1.50000	148,730	0	148,730	223.10
VOTER APPROVED DEBT LEVY	0.06540	148,730	0	148,730	9.73
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	148,730	0	148,730	6.56
OKEECHOBEE BASIN	0.13840	148,730	0	148,730	20.58
SFWM DISTRICT	0.12750	148,730	0	148,730	18.96
NORTH BROWARD HOSPITAL	1.24830	148,730	0	148,730	185.66
CHILDREN'S SVCS COUNCIL OF BC	0.48820	148,730	0	148,730	72.61
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	148,730	0	148,730	892.35
DEBT SERVICE	0.19110	148,730	0	148,730	28.42
FL INLAND NAVIGATION	0.03200	148,730	0	148,730	4.76
Total Millage:		20.47780	Ad Valorem Taxes:		\$3,045.66
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				5,792.17	
DS DANIA STORM WATER	@ 40.0000			1,504.00	
Non - Ad Valorem Assessments:				\$7,296.17	
Combined Taxes and Assessments:				\$10,341.83	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 524922

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$9,928.16
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504219-00-0121

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

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Please Pay Only One Amount

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525689

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504220-00-0270		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 30 AVE
20-50-42
S1/2 OF NW1/4 OF SW1/4, LESS
OR 15765/565 & LESS PT DESC'D IN
OR 31364/752

12B-17-00000089 \$6,214.98
Paid By FLORIDA POWER & LIGHT CO
Effective Date 11/30/2017
Receipt # 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	81,140	0	81,140	443.21
VOTED DEBT	0.20670	81,140	0	81,140	16.77
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	81,140	0	81,140	403.59
CAPITAL OUTLAY	1.50000	81,140	0	81,140	121.71
VOTER APPROVED DEBT LEVY	0.06540	81,140	0	81,140	5.31
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	81,140	0	81,140	3.58
OKEECHOBEE BASIN	0.13840	81,140	0	81,140	11.23
SFWMD DISTRICT	0.12750	81,140	0	81,140	10.35
NORTH BROWARD HOSPITAL	1.24830	81,140	0	81,140	101.29
CHILDREN'S SVCS COUNCIL OF BC	0.48820	81,140	0	81,140	39.61
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	81,140	0	81,140	486.82
DEBT SERVICE	0.19110	81,140	0	81,140	15.51
FL INLAND NAVIGATION	0.03200	81,140	0	81,140	2.60
Total Millage:		20.47780	Ad Valorem Taxes:		\$1,661.58
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				3,816.36	
DS DANIA STORM WATER	@ 40.0000			996.00	
Non - Ad Valorem Assessments:				\$4,812.36	
Combined Taxes and Assessments:				\$6,473.94	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525689

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$6,214.98
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504220-00-0270

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

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: 525690

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504220-00-0280		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 30 AVE
20-50-42
NE1/4 OF SW1/4 OF SW1/4, LESS
OR 15765/565

12B-17-00000089
Paid By FLORIDA POWER & LIGHT C
12/06/2017
11/30/2017
Effective Date
Paid

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	37,930	0	37,930	207.19
VOTED DEBT	0.20670	37,930	0	37,930	7.84
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	37,930	0	37,930	188.66
CAPITAL OUTLAY	1.50000	37,930	0	37,930	56.90
VOTER APPROVED DEBT LEVY	0.06540	37,930	0	37,930	2.48
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	37,930	0	37,930	1.67
OKEECHOBEE BASIN	0.13840	37,930	0	37,930	5.25
SFWMD DISTRICT	0.12750	37,930	0	37,930	4.84
NORTH BROWARD HOSPITAL	1.24830	37,930	0	37,930	47.35
CHILDREN'S SVCS COUNCIL OF BC	0.48820	37,930	0	37,930	18.52
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	37,930	0	37,930	227.57
DEBT SERVICE	0.19110	37,930	0	37,930	7.25
FL INLAND NAVIGATION	0.03200	37,930	0	37,930	1.21
Total Millage:		20.47780	Ad Valorem Taxes:		\$776.73
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				1,791.35	
DS DANIA STORM WATER	@ 40.0000			468.00	
Non - Ad Valorem Assessments:				\$2,259.35	
Combined Taxes and Assessments:				\$3,036.08	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 525690

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$2,914.64
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504220-00-0280

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 525691

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504220-00-0290		See Below	See Below	See Below	0412

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 36 ST
20-50-42
W1/2 OF SW1/4 OF SW1/4

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	88,030	0	88,030	480.85
VOTED DEBT	0.20670	88,030	0	88,030	18.20
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	88,030	0	88,030	437.86
CAPITAL OUTLAY	1.50000	88,030	0	88,030	132.04
VOTER APPROVED DEBT LEVY	0.06540	88,030	0	88,030	5.76
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	88,030	0	88,030	3.88
OKEECHOBEE BASIN	0.13840	88,030	0	88,030	12.18
SFWMD DISTRICT	0.12750	88,030	0	88,030	11.22
NORTH BROWARD HOSPITAL	1.24830	88,030	0	88,030	109.89
CHILDREN'S SVCS COUNCIL OF BC	0.48820	88,030	0	88,030	42.98
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	88,030	0	88,030	528.16
DEBT SERVICE	0.19110	88,030	0	88,030	16.82
FL INLAND NAVIGATION	0.03200	88,030	0	88,030	2.82
Total Millage:		20.47780	Ad Valorem Taxes:		\$1,802.66
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				4,146.34	
DS DANIA STORM WATER	@ 40.0000			1,084.00	
Non - Ad Valorem Assessments:				\$5,230.34	
Combined Taxes and Assessments:				\$7,033.00	
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

12B-17-00000089
 Paid By FLORIDA POWER & LIGHT CO
 Receipt #
 12/06/2017
 Effective Date
 11/30/2017
 Paid

BROWARD COUNTY

2017 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 525691

Paid 12/06/2017 Receipt # 12B-17-00000089 \$6,751.68
 11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504220-00-0290

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
 ATTN PROPERTY TAX - PSX/JB
 700 UNIVERSE BLVD
 JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Return with Payment

Please Pay Only One Amount

BROWARD COUNTY

2017 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 529426

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504229-40-0096		See Below	See Below	See Below	0513

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 42 ST
PORT 95 COMMERCE PARK 144-2 B
PT OF PARCEL "I" DESC'D AS,BEG
AT SW COR OF PARCEL I,NLY ALG
W/L FOR 707.60,ELY 100.01,SLY
16.08 TO P/C,SLY & SELY 41.61.

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	711,270	0	711,270	3,885.17
VOTED DEBT	0.20670	711,270	0	711,270	147.02
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	711,270	0	711,270	3,537.86
CAPITAL OUTLAY	1.50000	711,270	0	711,270	1,066.90
VOTER APPROVED DEBT LEVY	0.06540	711,270	0	711,270	46.52
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	711,270	0	711,270	31.37
OKEECHOBEE BASIN	0.13840	711,270	0	711,270	98.44
SFWMD DISTRICT	0.12750	711,270	0	711,270	90.69
SOUTH BROWARD HOSPITAL	0.14960	711,270	0	711,270	106.41
CHILDREN'S SVCS COUNCIL OF BC	0.48820	711,270	0	711,270	347.24
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.44790	711,270	0	711,270	5,297.47
DEBT SERVICE	0.25130	711,270	0	711,270	178.74
FL INLAND NAVIGATION	0.03200	711,270	0	711,270	22.76
Total Millage:		20.88740	Ad Valorem Taxes:		\$14,856.59
NON - AD VALOREM TAXES					
Levying Authority	Rate		Amount		
Non - Ad Valorem Assessments:					\$0.00
Combined Taxes and Assessments:					\$14,856.59
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: 529426

Paid 12/06/2017 Receipt # 12B-17-00000089 \$14,262.33
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504229-40-0096

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Please Pay Only One Amount

12B-17-00000089
 Paid By FLORIDA POWER & LIGHT CO
 Receipt #
 Effective Date
 Paid

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529693

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0011		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

SW 42 ST
30-50-42
COMM AT NW COR OF NE1/4 OF SEC
30,S 125 TO POB,NELY 2444.11,NLY
180,NELY 551.79,NLY 460,ELY
1316.38,SLY 1363.47,WLY 648.66.

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	537,410	0	537,410	2,935.49
VOTED DEBT	0.20670	537,410	0	537,410	111.08
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	537,410	0	537,410	2,673.07
CAPITAL OUTLAY	1.50000	537,410	0	537,410	806.12
VOTER APPROVED DEBT LEVY	0.06540	537,410	0	537,410	35.15
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	537,410	0	537,410	23.70
OKEECHOBEE BASIN	0.13840	537,410	0	537,410	74.38
SFWMD DISTRICT	0.12750	537,410	0	537,410	68.52
SOUTH BROWARD HOSPITAL	0.14960	537,410	0	537,410	80.40
CHILDREN'S SVCS COUNCIL OF BC	0.48820	537,410	0	537,410	262.36
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	537,410	0	537,410	3,224.35
DEBT SERVICE	0.19110	537,410	0	537,410	102.70
FL INLAND NAVIGATION	0.03200	537,410	0	537,410	17.20
Total Millage:		19.37910	Ad Valorem Taxes:		\$10,414.52
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				25,263.37	
DS DANIA STORM WATER	@ 40.0000			6,604.00	
Non - Ad Valorem Assessments:					\$31,867.37
Combined Taxes and Assessments:					\$42,281.89
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529693

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$40,590.61
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0011

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

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Please Pay Only One Amount

\$40,590.61
12B-17-00000089
Paid By FLORIDA POWER & LIGHT CO
Paid 12/06/2017 Receipt #
11/30/2017 Effective Date

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529695

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0050		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

3051 SW 30 AVE
30-50-42
NW1/4 LESS STS & CANAL & LESS PT
LYING NWLY OF FOL DESC LINE, COMM
AT NW COR OF SEC 30, SLY ALG W/L
OF SEC 30 FOR 1324.71, ELY ALG

\$328,453.46
 12B-17-00000089
 Paid By FLORIDA POWER & LIGHT CO
 Receipt #
 12/06/2017
 Effective Date
 11/30/2017
 Paid

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	17,041,730	0	17,041,730	93,087.04
VOTED DEBT	0.20670	17,041,730	0	17,041,730	3,522.53
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	17,041,730	0	17,041,730	84,765.56
CAPITAL OUTLAY	1.50000	17,041,730	0	17,041,730	25,562.60
VOTER APPROVED DEBT LEVY	0.06540	17,041,730	0	17,041,730	1,114.53
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	17,041,730	0	17,041,730	751.54
OKEECHOBEE BASIN	0.13840	17,041,730	0	17,041,730	2,358.58
SFWMD DISTRICT	0.12750	17,041,730	0	17,041,730	2,172.82
SOUTH BROWARD HOSPITAL	0.14960	17,041,730	0	17,041,730	2,549.44
CHILDREN'S SVCS COUNCIL OF BC	0.48820	17,041,730	0	17,041,730	8,319.77
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	17,041,730	0	17,041,730	102,246.97
DEBT SERVICE	0.19110	17,041,730	0	17,041,730	3,256.67
FL INLAND NAVIGATION	0.03200	17,041,730	0	17,041,730	545.34
Total Millage:		19.37910	Ad Valorem Taxes:		\$330,253.39
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				5,001.63	
DS DANIA STORM WATER	@ 40.0000			6,884.00	
Non - Ad Valorem Assessments:					\$11,885.63
Combined Taxes and Assessments:					\$342,139.02
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529695

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$328,453.46
11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0050

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

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

Please Pay Only One Amount

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529696

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

 12B-17-00000089 \$40,905.99
 Paid By FLORIDA POWER & LIGHT CO
 Effective Date 11/30/2017
 Receipt # 12/06/2017

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0051		See Below	See Below	See Below	0513

FLORIDA POWER & LIGHT CO
 ATTN PROPERTY TAX - PSX/JB
 700 UNIVERSE BLVD
 JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
 DRAWN ON US BANK ACCOUNT.

EDGEWATER RD
 30-50-42
 THAT PT OF N1/2 OF SW1/4 LYING
 N OF DANIA CUTOFF CANAL & LYING
 WITHIN CITY LIMITS OF HOLLYWOOD,
 LESS THEREFROM PT DESC IN

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	2,029,760	0	2,029,760	11,087.16
VOTED DEBT	0.20670	2,029,760	0	2,029,760	419.55
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	2,029,760	0	2,029,760	10,096.03
CAPITAL OUTLAY	1.50000	2,029,760	0	2,029,760	3,044.64
VOTER APPROVED DEBT LEVY	0.06540	2,029,760	0	2,029,760	132.75
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	2,029,760	0	2,029,760	89.51
OKEECHOBEE BASIN	0.13840	2,029,760	0	2,029,760	280.92
SFWMD DISTRICT	0.12750	2,029,760	0	2,029,760	258.79
SOUTH BROWARD HOSPITAL	0.14960	2,029,760	0	2,029,760	303.65
CHILDREN'S SVCS COUNCIL OF BC	0.48820	2,029,760	0	2,029,760	990.93
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.44790	2,029,760	0	2,029,760	15,117.45
DEBT SERVICE	0.25130	2,029,760	0	2,029,760	510.08
FL INLAND NAVIGATION	0.03200	2,029,760	0	2,029,760	64.95
Total Millage:		20.88740	Ad Valorem Taxes:		\$42,396.41
NON - AD VALOREM TAXES					
Levying Authority			Rate	Amount	
05 HLWD FIRE RESCUE ASSESSMENT				159.00	
95 HLWD FIRE INSPECTION				55.00	
Non - Ad Valorem Assessments:					\$214.00
Combined Taxes and Assessments:					\$42,610.41
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529696

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$40,905.99
 11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0051

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
 ATTN PROPERTY TAX - PSX/JB
 700 UNIVERSE BLVD
 JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Please Pay Only One Amount

Return with Payment

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529698

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504230-00-0053		See Below	See Below	See Below	0413

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

3801 SW 43 CT
30-50-42
N1/2 OF SW1/4 LYING N OF
DANIA CUTOFF CANAL
LESS OR 2203/288 &
ALSO LESS PORTION

12B-17-00000089 \$315,488.21
 Paid By FLORIDA POWER & LIGHT C
 Effective Date 11/30/2017
 Receipt # 12/06/2017
 Paid 12/06/2017

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.46230	11,865,800	0	11,865,800	64,814.56
VOTED DEBT	0.20670	11,865,800	0	11,865,800	2,452.66
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.97400	11,865,800	0	11,865,800	59,020.49
CAPITAL OUTLAY	1.50000	11,865,800	0	11,865,800	17,798.70
VOTER APPROVED DEBT LEVY	0.06540	11,865,800	0	11,865,800	776.02
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.04410	11,865,800	0	11,865,800	523.28
OKEECHOBEE BASIN	0.13840	11,865,800	0	11,865,800	1,642.23
SFWM D DISTRICT	0.12750	11,865,800	0	11,865,800	1,512.89
SOUTH BROWARD HOSPITAL	0.14960	11,865,800	0	11,865,800	1,775.12
CHILDREN'S SVCS COUNCIL OF BC	0.48820	11,865,800	0	11,865,800	5,792.88
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	11,865,800	0	11,865,800	71,192.43
DEBT SERVICE	0.19110	11,865,800	0	11,865,800	2,267.55
FL INLAND NAVIGATION	0.03200	11,865,800	0	11,865,800	379.71
Total Millage:		19.37910	Ad Valorem Taxes:		\$229,948.52
NON - AD VALOREM TAXES					
Levying Authority	Rate			Amount	
04 DANIA FIRE				88,121.03	
DS DANIA STORM WATER	@ 40.0000			10,564.00	
Non - Ad Valorem Assessments:					\$98,685.03
Combined Taxes and Assessments:					\$328,633.55
If Postmarked By	Nov 30, 2017				
Please Pay	\$0.00				

BROWARD COUNTY

2017 Paid Real Estate

Folio: 529698

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 12/06/2017 Receipt # 12B-17-00000089 \$315,488.21
 11/30/2017 Effective Date Paid By FLORIDA POWER & LIGHT CO

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
504230-00-0053

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX - PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

If Postmarked By	Please Pay
Nov 30, 2017	\$0.00

Return with Payment

Please Pay Only One Amount

Attachment V
FAA



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-ASO-14618-OE

Issued Date: 08/21/2017

Jeff Conte
Florida Power & Light Company
700 Universe Blvd (JB)
Juno Beach, FL 33408

**** NOTICE OF PRESUMED HAZARD ****

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:	Stack Dania Beach Energy Center
Location:	Dania Beach, FL
Latitude:	26-04-07.44N NAD 83
Longitude:	80-11-49.11W
Heights:	11 feet site elevation (SE) 149 feet above ground level (AGL) 160 feet above mean sea level (AMSL)

Initial findings of this study indicate that the structure as described exceeds obstruction standards and/or would have an adverse physical or electromagnetic interference effect upon navigable airspace or air navigation facilities. Pending resolution of the issues described below, the structure is presumed to be a hazard to air navigation.

If the structure were reduced in height so as not to exceed 126 feet above ground level (137 feet above mean sea level), it would not create a substantial adverse effect and a favorable determination could subsequently be issued.

If the structure were reduced in height so as not to exceed 139 feet above ground level (150 feet above mean sea level), and a 2C certified survey is provided, it would not have a significant adverse impact and a favorable determination could subsequently be issued. The survey we require must be developed by a registered surveying firm in the state the survey is performed. Survey data must be based on the North American Datum of 1983, provided in geographic latitude and longitude coordinates (degrees, minutes, seconds to the hundredth of a second). The site elevation must be based on North American Vertical Datum of 1988. The survey letter must certify accuracy of at least plus or minus 50 feet for horizontal and 20 feet for vertical data.

See Attachment for Additional information.

NOTE: PENDING RESOLUTION OF THE ISSUE(S) DESCRIBED ABOVE, THE STRUCTURE IS PRESUMED TO BE A HAZARD TO AIR NAVIGATION. THIS LETTER DOES NOT AUTHORIZE CONSTRUCTION OF THE STRUCTURE EVEN AT A REDUCED HEIGHT. ANY RESOLUTION OF THE

ISSUE(S) DESCRIBED ABOVE MUST BE COMMUNICATED TO THE FAA SO THAT A FAVORABLE DETERMINATION CAN SUBSEQUENTLY BE ISSUED.

IF MORE THAN 60 DAYS FROM THE DATE OF THIS LETTER HAS ELAPSED WITHOUT ATTEMPTED RESOLUTION, IT WILL BE NECESSARY FOR YOU TO REACTIVATE THE STUDY BY FILING A NEW FAA FORM 7460-1, NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ASO-14618-OE.

Signature Control No: 338823861-341409820

(NPH)

Michael Blaich
Specialist

Attachment(s)
Additional Information

FLL = Fort Lauderdale/Hollywood International Airport

ASN = Aeronautical Study Number

SIAP = Standard Instrument Approach Procedure

AGL = Above Ground Level

AMSL = Above Mean Sea Level

NM = Nautical Miles

ARP = Airport Reference Point

RWY = Runway

IFR = Instrument Flight Rule

NEH = No Effect Height

ILS = Instrument Landing System

LOC = Localizer

(S)- = Straight-In

DME = Distance Measuring Equipment

This ASN is for a proposed stack at a height of 149 feet AGL, 160 feet AMSL.

The structure would be located approximately 2.56 NM west of the FLL ARP.

It would exceed the Obstruction Standards of Title 14, Code of Federal Regulations (14 CFR), Part 77 as follows:

Section 77.17(a)(3): A height that increases a minimum instrument flight altitude within a terminal area (TERPS Criteria).

IMPACT ON FOLLOWING SIAP(s) @ FLL:

ILS OR LOC RWY 10L, increases (S)-LOC 10R ZALAL FIX MINIMUMS (DME REQUIRED) from 400 to 460, NEH: 137 feet AMSL (without "2C" survey), increases (S)-LOC 10R ZALAL FIX MINIMUMS (DME REQUIRED) from 400 to 420, NEH: 150 feet AMSL (with "2C" survey).

Attachment VI
Lien Status

Kelly Ray-Sosnowski

From: Urow, Barbara <burow@daniabeachfl.gov>
Sent: Wednesday, February 21, 2018 3:19 PM
To: 'kray808@bellsouth.net'
Cc: Lajoie, Corinne; Walton, Eric
Subject: FW: FW: FPL
Attachments: image001.jpg; image001.jpg; image001.jpg; folio map fpl.pdf

There are no open code cases on the attached folios.

Barbara Urow
Lead Code Inspector
City of Dania Beach, Florida
100 W Dania Beach Blvd, 33004
954-924-6810 x3718

From: Walton, Eric
Sent: Wednesday, February 21, 2018 2:36 PM
To: Urow, Barbara
Subject: Fwd: FW: FPL

Eric Walton
City of Dania Beach

From: Kelly Ray-Sosnowski
Sent: Wednesday, February 21, 11:38 AM
Subject: FW: FPL
To: Walton, Eric, Lunkins, Angel
Cc: Leigh Kerr - Office

Good Afternoon,

Per the email chain below/attached map, you previously provided me with the violation status for the subject properties. Can you please update me on whether there are/are not any violations currently on those properties (see attached map)?

Thank you for your help!

Kelly Ray-Sosnowski, LEED AP+BDC
Planner

Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

From: Kelly Ray-Sosnowski [<mailto:Kray808@bellsouth.net>]
Sent: Wednesday, August 16, 2017 3:13 PM
To: 'Walton, Eric' <ewalton@daniabeachfl.gov>
Cc: Leigh Kerr - Office (lkerr808@bellsouth.net) <lkerr808@bellsouth.net>; 'alunkins@daniabeachfl.gov' <alunkins@daniabeachfl.gov>; 'Lajoie, Corinne' <cchurch@daniabeachfl.gov>
Subject: RE: FPL

Please disregard those numbers. They were snippets of ROW/Canal that were accidentally clipped when using GIS. Attached might help. Thanks.

Kelly Ray-Sosnowski, LEED AP+BDC
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

From: Walton, Eric [<mailto:ewalton@daniabeachfl.gov>]
Sent: Wednesday, August 16, 2017 12:04 PM
To: Kray808@bellsouth.net
Subject: FW: FPL

Eric Walton
Code Compliance Manager
City of Dania Beach
ewalton@daniabeachfl.gov
954-924-6810 x 3703

"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: Lunkins, Angel
Sent: Wednesday, August 16, 2017 11:56 AM
To: Walton, Eric
Cc: Lajoie, Corinne
Subject: RE: FPL

Eric, No code violations or fines on the folios provided below, also see notes below. Thanks

1. 504230000050
2. 504230000000- Folio not Valid
3. 504220000290
4. 504220000270
5. 504230000011
6. 504220000280
7. 504219000121-
8. 504125010000- Folio not Valid
9. 504125010250
10. 504219000123
11. 504230000053
12. 504125010000- Folio not Valid

From: Kelly Ray-Sosnowski [<mailto:Kray808@bellsouth.net>]

Sent: Wednesday, August 16, 2017 9:56 AM

To: Walton, Eric

Cc: Lunkins, Angel; Leigh Kerr - Office

Subject: RE: FPL

Please see below folios:

504230000050

504230000000

504220000290

504220000270

504230000011

504220000280

504219000121

504125010000

504125010250

504219000123

504230000053

504125010000

Thank you.

Kelly Ray-Sosnowski, LEED AP+BDC
Planner
Leigh Robinson Kerr & Associates, Inc.
808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

From: Walton, Eric [<mailto:ewalton@daniabeachfl.gov>]
Sent: Tuesday, August 15, 2017 4:39 PM
To: Kelly Ray-Sosnowski <Kray808@bellsouth.net>
Cc: Lunkins, Angel <alunkins@daniabeachfl.gov>
Subject: RE: FLP

Please provide the folio # for both locations.

Eric Walton
Code Compliance Manager
City of Dania Beach
ewalton@daniabeachfl.gov
954-924-6810 x 3703

"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: Kelly Ray-Sosnowski [<mailto:Kray808@bellsouth.net>]
Sent: Tuesday, August 15, 2017 3:37 PM
To: Kirby, Donna; Walton, Eric
Cc: Leigh Kerr - Office
Subject: FW: FLP

Good Afternoon,

Per Corinne Lajoie's request below, can you please provide us with a statement regarding the status of any violations on the property listed below?

3051 SW 30 AVE DANIA BEACH FL 333123801 SW 43 CT DANIA BEACH FL 33312

Call or email with any questions.

Thank you.

Kelly Ray-Sosnowski, LEED AP+BDC
Planner
Leigh Robinson Kerr & Associates, Inc.

808 East Las Olas Boulevard, Suite 104
Fort Lauderdale, FL 33301
Ph: 954-467-6308 F: 954-467-6309
www.LeighRobinsonKerr.com

From: Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]
Sent: Tuesday, August 15, 2017 2:29 PM
To: 'leigh kerr' <lkerr808@bellsouth.net>
Cc: 'Kelly Ray' <kray808@bellsouth.net>
Subject: FLP

Can you please obtain a statement from the City's Code Compliance office stating that status of any violations on your property? I will need the before going to the City Commission.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

Attachment VII
Tree Disposition Figure

FPL Dania Beach Energy Center - Boat Ramp Area Summary

Species Common Name	Species Scientific Name	Estimated Total Number of Individuals to be Removed*	Average DBH (in) of Individuals	Estimated Total DBH (in) in Boat Ramp Area	Average Canopy Coverage (ft) of Individuals	Estimated Total Canopy Coverage (ft) in Boat Ramp Area
Buttonwood	<i>Conocarpus erectus</i>	7	5.78	40.5	23	161
Myrsine	<i>Myrsine cubana</i>	1	2.08	2.1	4	4
Sea grape	<i>Coccoloba uvifera</i>	20	3.08	61.6	10	200
Southern red cedar	<i>Juniperus virginiana silicicola</i>	3	5.76	17.3	10	30
Totals		31		121.5		395

*Data for the 0.05 ac. boat ramp area extrapolated from 9 tree plots comprising 0.10 ac.

FPL Dania Beach Energy Center - Individual Tree Summary Table

Species Common Name	Species Scientific Name	Trees to Remain	Trees to be Removed	Total DBH (in) of Remaining Individuals	Total DBH (in) of Individuals being Removed	Canopy Coverage (ft) of Remaining Individuals	Total Canopy Coverage (ft) of all Individuals being Removed
Black olive	<i>Terminalia buceras</i>	0	7	0	121.2	0	272
Buttonwood	<i>Conocarpus erectus</i>	0	6	0	117.8	0	107
Cabbage palm	<i>Sabal palmetto</i>	3	23	40.5	255.2	40	271
Gumbo limbo	<i>Bursera simaruba</i>	0	2	0	24.3	0	45
Laurel oak	<i>Quercus laurifolia</i>	0	1	0	3.6	0	5
Live oak	<i>Quercus virginiana</i>	3	41	15.4	293.4	28	736.5
Myrsine	<i>Myrsine cubana</i>	0	2	0	5.2	0	11
Poinciana	<i>Delonix regia</i>	0	6	0	128.9	0	0*
Royal palm	<i>Roystonea regia</i>	0	13	0	200.8	0	186
Sea grape	<i>Coccoloba uvifera</i>	26	47	275.4	480.2	308	603
Southern red cedar	<i>Juniperus virginiana silicicola</i>	0	19	0	172.8	0	227
Total		32	167	331.3	1803.4	376	2463.5

FPL Dania Beach Energy Center - Existing Southern Tree Buffer Summary

Species Common Name	Species Scientific Name	Estimated Total Number of Individuals*	Estimated Total Number of Individuals to Remain	Estimated Total Number of Individuals to be Removed	Average DBH (in) of Individuals	Estimated Total DBH (in) of Individuals to Remain	Estimated Total DBH (in) of Individuals to be Removed	Average Canopy Coverage (ft) of Individuals	Estimated Total Canopy Coverage (ft) of Individuals to Remain	Estimated Total Canopy Coverage (ft) of Individuals to be Removed
Buttonwood	<i>Conocarpus erectus</i>	54	44	10	5.78	254.3	57.8	23	1012	230
Myrsine	<i>Myrsine cubana</i>	8	6	2	2.08	12.5	4.2	4	24	8
Sea grape	<i>Coccoloba uvifera</i>	162	131	31	3.08	403.5	95.5	10	1310	310
Southern red cedar	<i>Juniperus virginiana silicicola</i>	23	19	4	5.76	109.4	23	10	190	40
Totals		247	200	47		779.7	180.5		2536	588

*Data for the 0.39 ac. southern tree buffer extrapolated from 9 tree plots comprising 0.10 ac.

FPL Dania Beach Energy Center - Individual Tree Survey Data

Tree ID	Species Common Name	Species Scientific Name	DBH (in)	Canopy Diameter (ft)	Condition	Status
1	Live oak	<i>Quercus virginiana</i>	13.2	27	Good	Remove
2	Live oak	<i>Quercus virginiana</i>	19.3	35	Good	Remove
3	Live oak	<i>Quercus virginiana</i>	7.1	16	Good	Remove
4	Live oak	<i>Quercus virginiana</i>	4.9	11	Good	Remove
5	Live oak	<i>Quercus virginiana</i>	8.7	23	Good	Remove
6	Live oak	<i>Quercus virginiana</i>	9.1	26	Good	Remove
7	Live oak	<i>Quercus virginiana</i>	5.3	12	Poor	Remove
8	Live oak	<i>Quercus virginiana</i>	4.2	8.5	Poor	Remove
9	Live oak	<i>Quercus virginiana</i>	10	31	Good	Remove
10	Live oak	<i>Quercus virginiana</i>	8.5	29	Fair	Remove
11	Live oak	<i>Quercus virginiana</i>	6.4	17.5	Good	Remove
12	Live oak	<i>Quercus virginiana</i>	3.2	7	Poor	Remove
13	Live oak	<i>Quercus virginiana</i>	8.7	22	Good	Remove
14	Live oak	<i>Quercus virginiana</i>	11.5	25	Good	Remove
15	Live oak	<i>Quercus virginiana</i>	9.3	27	Good	Remove
16	Live oak	<i>Quercus virginiana</i>	7.6	20	Good	Remove
17	Live oak	<i>Quercus virginiana</i>	4.3	11	Poor	Remove
18	Live oak	<i>Quercus virginiana</i>	7.1	19	Good	Remove
19	Live oak	<i>Quercus virginiana</i>	5.8	18	Good	Remove
20	Live oak	<i>Quercus virginiana</i>	5	13	Good	Remove
21	Live oak	<i>Quercus virginiana</i>	4.2	9.5	Poor	Remove
22	Live oak	<i>Quercus virginiana</i>	7.4	17	Good	Remove
23	Live oak	<i>Quercus virginiana</i>	4.8	11	Good	Remove
24	Live oak	<i>Quercus virginiana</i>	5.8	18	Good	Remove
25	Live oak	<i>Quercus virginiana</i>	4	8.5	Poor	Remove
26	Live oak	<i>Quercus virginiana</i>	6.5	17	Good	Remove
27	Live oak	<i>Quercus virginiana</i>	6	17	Good	Remove
28	Live oak	<i>Quercus virginiana</i>	5.4	16	Fair	Remove
29	Live oak	<i>Quercus virginiana</i>	5.9	14	Good	Remove
30	Live oak	<i>Quercus virginiana</i>	4	8	Poor	Remove
31	Live oak	<i>Quercus virginiana</i>	6	17	Fair	Remove
32	Live oak	<i>Quercus virginiana</i>	8.9	24	Good	Remove
33	Live oak	<i>Quercus virginiana</i>	9.9	22	Good	Remove
34	Live oak	<i>Quercus virginiana</i>	6.6	20	Good	Remove
35	Live oak	<i>Quercus virginiana</i>	7.3	20	Good	Remove
36	Live oak	<i>Quercus virginiana</i>	19.1	44	Good	Remove
37	Royal palm	<i>Roystonea regia</i>	17.5	15	Good	Remove
38	Royal palm	<i>Roystonea regia</i>	14.7	15	Good	Remove
39	Royal palm	<i>Roystonea regia</i>	17.8	15	Good	Remove
40	Royal palm	<i>Roystonea regia</i>	15.8	15	Good	Remove
41	Royal palm	<i>Roystonea regia</i>	14	15	Good	Remove
42	Royal palm	<i>Roystonea regia</i>	12.3	15	Good	Remove

*Tree canopy removed prior to survey

FPL Dania Beach Energy Center - Individual Tree Survey Data

Tree ID	Species Common Name	Species Scientific Name	DBH (in)	Canopy Diameter (ft)	Condition	Status
43	Royal palm	<i>Roystonea regia</i>	13	15	Good	Remove
44	Royal palm	<i>Roystonea regia</i>	15.8	15	Good	Remove
45	Royal palm	<i>Roystonea regia</i>	22.9	15	Good	Remove
46	Royal palm	<i>Roystonea regia</i>	17.7	15	Good	Remove
47	Royal palm	<i>Roystonea regia</i>	13.2	15	Good	Remove
48	Cabbage palm	<i>Sabal palmetto</i>	14.2	17	Good	Remove
49	Gumbo limbo	<i>Bursera simaruba</i>	13.7	25	Good	Remove
50	Gumbo limbo	<i>Bursera simaruba</i>	10.6	20	Good	Remove
51	Royal palm	<i>Roystonea regia</i>	18.6	15	Good	Remove
52	Poinciana*	<i>Delonix regia</i>	22.2	0	Good	Remove
53	Poinciana*	<i>Delonix regia</i>	25.5	0	Good	Remove
54	Poinciana*	<i>Delonix regia</i>	23.3	0	Good	Remove
55	Poinciana*	<i>Delonix regia</i>	16.4	0	Good	Remove
56	Poinciana*	<i>Delonix regia</i>	20.6	0	Good	Remove
57	Poinciana*	<i>Delonix regia</i>	20.9	0	Good	Remove
58	Black olive	<i>Terminalia buceras</i>	8.7	21	Good	Remove
59	Black olive	<i>Terminalia buceras</i>	13.6	42	Good	Remove
60	Cabbage palm	<i>Sabal palmetto</i>	12.6	14	Good	Remove
61	Cabbage palm	<i>Sabal palmetto</i>	11.1	14	Good	Remove
62	Cabbage palm	<i>Sabal palmetto</i>	10	13	Good	Remove
63	Live oak	<i>Quercus virginiana</i>	4.7	12	Good	Remove
64	Live oak	<i>Quercus virginiana</i>	4	13	Good	Remove
65	Live oak	<i>Quercus virginiana</i>	4.2	13.5	Good	Remove
66	Black olive	<i>Terminalia buceras</i>	13.5, 9.9	44	Good	Remove
67	Black olive	<i>Terminalia buceras</i>	26.3	52	Good	Remove
68	Black olive	<i>Terminalia buceras</i>	23.6	68	Good	Remove
69	Cabbage palm	<i>Sabal palmetto</i>	16.2	18	Good	Remove
70	Cabbage palm	<i>Sabal palmetto</i>	12.1	15	Good	Remove
71	Cabbage palm	<i>Sabal palmetto</i>	12.5	14	Good	Remove
72	Sea grape	<i>Coccoloba uvifera</i>	6.0, 2.6, 3.2	17	Good	Remove
73	Sea grape	<i>Coccoloba uvifera</i>	4.0, 3.0, 3.4, 2.5, 3.3	18	Good	Remove
74	Sea grape	<i>Coccoloba uvifera</i>	4.0, 2.7, 2.2	16	Good	Remove
75	Sea grape	<i>Coccoloba uvifera</i>	3.4, 2.6, 3.3	14	Good	Remove
76	Sea grape	<i>Coccoloba uvifera</i>	3.1	10	Good	Remove
77	Sea grape	<i>Coccoloba uvifera</i>	3.7	11	Good	Remove
78	Sea grape	<i>Coccoloba uvifera</i>	4.5	12	Good	Remove
79	Sea grape	<i>Coccoloba uvifera</i>	3.1	9	Good	Remove
80	Sea grape	<i>Coccoloba uvifera</i>	4.2, 3.6, 3.1, 3.3, 2.6, 3.7	15	Good	Remove
81	Sea grape	<i>Coccoloba uvifera</i>	2.6	8	Good	Remove
82	Sea grape	<i>Coccoloba uvifera</i>	4.3, 2.5	15	Good	Remove
83	Sea grape	<i>Coccoloba uvifera</i>	3.0, 3.5	14	Good	Remove
84	Sea grape	<i>Coccoloba uvifera</i>	4.4, 3.6, 3.2, 2.8, 4.0, 2.6, 3.8, 3.6	20	Good	Remove

*Tree canopy removed prior to survey

FPL Dania Beach Energy Center - Individual Tree Survey Data

Tree ID	Species Common Name	Species Scientific Name	DBH (in)	Canopy Diameter (ft)	Condition	Status
85	Southern red cedar	<i>Juniperus virginiana silicicola</i>	3.4	10	Good	Remove
86	Sea grape	<i>Coccoloba uvifera</i>	3.4, 6.7	13	Good	Remove
87	Sea grape	<i>Coccoloba uvifera</i>	3.9, 3.3	12	Good	Remove
88	Sea grape	<i>Coccoloba uvifera</i>	2.9, 2.6	12	Good	Remove
89	Sea grape	<i>Coccoloba uvifera</i>	3.5, 3.0, 3.6, 2.5, 3.8, 3.4, 3.0, 5.8, 9.9, 2.5, 3.3, 4.2, 5.0, 5.5, 5.1	21	Good	Remove
90	Sea grape	<i>Coccoloba uvifera</i>	4.2, 4.6, 2.8	16	Good	Remove
91	Sea grape	<i>Coccoloba uvifera</i>	2.8	8	Good	Remove
109	Myrsine	<i>Myrsine cubana</i>	2.6	7	Good	Remove
134	Buttonwood	<i>Conocarpus erectus</i>	4.8, 2.8, 4.1, 5.3, 5.5	20	Good	Remove
135	Cabbage palm	<i>Sabal palmetto</i>	9.2	12	Good	Remove
136	Cabbage palm	<i>Sabal palmetto</i>	9.6	12	Good	Remove
137	Cabbage palm	<i>Sabal palmetto</i>	10	12	Good	Remove
138	Cabbage palm	<i>Sabal palmetto</i>	10.3	12	Good	Remove
139	Cabbage palm	<i>Sabal palmetto</i>	9.9	12	Good	Remove
140	Cabbage palm	<i>Sabal palmetto</i>	11	12	Good	Remove
300	Sea grape	<i>Coccoloba uvifera</i>	4.9, 2	8	Good	To Remain
301	Sea grape	<i>Coccoloba uvifera</i>	5	9	Good	To Remain
302	Sea grape	<i>Coccoloba uvifera</i>	3.8, 3.2, 3.4, 4.8	15	Good	To Remain
303	Sea grape	<i>Coccoloba uvifera</i>	2.9, 2.6, 3.4, 4, 5.2, 3.3	20	Good	To Remain
304	Sea grape	<i>Coccoloba uvifera</i>	5.5, 5.2, 2.4, 3.9, 2.7, 2.1, 4.6, 2, 2.2, 5, 4, 7.1, 5.2	30	Good	To Remain
305	Sea grape	<i>Coccoloba uvifera</i>	1.6, 1.2, 1	7	Good	To Remain
306	Sea grape	<i>Coccoloba uvifera</i>	2.3, 2.9	11	Good	To Remain
307	Sea grape	<i>Coccoloba uvifera</i>	1.1, 1.7, 1.4	7	Good	To Remain
308	Sea grape	<i>Coccoloba uvifera</i>	1.4, 1.6	7	Good	To Remain
309	Live oak	<i>Quercus virginiana</i>	2.9	8	Good	To Remain
310	Sea grape	<i>Coccoloba uvifera</i>	1.1, 1	5	Good	To Remain
311	Cabbage palm	<i>Sabal palmetto</i>	12	15	Good	To Remain
312	Cabbage palm	<i>Sabal palmetto</i>	13.5	17	Good	To Remain
313	Sea grape	<i>Coccoloba uvifera</i>	3.3, 2.7	9	Good	To Remain
314	Sea grape	<i>Coccoloba uvifera</i>	2.7, 1.2	8	Good	To Remain
315	Sea grape	<i>Coccoloba uvifera</i>	2.6, 1.2	7	Good	To Remain
316	Sea grape	<i>Coccoloba uvifera</i>	3.9	12	Good	To Remain
317	Sea grape	<i>Coccoloba uvifera</i>	3.6	11	Good	To Remain
318	Sea grape	<i>Coccoloba uvifera</i>	2.5	9	Good	To Remain
319	Sea grape	<i>Coccoloba uvifera</i>	4, 2.5, 2.4, 1.4	15	Good	To Remain
320	Cabbage palm	<i>Sabal palmetto</i>	15	8	Good	To Remain
321	Live oak	<i>Quercus virginiana</i>	8.4	14	Good	To Remain
322	Sea grape	<i>Coccoloba uvifera</i>	1.4, 1, 1	7	Good	To Remain
323	Sea grape	<i>Coccoloba uvifera</i>	1.1, .8, .9, .8, .6	6	Good	To Remain
324	Sea grape	<i>Coccoloba uvifera</i>	1, 1, 1, 1, 1, 1, 1.4	12	Good	To Remain
325	Sea grape	<i>Coccoloba uvifera</i>	1.5, 1.5, 1.3	7	Good	To Remain

*Tree canopy removed prior to survey

APPENDIX 10.7.2

TRAFFIC STUDY

Florida Power & Light Dania Beach Energy Center

traffic study



prepared for:
Golder Associates, Inc.

Traf Tech
ENGINEERING, INC.

July 24, 2017

July 25, 2017

Mr. Karl Bullock (MS)
Associate and Senior Scientist
Golder Associates, Inc.
6026 NW 1st Place
Gainesville, Florida 32607

Re: Dania Beach Energy Center – Traffic Study

Dear Karl:

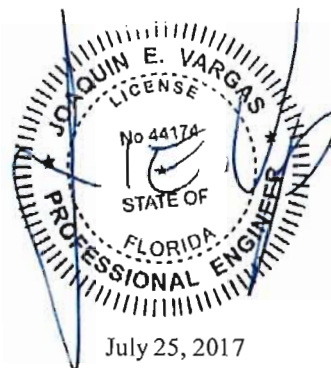
Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic study undertaken for the Dania Beach Energy Center project generally located east of State Road 7, north of Griffin Road and south of State Road 84 (on the west terminus of SW 42nd Street) in the City of Dania Beach, Broward County, Florida.

It has been a pleasure working with Golder Associates, Inc. on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



INTRODUCTION

The Dania Beach Energy Center is a proposed energy-generating power plant to be constructed at the existing FPL Lauderdale Site generally located east of State Road 7, north of Griffin Road and south of State Road 84 (on the west terminus of SW 42nd Street) in the City of Dania Beach, Broward County, Florida. Figure 1 on the following page shows the location of the proposed Dania Beach Energy Center facility and its relationship to the existing street system surrounding the subject utility plant.

Traf Tech Engineering, Inc. was retained by Golder Associates, Inc. to conduct a traffic study associated with the Dania Beach Energy Center. The traffic study evaluates the traffic impacts during the construction phase of the project.

This study is divided into six (6) sections, as listed below:

1. Inventory
2. Traffic Counts
3. Trip Generation
4. Trip Distribution and Traffic Assignment
5. Traffic Analysis
6. Conclusions and Recommendations

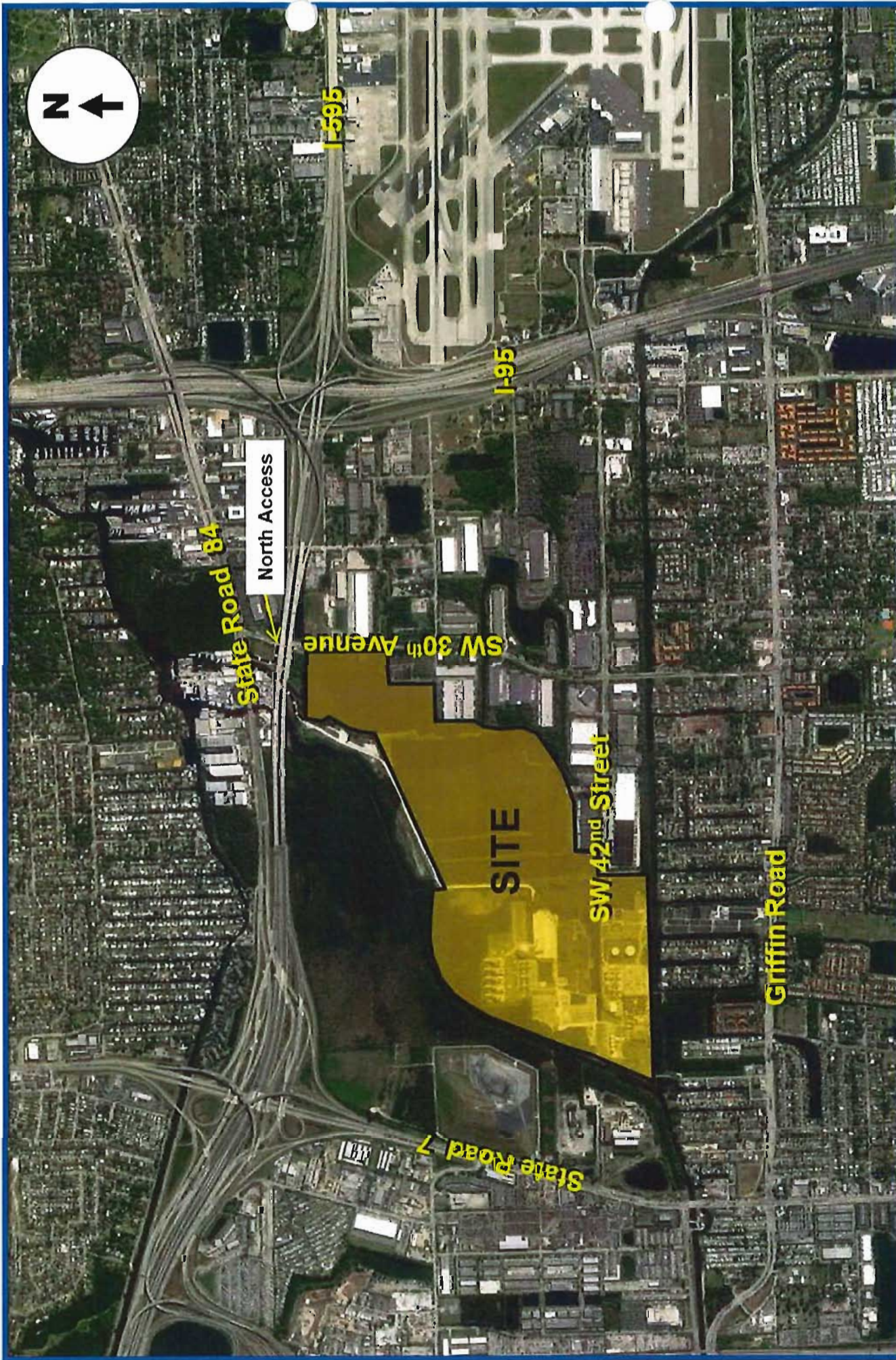


FIGURE 1
Dania Beach Energy Center
Broward County, Florida

PROJECT LOCATION MAP

INVENTORY

Land Use and Access

The existing site consists of a utility power plant. The primary construction access to the Dania Beach Energy Center site is via SW 42nd Street. A secondary construction entrance will be provided via Marina Road, a 2-lane access roadway located near State Road 84 off of SW 30th Avenue.

Roadway System

The primary roadway system providing access to and from the Dania Beach Energy Center includes Griffin Road, State Road 84, SW 30th Avenue and SW 42nd Street. Griffin Road is a 6-lane divided east-west arterial roadway with a posted speed limit of 45 miles per hour. According to Broward County, the peak hour capacity of Griffin Road is 5,390 vehicles per hour. State Road 84 is a principal arterial roadway with four (4) through lanes, west of SW 30th Avenue, and six (6) through lanes from SW 30th Avenue to I-95. The posted speed limit on State Road 84 is 45 miles per hour and the peak hour capacity is 3,580 vehicles per hour on the four-lane section and 5,390 vehicles per hour on the 6-lane segment. SW 30th Avenue is a major collector roadway linking Griffin Road on the south with State Road 84 on the north. This north-south collector facility provides four (4) lanes, plus auxiliary lanes, between Griffin Road and SW 42nd Street and four (4) lanes between SW 42nd Street and State Road 84. The posted speed limit on SW 30th Avenue is 35 miles per hour. The capacity on SW 30th Avenue is 2,628 vehicles per hour. SW 42nd Street is a collector street east and west of SW 30th Avenue. SW 42nd Street generally provides two (2) through lanes and expands to four lanes near SW 30th Avenue.

TRAFFIC COUNTS

Traf Tech Engineering, Inc., in association with Video Data Solutions, Inc., collected traffic data at the following locations:

- SW 30th Avenue and SW 42nd Street

The intersection turning movement counts performed by Video Data Solutions, Inc., were collected on Tuesday, June 20, 2017 during the AM and PM peak periods (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively). Appendix A contains the intersection turning movement counts, as collected in the field. Supplemental traffic counts were obtained from the Florida Department of Transportation (FDOT) for Griffin Road and State Road 84. The FDOT traffic counts are also contained in Appendix A.

TRIP GENERATION

The trip generation during the critical construction phase of the project was determined as presented below:

Construction Traffic

Peak construction is estimated at approximately 650 workers. Assuming an automobile occupancy of 1.3 workers per vehicle, approximately 500 vehicles are anticipated during the peak construction period. That is, 500 inbound vehicles during the AM peak hour and 500 exiting vehicles during the PM peak hour. For purposes of this traffic study, only the worse construction-period scenario was evaluated (650 workers). Table 1 summarizes the trip generation associated with the construction phase of the project.

TABLE 1 Dania Beach Energy Center Trip Generation Summary			
Workers	Vehicles¹	AM Peak Hour Inbound	PM Peak Hour Outbound
650	500	500	500

SOURCE: FPL and TrafTech Engineering, Inc.

Normal Operation

After the construction period, normal operation traffic volumes are projected to be as those reflected in the existing traffic counts (refer to Appendix A).

¹ Based on an automobile occupancy of 1.3 people per vehicle.

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the project was based on the existing traffic patterns and examination of the surrounding street system located in the immediate vicinity of the project site. Based on traffic count data published by the Florida Department of Transportation, a comparison between peak period traffic counts traveling along State Road 84 (north of the site) versus Griffin Road (south of the site) indicate that approximately 55 percent of the peak period east-west traffic volumes travel along State Road 84 (north of the site). Based on this information, the following traffic assignment was assumed for the subject project:

- 55% to and from the north (to/from State Road 84)
- 45% to and from the south (to/from Griffin Road)

TRAFFIC ANALYSIS AND SUMMARY

This section of the study is divided into two parts. The first part evaluates the roadway segments that will be impacted by the construction work-force. The second part evaluates the future operating conditions of the main access for construction traffic. For both analyses, the following two scenarios were evaluated.

- 1) All construction traffic entering/exiting via the SW 42nd Street entrance
- 2) All construction traffic entering/exiting via a north access route located just south of State Road 84

Roadway Segment Analyses

Tables 2 through 5 summarize the existing and future operating conditions of the roadway segments impacted during the peak construction-phase of the project. Tables 2 and 3 present the results of the analyses assuming all construction traffic enter and exit via SW 42nd Street (East Entrance). Tables 4 and 5 document the results of the analysis assuming all construction traffic enters and exits via the north access roadway. As indicated in the tables, acceptable levels of services will be maintained for either access option. The additional traffic created by the peak construction work-force will not degrade the operating conditions of the nearby transportation network (Griffin Road, SW 42nd Street, State Road 84 and SW 30th Avenue).

Evaluation of East Access (via SW 42nd Street) and North Access

Intersection capacity/level of service analyses were performed for the north and east entrances (via SW 42nd Street). The analyses were undertaken assuming all peak construction traffic will either enter via the north access roadway or via the east entrance. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual.

TABLE 2 Dania Beach Energy Center Existing and Future Traffic Conditions (AM Peak Hour) - Access Via SW 42nd Street										
Roadway	From	To	# of Lanes	Existing Conditions		Construction Traffic		During Peak Construction		v/c
				Volume	v/c	%	Trips	Volume	v/c	
Griffin Road	SR 7	SW 30th Ave	6	5390	0.5	20%	100	3,023	0.6	
	SW 30th Ave	I-95	6	5390	0.4	25%	125	2,547	0.5	
State Road 84	Florida Tpke	SW 30th Ave	4 *	5,740	0.6	25%	125	3,767	0.7	
	SW 30th Ave	I-95	6	5390	0.7	30%	150	3,698	0.7	
SW 30th Avenue	Griffin Road	SW 42nd St	4	2,628	0.5	45%	225	1,616	0.6	
	SW 42nd St	SR 84	4	2628	0.4	55%	275	1,364	0.5	
SW 42nd Street	West	SW 30th Av	2	1197	0.4	100%	500	937	0.8	

Source: Florida Department of Transportation and Traf Tech Engineering, Inc.

* Not typical 4-lane segment (westbound direction is uninterrupted flow with directional LOS "D" capacity of 3,240 vph and eastbound direction has an additional through lane at SW 30th Avenue for 2.5 lanes per 2013 Quality/LOS Handbook, or LOS "D" capacity of 2,500 vph.

TABLE 3										
Dania Beach Energy Center										
Existing and Future Traffic Conditions (PM Peak Hour) - Access Via SW 42nd Street										
Roadway	From	To	# of Lanes	Existing Conditions		Construction Traffic		During Peak Construction		v/c
				Volume	v/c	%	Trips	Volume		
Griffin Road	SR 7	SW 30th Ave	6	3,253	0.6	20%	100	3,353		0.6
	SW 30th Ave	I-95	6	2,818	0.5	25%	125	2,943		0.5
State Road 84	Florida Tpke	SW 30th Ave	4 *	4,062	0.7	25%	125	4,187		0.7
	SW 30th Ave	I-95	6	3,642	0.7	30%	150	3,792		0.7
SW 30th Avenue	Griffin Road	SW 42nd St	4	1,546	0.6	45%	225	1,771		0.7
	SW 42nd St	SR 84	4	1,209	0.5	55%	275	1,484		0.6
SW 42nd Street	West	SW 30th Av	2	1197	0.5	100%	500	1,059		0.9

Source: Florida Department of Transportation and Traf Tech Engineering, Inc.

* Not typical 4-lane segment (westbound direction is uninterrupted flow with directional LOS "D" capacity of 3,240 vph and eastbound direction has an additional through lane at SW 30th Avenue for 2.5 lanes per 2013 Quality/LOS Handbook, or LOS "D" capacity of 2,500 vph.

TABLE 4 Dania Beach Energy Center Existing and Future Traffic Conditions (AM Peak Hour) - Access Via North Access Road										
Roadway	From	To	# of Lanes	Existing Conditions		Construction Traffic		During Peak Construction		v/c
				Volume	v/c	%	Trips	Volume	v/c	
Griffin Road	SR 7	SW 30th Ave	6	2,923	0.5	20%	100	3,023	0.6	
	SW 30th Ave	I-95	6	2,422	0.4	25%	125	2,547	0.5	
State Road 84	Florida Tpke	SW 30th Ave	4 *	3,642	0.6	25%	125	3,767	0.7	
	SW 30th Ave	I-95	6	3,548	0.7	30%	150	3,698	0.7	
SW 30th Avenue	Griffin Road	SW 42nd St	4	1,391	0.5	45%	225	1,616	0.6	
	SW 42nd St	North Access	4	1,089	0.4	45%	225	1,314	0.5	
	North Access	SR 84	4	1,089	0.4	55%	275	1,364	0.5	
North Access	West	SW 30th Av	2	1197	0.0	100%	500	530	0.4	

Source: Florida Department of Transportation and Traf Tech Engineering, Inc.

* Not typical 4-lane segment (westbound direction is uninterrupted flow with directional LOS "D" capacity of 3,240 vph and eastbound direction has an additional through lane at SW 30th Avenue for 2.5 lanes per 2013 Quality/LOS Handbook, or LOS "D" capacity of 2,500 vph.

TABLE 5 Dania Beach Energy Center Existing and Future Traffic Conditions (PM Peak Hour) - Access Via North Access Road										
Roadway	From	To	# of Lanes	Existing Conditions		Construction Traffic	During Peak Construction		v/c	
				Volume	v/c		%	Trips		
Griffin Road	SR 7	SW 30th Ave	6	3,253	0.6		20%	100	3,353	0.6
	SW 30th Ave	I-95	6	2,818	0.5		25%	125	2,943	0.5
State Road 84	Florida Tpke	SW 30th Ave	4 *	4,062	0.7		25%	125	4,187	0.7
	SW 30th Ave	I-95	6	3,642	0.7		30%	150	3,792	0.7
SW 30th Avenue	Griffin Road	SW 42nd St	4	1,546	0.6		45%	225	1,771	0.7
	SW 42nd St	North Access	4	1,209	0.5		45%	225	1,434	0.5
	North Access	SR 84	4	1,209	0.5		55%	275	1,484	0.6
North Access	West	SW 30th Av	2	1197	0.0		100%	500	530	0.4

Source: Florida Department of Transportation and Traf Tech Engineering, Inc.

* Not typical 4-lane segment (westbound direction is uninterrupted flow with directional LOS "D" capacity of 3,240 vph and eastbound direction has an additional through lane at SW 30th Avenue for 2.5 lanes per 2013 Quality/LOS Handbook, or LOS "D" capacity of 2,500 vph.

The results of the capacity analyses are summarized in Table 6 and 7. As Indicated in the tables, level of service deficiencies are projected to occur at the north access roadway and the east entrance option. In order to eliminate the projected capacity deficiencies during the peak construction period, the following improvements or traffic management strategies should be considered:

MORNING ARRIVAL PERIOD

- Allow all entering vehicles to use the North Access entrance (via Marina Road), or
- Allow all entering vehicles to use the East Access entrance (via SW 42nd Street) in multiple shifts separated by at least one hour with no shift with a work force greater than 50% of the total number of workers (up to 325 workers), or
- Allow all entering vehicles to use the East Access entrance (via SW 42nd Street) and have a police officer control the intersection of SW 30th Avenue and SW 42nd Street during the entering peak hour, or
- Allow up to 50% of the peak construction work force to use the East Access entrance (via SW 42nd Street) and the remaining work force would be instructed to enter via the north access entrance (Marina Road)

AFTERNOON DIMISSAL PERIOD

- Provide a police officer² at the intersection of SW 30th Avenue and SW 42nd Street and allow all or a portion of the peak construction workers to exit via SW 42nd Street, and
- Provide a police officer at the intersection of SW 30th Avenue and Marina Road and allow all or a portion of the peak construction workers to exit via Marina Road

² If all exiting traffic is assigned to Marina Road then the intersection of SW 30th Avenue and SW 42nd Street does not need to be controlled by a police officer.

-
- If feasible and approved by the City of Dania Beach, re-stripe the west leg (eastbound approach) of the intersection of SW 30th Avenue and Marina Road to include one inbound lane and two exit lanes. The two exit lanes should be marked to include one exclusive left-turn lane and one dedicated right-turn lane. The length of the two eastbound lanes should be approximately 200 feet. The width of the north access driveway appears to be sufficient to accommodate the 3-lane recommendations. It is important to note that without the re-striping of the westbound leg of this intersection, the intersection of SW 30th Avenue and Marina Road is projected to operate adequately with the current configuration during the PM peak hour with a police officer controlling traffic.

TABLE 6 Dania Beach Energy Center Intersection Level of Service Summary						
Intersection of SW 30th Avenue & SW 42nd Street (East Access)						
Scenario	Approach				Intersection Overall	
	Northbound	Southbound	Eastbound	Westbound		
AM Peak - Existing	C	C	B	C	C	C
AM Peak - w/50% Peak Construction Traffic	D	C	C	C	C	D
AM Peak - w/Peak Construction Traffic	F	F	C	C	C	F
AM Peak - w/Peak Construction Traffic & Police Control	A	A	B	B	B	A
PM Peak - Existing	C	E	D	F	F	F
PM Peak - w/Peak Construction Traffic	C	F	F	F	F	F
PM Peak - w/Peak Construction Traffic & Police Control	C	C	A	C	C	C

SOURCE: SYNCHRO

TABLE 7

**Dania Beach Energy Center
Intersection Level of Service Summary**

Intersection of SW 30th Avenue & North Access Road				
Scenario	Approach/Movement			
	NB Left	EB Left	EB Right	Eastbound
AM Peak - Existing	A	n/a	n/a	B
AM Peak - w/Peak Construction Traffic	B	n/a	n/a	D
PM Peak - Existing	A	n/a	n/a	C
PM Peak - w/Peak Construction Traffic	A	n/a	n/a	F
PM Peak - w/Peak Construction Traffic and 2 EB Lanes	A	F	B	F
PM Peak - w/Peak Construction Traffic, 1 EB Lane & Police Control	A	B	B	B
PM Peak - w/Peak Construction Traffic, 2 EB Lanes & Police Control	A	B	B	B

SOURCE: SYNCHRO

APPENDIX A

Traffic Counts

COUNTY: 86
STATION: 0074
DESCRIPTION: SR 818 / GRIFFIN RD - E OF SR 7/441
START DATE: 05/10/2016
START TIME: 1400

TIME	DIRECTION: E				TOTAL	DIRECTION: W				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	53	51	25	42	171	50	40	39	30	159	330	
0100	32	27	30	29	118	26	20	29	21	96	214	
0200	17	19	22	24	82	14	16	24	24	78	160	
0300	17	17	14	31	79	13	16	15	12	56	135	
0400	17	30	41	36	124	16	14	25	25	80	204	
0500	42	52	72	94	260	26	36	75	57	194	454	
0600	92	130	232	295	749	67	90	121	177	455	1204	
0700	289	415	424	493	1621	218	256	275	271	1020	2641	
0800	445	386	441	383	1655	302	322	263	266	1153	2808	
0900	271	271	247	229	1018	230	208	194	220	852	1870	
1000	249	251	201	232	933	161	198	176	190	725	1658	
1100	204	256	225	250	935	203	175	220	234	832	1767	
1200	234	261	283	255	1033	242	242	242	193	919	1952	
1300	234	292	236	236	998	241	253	285	269	1048	2046	
1400	256	243	266	221	986	295	227	286	323	1131	2117	
1500	242	310	278	288	1118	302	284	345	330	1261	2379	
1600	268	258	336	286	1148	379	340	378	464	1561	2709	
1700	330	346	315	328	1319	462	539	491	438	1930	3249	
1800	337	272	281	255	1145	459	390	299	312	1460	2605	
1900	225	217	177	192	811	225	199	187	167	778	1589	
2000	157	172	156	152	637	207	166	147	138	658	1295	
2100	151	163	127	105	546	140	120	115	103	478	1024	
2200	100	95	100	75	370	113	105	88	76	382	752	
2300	64	73	51	43	231	76	72	69	54	271	502	
24-HOUR TOTALS:					18087						17577	35664

PEAK VOLUME INFORMATION

DIRECTION: E				DIRECTION: W			
HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M. 715	1777	730	1170	745	2923		
P.M. 1715	1326	1645	1956	1715	3253		
DAILY 715	1777	1645	1956	1715	3253		

TRUCK PERCENTAGE 6.11

4.85

5.49

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	80	13633	3269	147	606	84	8	122	64	73	0	0	1	0	0	1105	18087
W	35	13724	2966	99	475	56	44	113	65	0	0	0	0	0	0	852	17577

COUNTY: 86
STATION: 0199
DESCRIPTION: SR 84 - W OF SR 9/I-95 & RAVENSWOOD/E OF SW 30 AVE
START DATE: 04/28/2016
START TIME: 0000

TIME	DIRECTION: E				TOTAL	DIRECTION: W				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	50	40	29	29	148	63	45	43	32	183	331	
0100	24	20	24	21	89	33	24	27	21	105	194	
0200	21	14	18	20	73	23	26	36	36	121	194	
0300	17	17	14	18	66	33	33	33	23	122	188	
0400	27	27	34	32	120	38	43	38	55	174	294	
0500	33	50	87	82	252	65	80	103	174	422	674	
0600	106	165	245	331	847	200	220	295	335	1050	1897	
0700	402	457	533	540	1932	304	315	303	370	1292	3224	
0800	509	575	556	556	2196	307	336	355	325	1323	3519	
0900	378	331	306	318	1333	303	270	308	269	1150	2483	
1000	304	273	248	230	1055	280	293	279	295	1147	2202	
1100	247	251	273	272	1043	260	247	310	276	1093	2136	
1200	295	273	274	315	1157	265	305	315	337	1222	2379	
1300	323	295	306	295	1219	312	302	346	292	1252	2471	
1400	308	328	281	314	1231	339	331	327	341	1338	2569	
1500	335	321	325	336	1317	382	406	456	381	1625	2942	
1600	346	343	319	330	1338	417	429	473	533	1852	3190	
1700	395	376	386	322	1479	506	562	554	445	2067	3546	
1800	275	283	283	226	1067	434	390	325	249	1398	2465	
1900	225	245	187	185	842	244	233	217	189	883	1725	
2000	151	97	100	134	482	154	174	158	158	644	1126	
2100	124	138	108	88	458	146	129	121	118	514	972	
2200	94	91	88	78	351	128	112	80	88	408	759	
2300	72	54	72	50	248	98	83	85	74	340	588	
24-HOUR TOTALS:					20343						21725	42068

PEAK VOLUME INFORMATION				COMBINED DIRECTIONS	
DIRECTION: E		DIRECTION: W		HOURLY	VOLUME
A.M.	800	2196	745	745	3548
P.M.	1645	1487	1645	1645	3642
DAILY	800	2196	1645	1645	3642

COUNTY: 86
STATION: 0122
DESCRIPTION: SR 84 - W OF NEW RIVER BR
START DATE: 03/15/2016
START TIME: 0000

TIME	DIRECTION: E				TOTAL	DIRECTION: W				TOTAL	COMBINED TOTAL	
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH			
0000	37	28	28	27	120	39	56	32	32	159	279	
0100	17	13	36	19	85	20	25	13	16	74	159	
0200	28	16	16	15	75	30	19	21	18	88	163	
0300	23	21	27	26	97	13	11	18	11	53	150	
0400	34	43	62	63	202	14	15	22	18	69	271	
0500	76	129	169	178	552	28	41	36	48	153	705	
0600	285	363	526	500	1674	61	95	106	145	407	2081	
0700	661	662	735	551	2609	184	196	232	228	840	3449	
0800	609	737	688	522	2556	266	274	289	242	1071	3627	
0900	421	404	409	358	1592	239	205	214	232	890	2482	
1000	307	284	288	310	1189	200	230	227	219	876	2065	
1100	269	289	267	274	1099	244	245	245	270	1004	2103	
1200	255	292	281	322	1150	289	252	228	245	1014	2164	
1300	199	304	276	314	1093	269	208	285	276	1038	2131	
1400	273	314	280	264	1131	257	283	343	305	1188	2319	
1500	272	279	292	286	1129	343	368	451	476	1638	2767	
1600	281	266	276	238	1061	513	536	640	664	2353	3414	
1700	299	287	318	286	1190	762	738	729	643	2872	4062	
1800	258	247	245	183	933	649	512	411	296	1868	2801	
1900	183	147	145	134	609	252	240	158	170	820	1429	
2000	131	112	112	118	473	184	151	168	156	659	1132	
2100	95	105	90	86	376	136	96	90	87	409	785	
2200	77	72	74	72	295	100	105	85	75	365	660	
2300	53	40	34	33	160	80	58	62	62	262	422	
24-HOUR TOTALS:					21450						20170	41620

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME
A.M.	730	2632	800	1071	745	3642
P.M.	1700	1190	1645	2893	1700	4062
DAILY	730	2632	1645	2893	1700	4062

COUNTY: 86
STATION: 0199
DESCRIPTION: SR 84 - W OF SR 9/I-95 & RAVENSWOOD/E OF SW 30 AVE
START DATE: 04/28/2016
START TIME: 0000

TIME	DIRECTION: E				TOTAL	DIRECTION: W				TOTAL	COMBINED TOTAL
	1ST	2ND	3RD	4TH		1ST	2ND	3RD	4TH		
0000	50	40	29	29	148	63	45	43	32	183	331
0100	24	20	24	21	89	33	24	27	21	105	194
0200	21	14	18	20	73	23	26	36	36	121	194
0300	17	17	14	18	66	33	33	33	23	122	188
0400	27	27	34	32	120	38	43	38	55	174	294
0500	33	50	87	82	252	65	80	103	174	422	674
0600	106	165	245	331	847	200	220	295	335	1050	1897
0700	402	457	533	540	1932	304	315	303	370	1292	3224
0800	509	575	556	556	2196	307	336	355	325	1323	3519
0900	378	331	306	318	1333	303	270	308	269	1150	2483
1000	304	273	248	230	1055	280	293	279	295	1147	2202
1100	247	251	273	272	1043	260	247	310	276	1093	2136
1200	295	273	274	315	1157	265	305	315	337	1222	2379
1300	323	295	306	295	1219	312	302	346	292	1252	2471
1400	308	328	281	314	1231	339	331	327	341	1338	2569
1500	335	321	325	336	1317	382	406	456	381	1625	2942
1600	346	343	319	330	1338	417	429	473	533	1852	3190
1700	395	376	386	322	1479	506	562	554	445	2067	3546
1800	275	283	283	226	1067	434	390	325	249	1398	2465
1900	225	245	187	185	842	244	233	217	189	883	1725
2000	151	97	100	134	482	154	174	158	158	644	1126
2100	124	138	108	88	458	146	129	121	118	514	972
2200	94	91	88	78	351	128	112	80	88	408	759
2300	72	54	72	50	248	98	83	85	74	340	588
24-HOUR TOTALS:					20343	21725					42068

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	hour	volume	hour	volume	hour	volume
A.M.	800	2196	745	1368	745	3548
P.M.	1645	1487	1645	2155	1645	3642
DAILY	800	2196	1645	2155	1645	3642

Video Data Solutions, Inc.

A Traffic Data Collection Company
O.(305)235-1553 F.(305)235-7703

CLIENT : Traff Tech Engineering
JOB NO : 2017-49
PROJECT: Alandco
COUNTY: Broward County

File Name : SW 30th Ave & SW 42nd St
Site Code : 00000000
Start Date : 6/20/2017
Page No : 1

Groups Printed- Auto - Heavy Vehicles

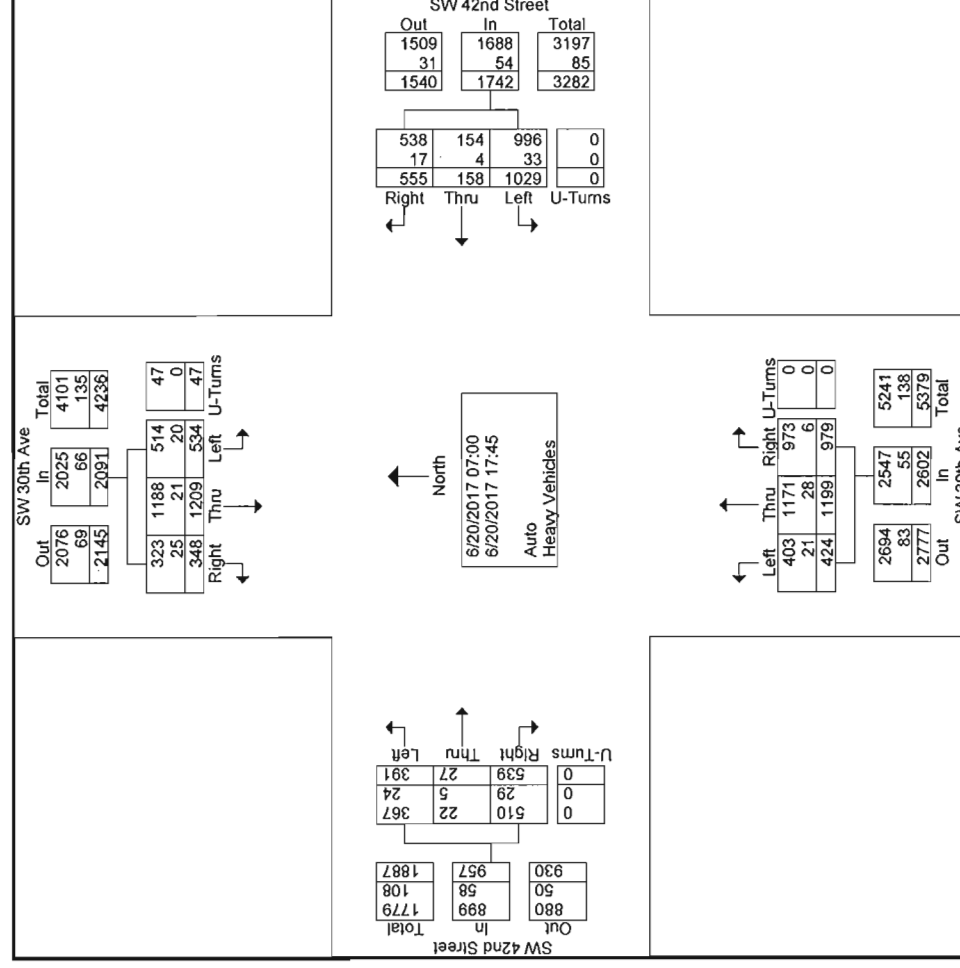
Start Time	SW 30th Ave From North						SW 42nd Street From East						SW 30th Ave From South						SW 42nd Street From West					
	Right	Thru	Left	U-Turns	App. Total		Right	Thru	Left	U-Turns	App. Total		Right	Thru	Left	U-Turns	App. Total		Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00	41	26	46	1	114		25	3	30	0	58		78	72	39	0	189		8	1	15	0	24	385
07:15	49	39	59	1	148		10	3	22	0	35		86	77	56	0	219		14	1	17	0	32	434
07:30	46	45	50	3	144		16	2	36	0	54		83	114	55	0	252		19	1	13	0	33	483
07:45	31	49	48	4	132		7	0	25	0	32		90	138	44	0	272		14	0	19	0	33	469
Total	167	159	203	9	538		58	8	113	0	179		337	401	194	0	932		55	3	64	0	122	1771
08:00	22	33	47	1	103		12	3	29	0	44		100	125	50	0	275		16	2	7	0	25	447
08:15	27	37	44	3	111		26	4	44	0	74		83	112	34	0	229		16	2	10	0	28	442
08:30	30	29	56	2	117		21	4	40	0	65		87	82	40	0	209		19	5	8	0	32	423
08:45	31	50	52	1	134		16	4	26	0	46		83	72	29	0	184		6	2	12	0	20	384
Total	110	149	199	7	465		75	15	139	0	229		353	391	153	0	897		57	11	37	0	105	1696
*** BREAK ***																								
16:00	8	86	18	6	118		57	12	102	0	171		40	57	13	0	110		48	2	45	0	95	494
16:15	9	97	25	3	134		52	15	100	0	167		43	38	10	0	91		37	3	29	0	69	461
16:30	15	115	19	3	152		51	11	93	0	155		45	43	6	0	94		62	1	36	0	99	500
16:45	8	88	16	1	113		43	10	77	0	130		38	51	8	0	97		35	5	26	0	66	406
Total	40	386	78	13	517		203	48	372	0	623		166	189	37	0	392		182	11	136	0	329	1861
17:00	8	121	12	8	149		71	23	98	0	192		29	46	14	0	89		67	0	57	0	124	554
17:15	12	120	18	4	154		53	30	99	0	182		27	69	10	0	106		90	0	51	0	141	583
17:30	3	132	16	4	155		60	25	102	0	187		31	57	11	0	99		57	0	28	0	85	526
17:45	8	142	8	2	160		35	9	106	0	150		36	46	5	0	87		31	2	18	0	51	448
Total	31	515	54	18	618		219	87	405	0	711		123	218	40	0	381		245	2	154	0	401	2111
Grand Total	348	1209	534	47	2138		555	158	1029	0	1742		979	1199	424	0	2602		539	27	391	0	957	7439
Approch %	16.3	56.5	25	2.2			31.9	9.1	59.1	0			37.6	46.1	16.3	0			56.3	2.8	40.9	0		
Total %	4.7	16.3	7.2	0.6	28.7		7.5	2.1	13.8	0	23.4		13.2	16.1	5.7	0	35		7.2	0.4	5.3	0	12.9	
% Auto	323	1188	514	47	2072		538	154	996	0	1688		973	1171	403	0	2547		510	22	367	0	899	7206
% Heavy Vehicles	92.8	98.3	96.3	100	96.9		96.9	97.5	96.8	0	96.9		99.4	97.7	95	0	97.9		94.6	81.5	93.9	0	93.9	96.9
% Heavy Vehicles	25	21	20	0	66		17	4	33	0	54		6	28	21	0	55		29	5	24	0	58	233
% Heavy Vehicles	7.2	1.7	3.7	0	3.1		3.1	2.5	3.2	0	3.1		0.6	2.3	5	0	2.1		5.4	18.5	6.1	0	6.1	3.1

Video Data Solutions, Inc.

A Traffic Data Collection Company
O.(305)235-1553 F.(305)235-7703

CLIENT : Traff Tech Engineering
JOB NO : 2017-49
PROJECT: Alandco
COUNTY: Broward County

File Name : SW 30th Ave & SW 42nd St
Site Code : 00000000
Start Date : 6/20/2017
Page No : 2



A Traffic Data Collection Company
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CLIENT : Traff Tech Engineering
JOB NO : 2017-49
PROJECT: Alandco
COUNTY: Broward County

File Name : SW 30th Ave & SW 42nd St
Site Code : 0000000
Start Date : 6/20/2017
Page No : 3

	SW 30th Ave From North					SW 42nd Street From East					SW 30th Ave From South					SW 42nd Street From West					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	46	45	50	3	144	16	2	36	0	54	83	114	55	0	252	19	1	13	0	33	483
07:45	31	49	48	4	132	7	0	25	0	32	90	138	44	0	272	14	0	19	0	33	469
08:00	22	33	47	1	103	12	3	29	0	44	100	125	50	0	275	16	2	7	0	25	447
08:15	27	37	44	3	111	26	4	44	0	74	83	112	34	0	229	16	2	10	0	28	442
Total Volume	126	164	189	11	490	61	9	134	0	204	356	489	183	0	1028	65	5	49	0	119	1841
% App. Total	25.7	33.5	38.6	2.2	29.9	29.9	4.4	65.7	0	34.6	47.6	71.8	0	0	54.6	4.2	41.2	0	0	9.02	953
PHF	685	837	945	688	851	587	563	761	000	689	890	886	832	000	935	855	625	645	000	902	953
Auto	122	156	184	11	473	56	9	122	0	187	353	478	179	0	1010	49	5	42	0	96	1766
% Auto	96.8	95.1	97.4	100	96.5	91.8	100	91.0	0	91.7	99.2	97.8	97.8	0	98.2	75.4	100	85.7	0	80.7	95.9
Heavy Vehicles	4	8	5	0	17	5	0	12	0	17	3	11	4	0	18	16	0	7	0	23	75
% Heavy Vehicles	3.2	4.9	2.6	0	3.5	8.2	0	9.0	0	8.3	0.8	2.2	2.2	0	1.8	24.6	0	14.3	0	19.3	4.1

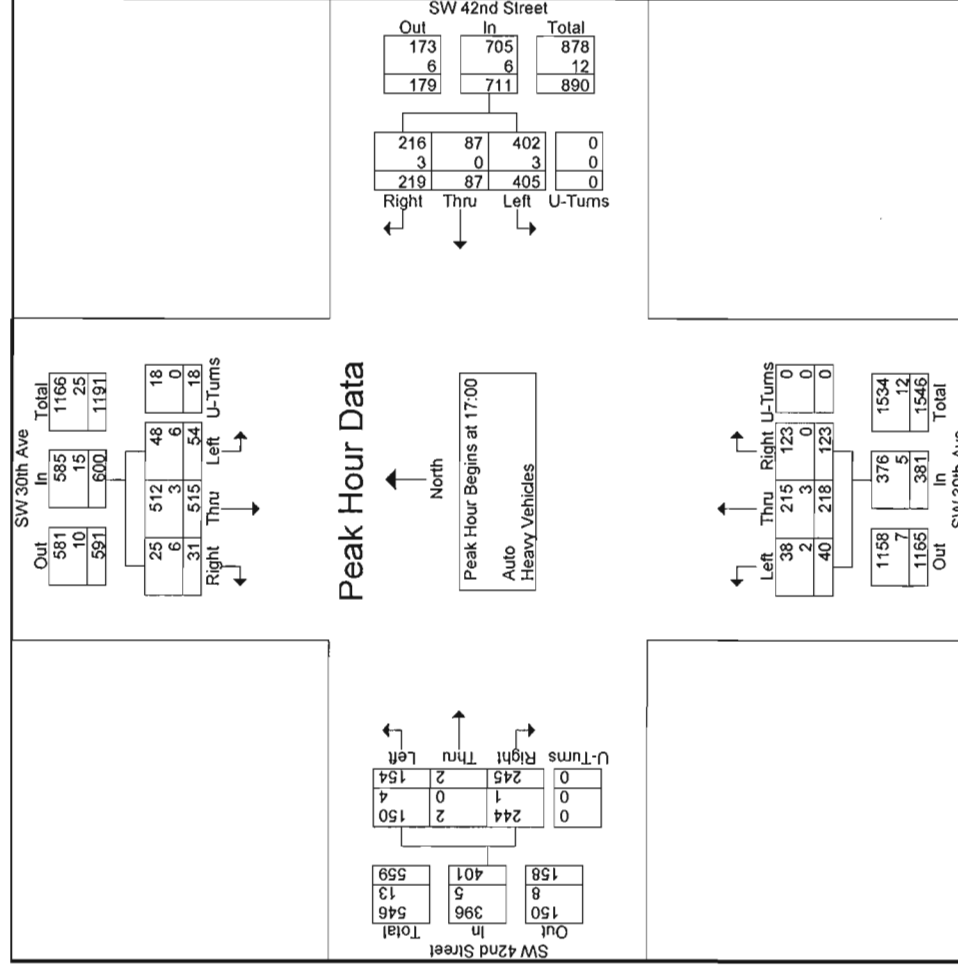
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File Name : SW 30th Ave & SW 42nd St
Site Code : 00000000
Start Date : 6/20/2017
Page No : 4

	SW 30th Ave From North				SW 42nd Street From East				SW 30th Ave From South				SW 42nd Street From West			
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																
Peak Hour for Entire Intersection Begins at 17:00																
17:00	8	121	12	8	149	71	23	98	0	192	29	46	14	0	89	
17:15	12	120	18	4	154	53	30	99	0	182	27	69	10	0	106	554
17:30	3	132	16	4	155	60	25	102	0	187	31	57	11	0	99	583
17:45	8	142	8	2	160	35	9	106	0	150	36	46	5	0	87	526
Total Volume	31	515	54	18	618	219	87	405	0	711	123	218	40	0	381	448
% App. Total PHF	5	83.3	8.7	2.9		30.8	12.2	57	0		32.3	57.2	10.5	0		2111
	.646	.907	.750	.563	.966	.771	.725	.955	.000	.926	.854	.790	.714	.000	.899	.905
Auto % Auto Heavy Vehicles % Heavy Vehicles	25 80.6 6 19.4	512 99.4 3 0.6	48 88.9 6 11.1	18 100 0 0	603 97.6 15 2.4	216 98.6 3 1.4	87 100 0 0	402 99.3 0 0.7	0 0 0 0	705 99.2 6 0.8	123 100 0 0	215 98.6 3 1.4	38 95.0 2 5.0	0 0 0 0	376 98.7 1 1.3	.396 98.5 5 1.2

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File Name : SW 30th Ave & SW 42nd St
Site Code : 00000000
Start Date : 6/20/2017
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APPENDIX B

Future Turning Movement Volumes (North and East Access Options)

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 30th Avenue and SW 42nd Street
AM Peak Hour Analysis (**Peak Construction Period**)

Description	SW 30th Avenue Northbound			SW 30th Avenue Southbound			SW 42nd Street Eastbound			SW 42nd Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2017 Existing Traffic (6/20/17) Season Adjustment Factor	183 1.06	489 1.06	356 1.06	200 1.06	164 1.06	126 1.06	49 1.06	5 1.06	65 1.06	134 1.06	9 1.06	61 1.06
2017 Peak Season Traffic	194	518	377	212	174	134	52	5	69	142	10	65
Peak Construction Traffic	225					275						
Total Traffic	419	518	377	212	174	409	52	5	69	142	10	65

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 30th Avenue and SW 42nd Street
PM Peak Hour Analysis (**Peak Construction Period**)

Description	SW 30th Avenue Northbound			SW 30th Avenue Southbound			SW 42nd Street Eastbound			SW 42nd Street Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2017 Existing Traffic (6/20/17) Season Adjustment Factor	40 1.06	218 1.06	123 1.06	72 1.06	515 1.06	31 1.06	154 1.06	2 1.06	245 1.06	405 1.06	87 1.06	219 1.06
2017 Peak Season Traffic	42	231	130	76	546	33	163	2	260	429	92	232
Peak Construction Traffic							275		225			
Total Traffic	42	231	130	76	546	33	438	2	485	429	92	232

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 30th Avenue and North Access Road
AM Peak Hour Analysis (**Peak Construction Period**)

Description	SW 30th Avenue Northbound			SW 30th Avenue Southbound			North Access Road Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2017 Existing Traffic (6/20/17) Season Adjustment Factor	10 1.00	599 1.06	1.06	1.06 490	1.06 1.00	10 1.00	10 1.00	1.00 1.00	10 1.00	1.00 1.00	1.00 1.00	1.00
2017 Peak Season Traffic	10	635	0	0	519	10	10	0	10	0	0	0
Peak Construction Traffic	225				275							
Total Traffic	235	635	0	0	519	285	10	0	10	0	0	0

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

SW 30th Avenue and North Access Road
PM Peak Hour Analysis (**Peak Construction Period**)

Description	SW 30th Avenue Northbound			SW 30th Avenue Southbound			North Access Road Eastbound			Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
2017 Existing Traffic (6/20/17) Season Adjustment Factor	10	591	1.06	1.06	618	10	10	1.00	1.00	1.00	1.00	1.00
2017 Peak Season Traffic	10	626	0	0	655	10	10	0	10	0	0	0
Peak Construction Traffic							275		225			
Total Traffic	10	626	0	0	655	10	285	0	235	0	0	0

APPENDIX C

Access Capacity/Level of Service Analyses

Intersection	
Intersection Delay, s/veh	20.6
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations		↖	↗			↖	↗	↗		↖	↗	↗
Traffic Vol, veh/h	0	52	5	69	0	142	6	65	0	194	285	377
Future Vol, veh/h	0	52	5	69	0	142	6	65	0	194	285	377
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	57	5	75	0	154	7	71	0	211	310	410
Number of Lanes	0	1	2	0	0	1	1	1	0	1	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	3	3	3
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	3	3	3
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	3	3	3
HCM Control Delay	13.8	16.7	24.2
HCM LOS	B	C	C

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	100%	2%	0%	100%	0%	0%	100%
Vol Right, %	0%	0%	100%	0%	0%	98%	0%	0%	100%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	194	285	377	52	3	71	142	6	65	212	96
LT Vol	194	0	0	52	0	0	142	0	0	212	0
Through Vol	0	285	0	0	3	2	0	6	0	0	96
RT Vol	0	0	377	0	0	69	0	0	65	0	0
Lane Flow Rate	211	310	410	57	4	77	154	7	71	230	104
Geometry Grp	8	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.466	0.641	0.769	0.156	0.009	0.184	0.406	0.016	0.163	0.555	0.237
Departure Headway (Hd)	7.952	7.452	6.752	9.916	9.416	8.632	9.481	8.981	8.281	8.676	8.176
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	451	483	533	364	382	413	378	397	431	415	437
Service Time	5.721	5.221	4.521	7.616	7.116	6.432	7.277	6.777	6.077	6.458	5.958
HCM Lane V/C Ratio	0.468	0.642	0.769	0.157	0.01	0.186	0.407	0.018	0.165	0.554	0.238
HCM Control Delay	17.5	22.7	28.7	14.4	12.2	13.4	18.7	11.9	12.7	21.8	13.5
HCM Lane LOS	C	C	D	B	B	B	C	B	B	C	B
HCM 95th-tile Q	2.4	4.4	6.9	0.5	0	0.7	1.9	0	0.6	3.3	0.9

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations		↱	↑	↲
Traffic Vol, veh/h	0	212	96	134
Future Vol, veh/h	0	212	96	134
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	230	104	146
Number of Lanes	0	1	1	1

Approach	SB
Opposing Approach	NB
Opposing Lanes	3
Conflicting Approach Left	WB
Conflicting Lanes Left	3
Conflicting Approach Right	EB
Conflicting Lanes Right	3
HCM Control Delay	17.5
HCM LOS	C

HCM Unsignalized Intersection Capacity Analysis
6: SW 30th Avenue & North Access

7/6/2017

							
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	W		W	↑↑	↑↑	↑	
Traffic Volume (veh/h)	10	10	10	635	519	10	
Future Volume (Veh/h)	10	10	10	635	519	10	
Sign Control	Stop			Free	Free		
Grade	0%			0%	0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	11	11	11	690	564	11	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type				None	None		
Median storage veh							
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	931	282	575				
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	931	282	575				
tC, single (s)	6.8	6.9	4.1				
tC, 2 stage (s)							
tF (s)	3.5	3.3	2.2				
p0 queue free %	96	98	99				
cM capacity (veh/h)	263	715	994				
Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	22	11	345	345	282	282	11
Volume Left	11	11	0	0	0	0	0
Volume Right	11	0	0	0	0	0	11
cSH	384	994	1700	1700	1700	1700	1700
Volume to Capacity	0.06	0.01	0.20	0.20	0.17	0.17	0.01
Queue Length 95th (ft)	5	1	0	0	0	0	0
Control Delay (s)	14.9	8.7	0.0	0.0	0.0	0.0	0.0
Lane LOS	B	A					
Approach Delay (s)	14.9	0.1			0.0		
Approach LOS	B						
Intersection Summary							
Average Delay			0.3				
Intersection Capacity Utilization			27.6%		ICU Level of Service		A
Analysis Period (min)			15				

Intersection

Intersection Delay, s/veh 63.7

Intersection LOS F

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations		↵	↕			↵	↕	↕		↵	↕	↕
Traffic Vol, veh/h	0	163	2	260	0	429	51	232	0	42	127	130
Future Vol, veh/h	0	163	2	260	0	429	51	232	0	42	127	130
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	177	2	283	0	466	55	252	0	46	138	141
Number of Lanes	0	1	2	0	0	1	1	1	0	1	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	3	3	3
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	3	3	3
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	3	3	3
HCM Control Delay	30.2	112.6	19
HCM LOS	D	F	C

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%	0%	100%	0%	0%	100%
Vol Right, %	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	42	127	130	163	1	261	429	51	232	76	300
LT Vol	42	0	0	163	0	0	429	0	0	76	0
Through Vol	0	127	0	0	1	1	0	51	0	0	300
RT Vol	0	0	130	0	0	260	0	0	232	0	0
Lane Flow Rate	46	138	141	177	1	283	466	55	252	83	326
Geometry Grp	8	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.137	0.396	0.379	0.513	0.004	0.729	1.276	0.144	0.606	0.237	0.893
Departure Headway (Hd)	11.206	10.706	10.006	10.735	10.235	9.537	9.854	9.354	8.654	10.727	10.227
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	322	338	362	338	352	382	368	384	419	337	355
Service Time	8.906	8.406	7.706	8.435	7.935	7.237	7.604	7.104	6.404	8.427	7.927
HCM Lane V/C Ratio	0.143	0.408	0.39	0.524	0.003	0.741	1.266	0.143	0.601	0.246	0.918
HCM Control Delay	15.7	20.3	18.7	24.2	13	34	172.4	13.7	23.9	16.7	57.3
HCM Lane LOS	C	C	C	C	B	D	F	B	C	C	F
HCM 95th-tile Q	0.5	1.8	1.7	2.8	0	5.6	20.9	0.5	3.9	0.9	8.8

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations		↓	↑	↑
Traffic Vol, veh/h	0	76	300	33
Future Vol, veh/h	0	76	300	33
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	83	326	36
Number of Lanes	0	1	1	1

Approach	SB
Opposing Approach	NB
Opposing Lanes	3
Conflicting Approach Left	WB
Conflicting Lanes Left	3
Conflicting Approach Right	EB
Conflicting Lanes Right	3
HCM Control Delay	46.2
HCM LOS	E

HCM Unsignalized Intersection Capacity Analysis 6: SW 30th Avenue & North Access

7/6/2017

							
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations				 	 		
Traffic Volume (veh/h)	10	10	10	626	655	10	
Future Volume (Veh/h)	10	10	10	626	655	10	
Sign Control	Stop			Free	Free		
Grade	0%			0%	0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	11	11	11	680	712	11	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type				None	None		
Median storage (veh)							
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	1074	356	723				
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	1074	356	723				
tC, single (s)	6.8	6.9	4.1				
tC, 2 stage (s)							
tF (s)	3.5	3.3	2.2				
p0 queue free %	95	98	99				
cM capacity (veh/h)	212	640	875				
Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	22	11	340	340	356	356	11
Volume Left	11	11	0	0	0	0	0
Volume Right	11	0	0	0	0	0	11
cSH	319	875	1700	1700	1700	1700	1700
Volume to Capacity	0.07	0.01	0.20	0.20	0.21	0.21	0.01
Queue Length 95th (ft)	6	1	0	0	0	0	0
Control Delay (s)	17.1	9.2	0.0	0.0	0.0	0.0	0.0
Lane LOS	C	A					
Approach Delay (s)	17.1	0.1			0.0		
Approach LOS	C						
Intersection Summary							
Average Delay			0.3				
Intersection Capacity Utilization		28.1%		ICU Level of Service		A	
Analysis Period (min)		15					

Intersection

Intersection Delay, s/veh 63

Intersection LOS F

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations		↖	↗			↖	↗	↗		↖	↗	↗
Traffic Vol, veh/h	0	52	5	69	0	142	6	65	0	419	285	377
Future Vol, veh/h	0	52	5	69	0	142	6	65	0	419	285	377
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	57	5	75	0	154	7	71	0	455	310	410
Number of Lanes	0	1	2	0	0	1	1	1	0	1	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	3	3	3
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	3	3	3
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	3	3	3
HCM Control Delay	17.4	23.1	75.7
HCM LOS	C	C	F

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	100%	2%	0%	100%	0%	0%	100%
Vol Right, %	0%	0%	100%	0%	0%	98%	0%	0%	100%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	419	285	377	52	3	71	142	6	65	212	96
LT Vol	419	0	0	52	0	0	142	0	0	212	0
Through Vol	0	285	0	0	3	2	0	6	0	0	96
RT Vol	0	0	377	0	0	69	0	0	65	0	0
Lane Flow Rate	455	310	410	57	4	77	154	7	71	230	104
Geometry Grp	8	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	1.161	0.747	0.91	0.19	0.012	0.234	0.507	0.021	0.209	0.629	0.271
Departure Headway (Hd)	9.174	8.682	7.993	12.323	11.823	11.14	12.063	11.563	10.863	9.987	9.487
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	396	415	455	293	305	324	301	311	333	364	381
Service Time	6.943	6.443	5.743	10.023	9.523	8.84	9.763	9.263	8.563	7.687	7.187
HCM Lane V/C Ratio	1.149	0.747	0.901	0.195	0.013	0.238	0.512	0.023	0.213	0.632	0.273
HCM Control Delay	126.5	33.1	51.4	17.9	14.7	17.2	26.5	14.5	16.4	28.2	15.7
HCM Lane LOS	F	D	F	C	B	C	D	B	C	D	C
HCM 95th-tile Q	17.5	6	10.1	0.7	0	0.9	2.7	0.1	0.8	4.1	1.1

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations		↘	↑	↗
Traffic Vol, veh/h	0	212	96	409
Future Vol, veh/h	0	212	96	409
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	230	104	445
Number of Lanes	0	1	1	1

Approach	SB
Opposing Approach	NB
Opposing Lanes	3
Conflicting Approach Left	WB
Conflicting Lanes Left	3
Conflicting Approach Right	EB
Conflicting Lanes Right	3
HCM Control Delay	63.8
HCM LOS	F

HCM Unsignalized Intersection Capacity Analysis
6: SW 30th Avenue & North Access

7/6/2017

							
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations							
Traffic Volume (veh/h)	10	10	235	635	519	285	
Future Volume (Veh/h)	10	10	235	635	519	285	
Sign Control	Stop			Free	Free		
Grade	0%			0%	0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	11	11	255	690	564	310	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type				None	None		
Median storage veh							
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	1419	282	874				
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	1419	282	874				
tC, single (s)	6.8	6.9	4.1				
tC, 2 stage (s)							
tF (s)	3.5	3.3	2.2				
p0 queue free %	87	98	67				
cM capacity (veh/h)	85	715	768				
Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	22	255	345	345	282	282	310
Volume Left	11	255	0	0	0	0	0
Volume Right	11	0	0	0	0	0	310
cSH	152	768	1700	1700	1700	1700	1700
Volume to Capacity	0.14	0.33	0.20	0.20	0.17	0.17	0.18
Queue Length 95th (ft)	12	36	0	0	0	0	0
Control Delay (s)	32.6	12.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	D	B					
Approach Delay (s)	32.6	3.2			0.0		
Approach LOS	D						
Intersection Summary							
Average Delay			2.1				
Intersection Capacity Utilization			40.7%		ICU Level of Service		A
Analysis Period (min)			15				

Intersection

Intersection Delay, s/veh 165

Intersection LOS F

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations		↱	↕			↱	↕	↱		↱	↕	↱
Traffic Vol, veh/h	0	438	2	485	0	429	51	232	0	42	127	130
Future Vol, veh/h	0	438	2	485	0	429	51	232	0	42	127	130
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	476	2	527	0	466	55	252	0	46	138	141
Number of Lanes	0	1	2	0	0	1	1	1	0	1	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	3	3	3
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	3	3	3
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	3	3	3
HCM Control Delay	249.6	166.7	23.7
HCM LOS	F	F	C

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	100%	0%	0%	100%	0%	0%	100%
Vol Right, %	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	42	127	130	438	1	486	429	51	232	76	300
LT Vol	42	0	0	438	0	0	429	0	0	76	0
Through Vol	0	127	0	0	1	1	0	51	0	0	300
RT Vol	0	0	130	0	0	485	0	0	232	0	0
Lane Flow Rate	46	138	141	476	1	528	466	55	252	83	326
Geometry Grp	8	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.157	0.457	0.441	1.465	0.004	1.453	1.466	0.167	0.71	0.269	1.018
Departure Headway (Hd)	13.144	12.644	11.944	11.446	10.946	10.247	11.643	11.143	10.443	12.8	12.3
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	274	287	304	324	329	359	317	324	348	283	297
Service Time	10.844	10.344	9.644	9.146	8.646	7.947	9.343	8.843	8.143	10.5	10
HCM Lane V/C Ratio	0.168	0.481	0.464	1.469	0.003	1.471	1.47	0.17	0.724	0.293	1.098
HCM Control Delay	18.3	25.6	23.7	254.8	13.7	245.6	255.8	16.1	35	20.1	94.2
HCM Lane LOS	C	D	C	F	B	F	F	C	D	C	F
HCM 95th-ile Q	0.5	2.3	2.1	25.2	0	27	24.9	0.6	5.2	1.1	10.9

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement

	SBU	SBL	SBT	SBR
Lane Configurations		↘	↑	↗
Traffic Vol, veh/h	0	76	300	33
Future Vol, veh/h	0	76	300	33
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	83	326	36
Number of Lanes	0	1	1	1

Approach

	SB
Opposing Approach	NB
Opposing Lanes	3
Conflicting Approach Left	WB
Conflicting Lanes Left	3
Conflicting Approach Right	EB
Conflicting Lanes Right	3
HCM Control Delay	74.1
HCM LOS	F

HCM Unsignalized Intersection Capacity Analysis
6: SW 30th Avenue & North Access

7/6/2017

							
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations							
Traffic Volume (veh/h)	275	225	10	626	655	10	
Future Volume (Veh/h)	275	225	10	626	655	10	
Sign Control	Stop			Free	Free		
Grade	0%			0%	0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	299	245	11	680	712	11	
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type				None	None		
Median storage veh							
Upstream signal (ft)							
pX, platoon unblocked							
vC, conflicting volume	1074	356	723				
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	1074	356	723				
tC, single (s)	6.8	6.9	4.1				
tC, 2 stage (s)							
tF (s)	3.5	3.3	2.2				
p0 queue free %	0	62	99				
cM capacity (veh/h)	212	640	875				
Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	544	11	340	340	356	356	11
Volume Left	299	11	0	0	0	0	0
Volume Right	245	0	0	0	0	0	11
cSH	303	875	1700	1700	1700	1700	1700
Volume to Capacity	1.79	0.01	0.20	0.20	0.21	0.21	0.01
Queue Length 95th (ft)	894	1	0	0	0	0	0
Control Delay (s)	398.8	9.2	0.0	0.0	0.0	0.0	0.0
Lane LOS	F	A					
Approach Delay (s)	398.8	0.1			0.0		
Approach LOS	F						
Intersection Summary							
Average Delay		110.9					
Intersection Capacity Utilization		53.8%		ICU Level of Service		A	
Analysis Period (min)		15					

HCM 2010 Signalized Intersection Summary
3: SW 42nd Street & SW 30th Avenue

7/6/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	52	5	69	142	6	65	419	285	377	212	96	409
Future Volume (veh/h)	52	5	69	142	6	65	419	285	377	212	96	409
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		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	1863	1863	1863	1863
Adj Flow Rate, veh/h	57	5	75	154	7	71	455	310	410	230	104	445
Adj No. of Lanes	1	2	0	1	1	1	1	1	1	1	1	1
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	409	366	327	361	385	327	649	1148	976	535	1148	976
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.62	0.62	0.62	0.62	0.62	0.62
Sat Flow, veh/h	1316	1770	1583	1313	1863	1583	855	1863	1583	729	1863	1583
Grp Volume(v), veh/h	57	5	75	154	7	71	455	310	410	230	104	445
Grp Sat Flow(s),veh/h/ln	1316	1770	1583	1313	1863	1583	855	1863	1583	729	1863	1583
Q Serve(g_s), s	1.8	0.1	2.0	5.6	0.2	1.9	23.5	3.9	6.8	10.8	1.2	7.6
Cycle Q Clear(g_c), s	2.0	0.1	2.0	7.6	0.2	1.9	24.7	3.9	6.8	14.7	1.2	7.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	409	366	327	361	385	327	649	1148	976	535	1148	976
V/C Ratio(X)	0.14	0.01	0.23	0.43	0.02	0.22	0.70	0.27	0.42	0.43	0.09	0.46
Avail Cap(c_a), veh/h	606	629	563	557	663	563	675	1204	1024	557	1204	1024
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.9	16.1	16.8	20.0	16.1	16.8	9.0	4.5	5.0	7.9	4.0	5.2
Incr Delay (d2), s/veh	0.2	0.0	0.4	0.8	0.0	0.3	3.1	0.1	0.3	0.5	0.0	0.3
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	0.7	0.1	0.9	2.1	0.1	0.9	6.0	2.0	3.0	2.2	0.6	3.3
LnGrp Delay(d),s/veh	17.0	16.1	17.2	20.8	16.1	17.1	12.1	4.6	5.3	8.4	4.0	5.5
LnGrp LOS	B	B	B	C	B	B	B	A	A	A	A	A
Approach Vol, veh/h	137				232		1175				779	
Approach Delay, s/veh	17.1				19.5		7.8				6.2	
Approach LOS	B				B		A				A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	35.9		15.0		35.9		15.0					
Change Period (Y+Rc), s	4.5		4.5		4.5		4.5					
Max Green Setting (Gmax), s	32.9		18.1		32.9		18.1					
Max Q Clear Time (g_c+l1), s	26.7		4.0		16.7		9.6					
Green Ext Time (p_c), s	4.7		1.2		9.8		0.9					
Intersection Summary												
HCM 2010 Ctrl Delay			9.0									
HCM 2010 LOS			A									

HCM Unsignalized Intersection Capacity Analysis
6: SW 30th Avenue & North Access

7/6/2017

								
Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations				 	 			
Traffic Volume (veh/h)	10	10	235	635	519	285		
Future Volume (Veh/h)	10	10	235	635	519	285		
Sign Control	Stop			Free	Free			
Grade	0%			0%	0%			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Hourly flow rate (vph)	11	11	255	690	564	310		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type				None	None			
Median storage veh								
Upstream signal (ft)	1115							
pX, platoon unblocked								
vC, conflicting volume	1419	282	874					
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1419	282	874					
tC, single (s)	6.8	6.9	4.1					
tC, 2 stage (s)								
tF (s)	3.5	3.3	2.2					
p0 queue free %	87	98	67					
cM capacity (veh/h)	85	715	768					
Direction, Lane #	EB 1	EB 2	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	11	11	255	345	345	282	282	310
Volume Left	11	0	255	0	0	0	0	0
Volume Right	0	11	0	0	0	0	0	310
cSH	85	715	768	1700	1700	1700	1700	1700
Volume to Capacity	0.13	0.02	0.33	0.20	0.20	0.17	0.17	0.18
Queue Length 95th (ft)	11	1	36	0	0	0	0	0
Control Delay (s)	53.4	10.1	12.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	F	B	B					
Approach Delay (s)	31.8		3.2	0.0				
Approach LOS	D							
Intersection Summary								
Average Delay	2.0							
Intersection Capacity Utilization	40.7%			ICU Level of Service			A	
Analysis Period (min)	15							

HCM 2010 Signalized Intersection Summary 3: SW 42nd Street & SW 30th Avenue

7/6/2017

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	438	2	485	429	51	232	42	127	130	76	300	33
Future Volume (veh/h)	438	2	485	429	51	232	42	127	130	76	300	33
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		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	1863	1863	1863	1863
Adj Flow Rate, veh/h	476	2	527	466	55	252	46	138	141	83	326	36
Adj No. of Lanes	1	2	0	1	1	1	1	1	1	1	1	1
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	773	1149	1028	504	1209	1028	168	442	376	284	442	376
Arrive On Green	0.65	0.65	0.65	0.65	0.65	0.65	0.24	0.24	0.24	0.24	0.24	0.24
Sat Flow, veh/h	1068	1770	1583	871	1863	1583	1016	1863	1583	1096	1863	1583
Grp Volume(v), veh/h	476	2	527	466	55	252	46	138	141	83	326	36
Grp Sat Flow(s),veh/h/ln	1068	1770	1583	871	1863	1583	1016	1863	1583	1096	1863	1583
Q Serve(g_s), s	23.1	0.0	13.9	37.6	0.8	5.3	3.5	4.8	5.9	5.4	12.8	1.4
Cycle Q Clear(g_c), s	23.9	0.0	13.9	51.5	0.8	5.3	16.3	4.8	5.9	10.2	12.8	1.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	773	1149	1028	504	1209	1028	168	442	376	284	442	376
V/C Ratio(X)	0.62	0.00	0.51	0.93	0.05	0.25	0.27	0.31	0.38	0.29	0.74	0.10
Avail Cap(c_a), veh/h	773	1149	1028	504	1209	1028	176	458	389	293	458	389
HCM Platoon Ratio	1.00	1.00	1.00	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	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	9.4	4.9	7.3	23.0	5.0	5.8	35.5	24.9	25.3	29.1	28.0	23.6
Incr Delay (d2), s/veh	1.5	0.0	0.4	23.2	0.0	0.1	0.9	0.4	0.6	0.6	6.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.9	0.0	6.1	13.3	0.4	2.3	1.0	2.5	2.6	1.7	7.3	0.6
LnGrp Delay(d),s/veh	10.8	4.9	7.8	46.2	5.0	5.9	36.4	25.3	25.9	29.7	33.9	23.7
LnGrp LOS	B	A	A	D	A	A	D	C	C	C	C	C
Approach Vol, veh/h	1005				773			325			445	
Approach Delay, s/veh	9.2				30.1			27.2			32.3	
Approach LOS	A				C			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	23.3		56.0		23.3		56.0					
Change Period (Y+Rc), s	4.5		4.5		4.5		4.5					
Max Green Setting (Gmax), s	19.5		51.5		19.5		51.5					
Max Q Clear Time (g_c+I1), s	18.3		25.9		14.8		53.5					
Green Ext Time (p_c), s	0.5		12.6		1.7		0.0					
Intersection Summary												
HCM 2010 Ctrl Delay	21.9											
HCM 2010 LOS	C											

HCM Unsignalized Intersection Capacity Analysis 6: SW 30th Avenue & North Access

7/6/2017

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Traffic Volume (veh/h)	275	225	10	626	655	10			
Future Volume (Veh/h)	275	225	10	626	655	10			
Sign Control	Stop			Free	Free				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	299	245	11	680	712	11			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type				None	None				
Median storage (veh)									
Upstream signal (ft)	1115								
pX, platoon unblocked									
vC, conflicting volume	1074	356	723						
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	1074	356	723						
tC, single (s)	6.8	6.9	4.1						
tC, 2 stage (s)									
tF (s)	3.5	3.3	2.2						
p0 queue free %	0	62	99						
cM capacity (veh/h)	212	640	875						
Direction, Lane #	EB 1	EB 2	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3	
Volume Total	299	245	11	340	340	356	356	11	
Volume Left	299	0	11	0	0	0	0	0	
Volume Right	0	245	0	0	0	0	0	11	
cSH	212	640	875	1700	1700	1700	1700	1700	
Volume to Capacity	1.41	0.38	0.01	0.20	0.20	0.21	0.21	0.01	
Queue Length 95th (ft)	434	45	1	0	0	0	0	0	
Control Delay (s)	253.3	14.1	9.2	0.0	0.0	0.0	0.0	0.0	
Lane LOS	F	B	A						
Approach Delay (s)	145.6		0.1	0.0					
Approach LOS	F								
Intersection Summary									
Average Delay			40.5						
Intersection Capacity Utilization			40.0%	ICU Level of Service			A		
Analysis Period (min)			15						

HCM 2010 Signalized Intersection Summary
6: SW 30th Avenue & North Access

7/6/2017

								
Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations								
Traffic Volume (veh/h)	275	225	10	626	655	10		
Future Volume (veh/h)	275	225	10	626	655	10		
Number	7	14	5	2	6	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1863	1863	1863		
Adj Flow Rate, veh/h	299	245	11	680	712	11		
Adj No. of Lanes	1	1	1	2	2	1		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	462	412	458	1572	1572	703		
Arrive On Green	0.26	0.26	0.44	0.44	0.44	0.44		
Sat Flow, veh/h	1774	1583	727	3632	3632	1583		
Grp Volume(v), veh/h	299	245	11	680	712	11		
Grp Sat Flow(s),veh/h/ln	1774	1583	727	1770	1770	1583		
Q Serve(g_s), s	4.6	4.1	0.3	4.0	4.3	0.1		
Cycle Q Clear(g_c), s	4.6	4.1	4.6	4.0	4.3	0.1		
Prop In Lane	1.00	1.00	1.00			1.00		
Lane Grp Cap(c), veh/h	462	412	458	1572	1572	703		
V/C Ratio(X)	0.65	0.59	0.02	0.43	0.45	0.02		
Avail Cap(c_a), veh/h	1048	935	564	2091	2091	935		
HCM Platoon Ratio	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		
Uniform Delay (d), s/veh	10.0	9.9	7.5	5.8	5.9	4.7		
Incr Delay (d2), s/veh	1.5	1.4	0.0	0.2	0.2	0.0		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	2.4	1.9	0.1	1.9	2.1	0.1		
LnGrp Delay(d),s/veh	11.6	11.2	7.5	6.0	6.1	4.7		
LnGrp LOS	B	B	A	A	A	A		
Approach Vol, veh/h	544			691	723			
Approach Delay, s/veh	11.4			6.0	6.1			
Approach LOS	B			A	A			
Timer	1	2	3	4	5	6	7	8
Assigned Phs		2		4		6		
Phs Duration (G+Y+Rc), s		18.0		12.4		18.0		
Change Period (Y+Rc), s		4.5		4.5		4.5		
Max Green Setting (Gmax), s		18.0		18.0		18.0		
Max Q Clear Time (g_c+I1), s		6.6		6.6		6.3		
Green Ext Time (p_c), s		6.9		1.4		7.1		
Intersection Summary								
HCM 2010 Ctrl Delay			7.5					
HCM 2010 LOS			A					

Intersection

Intersection Delay, s/veh 28.2

Intersection LOS D

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations		↱	↱↱			↱	↱	↱		↱	↱	↱
Traffic Vol, veh/h	0	52	5	69	0	142	6	65	0	307	285	377
Future Vol, veh/h	0	52	5	69	0	142	6	65	0	307	285	377
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
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	57	5	75	0	154	7	71	0	334	310	410
Number of Lanes	0	1	2	0	0	1	1	1	0	1	1	1

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	3	3	3
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	3	3	3
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	3	3	3
HCM Control Delay	15.4	19.4	34.6
HCM LOS	C	C	D

Lane	NBLn1	NBLn2	NBLn3	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	100%	0%	0%	100%	2%	0%	100%	0%	0%	100%
Vol Right, %	0%	0%	100%	0%	0%	98%	0%	0%	100%	0%	0%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	307	285	377	52	3	71	142	6	65	212	96
LT Vol	307	0	0	52	0	0	142	0	0	212	0
Through Vol	0	285	0	0	3	2	0	6	0	0	96
RT Vol	0	0	377	0	0	69	0	0	65	0	0
Lane Flow Rate	334	310	410	57	4	77	154	7	71	230	104
Geometry Grp	8	8	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.794	0.694	0.838	0.172	0.011	0.209	0.455	0.018	0.185	0.594	0.255
Departure Headway (Hd)	8.565	8.065	7.365	10.958	10.458	9.774	10.618	10.118	9.418	9.284	8.784
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	424	449	492	327	342	366	340	353	380	389	409
Service Time	6.314	5.814	5.114	8.734	8.234	7.55	8.396	7.896	7.196	7.041	6.541
HCM Lane V/C Ratio	0.788	0.69	0.833	0.174	0.012	0.21	0.453	0.02	0.187	0.591	0.254
HCM Control Delay	37.3	27.3	37.9	16	13.4	15.1	22	13.1	14.3	24.8	14.5
HCM Lane LOS	E	D	E	C	B	C	C	B	B	C	B
HCM 95th-tile Q	7	5.2	8.4	0.6	0	0.8	2.3	0.1	0.7	3.7	1

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement

	SBU	SBL	SBT	SBR
Lane Configurations		↰	↑	↱
Traffic Vol, veh/h	0	212	96	272
Future Vol, veh/h	0	212	96	272
Peak Hour Factor	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	230	104	296
Number of Lanes	0	1	1	1

Approach

	SB
Opposing Approach	NB
Opposing Lanes	3
Conflicting Approach Left	WB
Conflicting Lanes Left	3
Conflicting Approach Right	EB
Conflicting Lanes Right	3
HCM Control Delay	23.4
HCM LOS	C

HCM Signalized Intersection Capacity Analysis 6: SW 30th Avenue & North Access

7/24/2017

	↗	↘	↖	↑	↓	↙
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↖		↖	↑↑	↑↑	↖
Traffic Volume (vph)	275	225	10	626	655	10
Future Volume (vph)	275	225	10	626	655	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5		4.5	4.5	4.5	4.5
Lane Util. Factor	1.00		1.00	0.95	0.95	1.00
Frt	0.94		1.00	1.00	1.00	0.85
Flt Protected	0.97		0.95	1.00	1.00	1.00
Satd. Flow (prot)	1703		1770	3539	3539	1583
Flt Permitted	0.97		0.34	1.00	1.00	1.00
Satd. Flow (perm)	1703		625	3539	3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	299	245	11	680	712	11
RTOR Reduction (vph)	63	0	0	0	0	7
Lane Group Flow (vph)	481	0	11	680	712	4
Turn Type	Prot		Perm	NA	NA	Perm
Protected Phases	4			2	6	
Permitted Phases			2			6
Actuated Green, G (s)	14.4		13.8	13.8	13.8	13.8
Effective Green, g (s)	14.4		13.8	13.8	13.8	13.8
Actuated g/C Ratio	0.39		0.37	0.37	0.37	0.37
Clearance Time (s)	4.5		4.5	4.5	4.5	4.5
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	659		231	1312	1312	587
v/s Ratio Prot	c0.28			0.19	c0.20	
v/s Ratio Perm			0.02			0.00
v/c Ratio	0.73		0.05	0.52	0.54	0.01
Uniform Delay, d1	9.7		7.5	9.1	9.2	7.4
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	4.1		0.1	0.3	0.5	0.0
Delay (s)	13.8		7.6	9.5	9.7	7.4
Level of Service	B		A	A	A	A
Approach Delay (s)	13.8			9.4	9.6	
Approach LOS	B			A	A	

Intersection Summary			
HCM 2000 Control Delay	10.7	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.64		
Actuated Cycle Length (s)	37.2	Sum of lost time (s)	9.0
Intersection Capacity Utilization	54.6%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



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-126-17

(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: 3801 SW 43rd Court, Dania Beach 33312

Lot(s): _____ Block: _____ Subdivision: To be provided.

Recorded Plat Name: _____ To be provided.

Folio Number(s): See attached folio map Legal Description: _____ See attached.

Applicant/Consultant/Legal Representative (circle one) Leigh Robinson Kerr & Associates, Inc. on behalf of
Florida Power & Light Company

Address of Applicant: 808 E. Las Olas Blvd. #104, Ft. Laud, FL 33301

Business Telephone: 954-467-6308 Home: n/a Fax: 954-467-6309

E-mail address: Lkerr808@bellsouth.net

Name of Property Owner: Florida Power & Light

Address of Property Owner: 700 UNIVERSE BLVD JUNO BEACH FL 33408

Business Telephone: N/A Home: N/A Fax: N/A

Explanation of Request: Power Plant Modernization

*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: 374 Gross Acreage: 374 Prop. Square Footage: 16,284,498

Existing Use: EGF Proposed Use: EGF

Is property owned individually, by a corporation, association, or a joint venture? N/A

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 and Leigh Robinson Kerr & 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 29th DAY OF November 2017

By:

Leigh Kerr
(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.

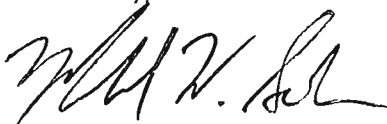
***ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***

AGENT CONSENT

I Michael W. Sole hereby authorize Leigh Robinson Kerr & Associates, Inc. and Greenspoon Marder P.A., as agents, to submit and process development approval applications for the subject Florida Power & Light Company property.

Thank you for your consideration.

Sincerely,

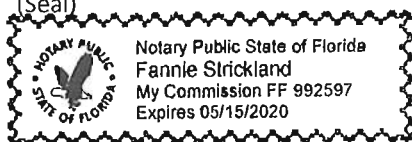


ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF Florida)
) SS.
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 19th day of June, 2017, by Michael W. Sole who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

(Seal)



My Commission expires:

NOTARY PUBLIC

Fannie Strickland 992597

Print Name:

Commission No.

SW 26TH TER

1595

SW 42ND ST

SW 30TH AVE

504220000270

504220000280

504220000290

504219000121

504230000011

504230000050

504230000053

504125010250

S SR7

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Discussion

Continued from:

Requested Action (Identify appropriate Action or Motion)		
Select dates for City Commission summer break.		

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo - City Commission Summer Break, 20180301094042706



MEMORANDUM CITY OF DANIA BEACH

TO: Mayor and City Commission
CC: Robert Baldwin, City Manager
FROM: Louise Stilson, City Clerk
RE: City Commission Summer Break
DATE: February 28, 2018

Staff is requesting input from the City Commission as to when to schedule the summer break. Summertime is traditionally the time when staff prepares the proposed budget for the upcoming fiscal year.

A Special Budget Meeting must be scheduled during the last week in July to set the Tentative Millage Rate, and Proposed Residential Solid Waste, Stormwater and Fire Assessment Rates, as these rates must be transmitted to the Property Appraiser's Office no later than August 1, 2018.

For the last few years, the Commission cancelled the first meeting in the months of July and August.

June 2018

June 2018							July 2018						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	1	2	1	2	3	4	5	6	7
10	11	12	13	14	8	9	8	9	10	11	12	13	14
17	18	19	20	21	15	16	15	16	17	18	19	20	21
24	25	26	27	28	22	23	22	23	24	25	26	27	28
					29	30	29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 27	28	29	30	31	Jun 1	2
3	4	5	6	7 3:00pm Special Magistrate	8	9
10	11	12 5:30pm CRA Board Meeting 7:00pm City Commission Meeting	13	14	15	16
17	18	19	20 7:00pm Kirby, Donna (City Hall Commission Chamber) - Kirby, Donna 7:00pm P & Z Meeting	21	22	23
24	25	26 7:00pm City Commission Meeting	27	28	29	30

July 2018

July 2018						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August 2018						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 1	2	3	4	5	6	7
8	9	10 5:30pm CRA Board Meeting 7:00pm City Commission Meeting	11	12 3:00pm Special Magistrate	13	14
15	16	17	18 7:00pm Kirby, Donna (City Hall Commission Chamber) - Kirby, Donna 7:00pm P & Z Meeting	19	20	21
22	23	24 7:00pm City Commission Meeting	25	26	27	28
29	30	31	Aug 1	2	3	4

August 2018

August 2018							September 2018						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4				5	6	7	1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 29	30	31	Aug 1	2 3:00pm Special Magistrate	3	4
5	6	7	8	9	10	11
12	13	14 5:30pm CRA Board Meeting 7:00pm City Commission Meeting	15 7:00pm Kirby, Donna (City Hall Commission Chamber) - Kirby, Donna 7:00pm P & Z Meeting	16	17	18
19	20	21	22	23	24	25
26	27	28 7:00pm City Commission Meeting	29	30	31	Sep 1

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Discussion

Continued from:

Requested Action (Identify appropriate Action or Motion)		

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

Fiscal Impact/Cost Summary

Exhibits Attached
MAB Membership November 2016-November 2018 - Revised, Marine Advisory Board Attendance 2017, Marine Advisory Board 2018

**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, March 01, 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, March 01, 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
Luz Ortiz 224 NW 13 Court Dania Beach, FL 33004 754-423-9425 908-290-2564 ortiz.luz46@yahoo.com	February 13, 2018	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, March 01, 2018**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		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

Marine Advisory Board – Attendance 2017

Commission

Appointment

Grace – 11/21/2016
Brandimarte – 1/10/2017
Salvino – 1/24/2017
Grace – 12/13/2016
Brandimarte – 1/10/2017
Salvino – 11/21/2016
Salvino – 12/13/2016

James – 12/13/2016

Brandimarte – 1/10/2017

January 18, 2017

Present:

Clive Taylor
Chris Barile
Glenn Harrington
Ronald Brozic
Carol Stokrocki
Antony Thackham
Joe White

Absent:

Linda Barber
Brenda Blackmon
Rodney Sims

Excused:

Arthur Perseo

February 2017

Regular MAB meeting was cancelled as the Broward County Municipal Marine Summit was held on February 8, 2017. Attendance was encouraged but not required. Below reflects those who attended.

Chris Barile
Linda Barber
Ron Brozic
Ryan Stone
Peggy McKenna
Arty Perseo
Carol Stokrocki
Tony Thackham
Clive Taylor

March 15, 2017

Present:

Salvino – 11/21/2016	Tony Thackham
Grace – 11/21/2016	Clive Taylor
Salvino – 12/13/2016	Joe White
Brandimarte – 1/10/2017	Chris Barile
Brandimarte – 1/10/2017	Carol Stokrocki
James – 1/24/2017	Ryan Stone
Grace – 12/13/2016	Ronald Brozic
Harris – 1/24/2017	Peggy McKenna
Harris – 1/24/2017	Sheldon Snyder
James – 12/13/2016	Linda Barber (late)

Grace – 1/24/2017
Salvino – 1/24/2017
Harris – 2/28/2017

Brandimarte – 1/10/2017

Excused:

Gregory Galyo
Glenn Harrington
Joyce Greene

Unexcused:

Arthur Perseo

April 19, 2017

James – 12/13/2016
Salvino – 11/21/2016
Salvino – 12/13/2016
Brandimarte – 1/10/2017
Grace – 11/21/2016
Brandimarte – 1/10/2017
Brandimarte – 1/10/2017
Harris – 1/24/2017
Harris – 1/24/2017
Grace – 1/24/2017
James – 3/14/2017
Grace – 12/13/2016

James – 1/24/2017

Harris – 2/28/2017
Salvino – 1/24/2017

Present:

Linda Barber
Tony Thackham
Joe White
Chris Barile
Clive Taylor
Carol Stokrocki
Arthur Perseo
Peggy McKenna
Sheldon Snyder
Greg Galyo
Jonathon Porcelli
Ronald Brozic

Excused:

Ryan Stone

Unexcused:

Joyce Greene
Glenn Harrington

May 17, 2017

James – 12/13/2016
James – 1/24/2017
Salvino – 1/24/2017
Salvino – 12/13/2016
Brandimarte – 1/10/2017
Grace – 11/21/2016
Grace – 12/13/2016
Brandimarte – 1/10/2017
Harris – 1/24/2017

Grace – 1/24/2017
Brandimarte – 1/10/2017
Harris – 1/24/2017

Harris – 2/28/2017
Salvino – 11/21/2016
James – 3/14/2017

Present:

Linda Barber
Ryan Stone
Glenn Harrington
Joe White
Chris Barile
Clive Taylor
Ronald Brozic
Arthur Perseo
Sheldon Snyder

Excused:

Greg Galyo
Carol Stokrocki
Peggy McKenna

Unexcused:

Joyce Greene
Tony Thackham
Jonathon Porcelli

June 21, 2017

Present:

James – 12/13/2016	Linda Barber
Salvino – 1/24/2017	Glenn Harrington
Salvino – 12/13/2016	Joe White
Brandimarte – 1/10/2017	Chris Barile
Grace – 11/21/2016	Clive Taylor
Grace – 12/13/2016	Ronald Brozic
Brandimarte – 1/10/2017	Arthur Perseo
Harris – 1/24/2017	Sheldon Snyder
Salvino – 11/21/2016	Tony Thackham
Harris – 1/24/2017	Peggy McKenna
Brandimarte – 1/10/2017	Carol Stokrocki
James – 1/24/2017	Ryan Stone
Harris – 2/28/2017	Joyce Greene

Excused:

Jonathon Porcelli

Unexcused:

Greg Galyo

James – 3/14/2017

Grace – 1/24/2017

July 2017

No meeting: Summer recess

August 2017

No meeting: Summer recess

September 2017

No meeting: Cancelled

October 18, 2017

Present:

James – 12/13/2016	Linda Barber
James – 1/24/2017	Ryan Stone
Salvino – 1/24/2017	Glenn Harrington
Brandimarte – 1/10/2017	Carol Stokrocki
Brandimarte – 1/10/2017	Chris Barile
Grace – 11/21/2016	Clive Taylor
Grace – 12/13/2016	Ronald Brozic
Grace – 1/24/2017	Greg Galyo
Salvino – 11/21/2016	Tony Thackham
Harris – 1/24/2017	Peggy McKenna

Excused:

Joyce Greene

Arthur Perseo

Unexcused:

Joe White

Harris – 2/28/2017

Brandimarte – 1/10/2017

Salvino – 12/13/2016

James – 3/14/2017
Harris – 1/24/2017

Jonathon Porcelli
Sheldon Snyder

November 15, 2017

Present:

James – 12/13/2016
James – 1/24/2017
Salvino – 1/24/2017
Brandimarte – 1/10/2017
Grace – 11/21/2016
Grace – 1/24/2017
Harris – 1/24/2017
Salvino – 12/13/2016

Linda Barber
Ryan Stone
Glenn Harrington
Carol Stokrocki
Clive Taylor
Greg Galyo
Peggy McKenna
Joe White

Excused:

Salvino – 11/21/2016
Brandimarte – 1/10/2017

Tony Thackham
Arthur Perseo

Unexcused:

Brandimarte – 1/10/2017
Grace – 12/13/2016
Harris – 2/28/2017
James – 3/14/2017
Harris – 1/24/2017

Chris Barile
Ronald Brozic
Joyce Greene
Jonathon Porcelli
Sheldon Snyder

December 2017

Present:

Brandimarte – 1/10/2017
Grace – 1/24/2017
Salvino – 1/24/2017
Grace – 12/13/2016
Salvino – 12/13/2016
Salvino – 11/21/2016
Grace – 11/21/2016

Arthur Perseo
Greg Galyo
Glenn Harrington
Ronald Brozic
Joe White
Tony Thackham
Clive Taylor

Excused:

Brandimarte – 1/10/2017
James – 12/13/2016
Brandimarte – 1/10/2017
Harris – 1/24/2017

Carol Stokrocki
Linda Barber
Chris Barile
Peggy McKenna

Unexcused:

James – 1/24/2017
Harris – 2/28/2017
Harris – 1/24/2017
James – 3/14/2017

Ryan Stone
Joyce Greene
Sheldon Snyder
Jonathon Porcelli

MARINE ADVISORY BOARD ATTENDANCE 2018

January 2018 - no quorum; no meeting

February 2018 was the Annual County-wide summit. Attendance by City MAB members is encouraged but not required. However, Clive Taylor, DB MAB Chair, is a member of the County MAB and did attend.