AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, MAY 8, 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.

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Legislative Wrap Up - Representative Joseph Geller

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 April 24, 2018 City Commission Meeting

2. Travel Requests: None

3. RESOLUTION NO. 2018-063

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING OPPOSITION TO OFFSHORE DRILLING ACTIVITIES, INCLUDING SEISMIC AIRGUN BLASTING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2018-064

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LICENSE AGREEMENT WITH DANIA AIRPORT HOTELS, LLC, AND DANIA BEACH INVESTMENTS, LLC, TO USE PARKING SPACES LOCATED IN THE CITY OF DANIA BEACH PARKING GARAGE UPON PAYMENT OF APPLICABLE FEES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2018-065

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE SERVICES FROM DECOTA CONSTRUCTION IN THE AMOUNT OF TWENTY SIX THOUSAND NINE HUNDRED DOLLARS ($26,900.00) FOR THE DEMOLITION OF PROPERTY LOCATED AT 705 SW 12TH AVENUE WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, FOR A PROJECT THAT WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00) FOR A SINGLE VENDOR IN A FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2018-066

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE PROPER CITY OFFICIALS TO APPLY FOR A REIMBURSABLE COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT FUNDED BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS ($40,000.00) FOR RESEARCH AND CONSULTING SERVICES RELATING TO AN ECONOMIC ANALYSIS AND COMMUNITY CHARRETTE TO BE MANAGED BY THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2018-067

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL THREE (3) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. RESOLUTION NO. 2018-068

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL FIVE (5) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. RESOLUTION NO. 2018-069

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 RENEWAL TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE SIX (6) CENT LOCAL OPTION GAS TAX IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2018-008

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 8, ENTITLED “SEAL” OF PART I, “THE MUNICIPALITY OF THE CITY OF DANIA BEACH”, ARTICLE I, ENTITLED “GENERAL PROVISIONS”, OF THE CITY CHARTER TO DESIGNATE THE NEW OFFICIAL SEAL OF THE CITY, AS AUTHORIZED BY FLORIDA STATUTES, SECTION 165.043, ENTITLED “OFFICIAL COUNTY OR

MUNICIPAL SEAL"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

2. ORDINANCE NO. 2018-009

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY VANESSA WILLIAMS, PASTOR/PRESIDENT FOR THE PROPERTY OWNER THE BIBLICAL HOUSE OF GOD NONE OTHER CHURCH, INC., TO REZONE PROPERTY GENERALLY LOCATED AT 819 SW 12TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICTTO GENERAL INDUSTRIAL DISTRICT (C-1), (RZ-16-18) SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

3. RESOLUTION NO. 2018-058

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-15-18) SUBMITTED BY BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from April 10, 2018)***

4. RESOLUTION NO. 2018-057

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "OAKS PLACE PLAT" (PL-13-18) SUBMITTED BY BASELINE ENGINEERING AND SURVEYING, ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. ***(Continued from April 10, 2018)***

10. DISCUSSION AND POSSIBLE ACTION

1. Street Renaming Policy - City Manager Baldwin

2. Discussion of Financial Advisory Services Contract - Mayor James

11. COMMISSION COMMENTS

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

12. APPOINTMENTS

1. Green Advisory Board
   Commissioner Grace - 1 appointment

13. ADMINISTRATIVE REPORTS

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

Tuesday, May 22, 2018 - 7:00 p.m.	City Commission Meeting
Tuesday, June 12, 2018 - 5:30 p.m.	CRA Board Meeting
Tuesday, June 12, 2018 - 7:00 p.m.	City Commission Meeting

14. ADJOURNMENT

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, APRIL 24, 2018 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

Mayor:	Tamara James
Vice-Mayor:	Bill Harris
Commissioners:	Chickie Brandimarte
	Bobbie H. Grace
	Marco A. Salvino, Sr.
Assistant City Manager:	Colin Donnelly
City Attorney:	Thomas Ansbro
City Clerk:	Thomas Schneider

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

There were no presentations on this agenda.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments (taken up after Item 6)

Dominique Becker, 5754 SW 24th Avenue, spoke of garbage cans and recycle bins continually being left out all week long, especially on 58th Manor. She noted she has emailed the Code Enforcement Department without receiving a response, and asked the Commission for help.

Arthur Razor, 5751 SW 24th Avenue, also complained about trash cans being left out on 58th Manor and getting no response from Code Enforcement.

Leroy Green, 326 SW 16th Street, commented he has been watching the Commission meetings and the Commission is doing a good job. He complained about a rat problem in his yard caused by people throwing bread in the street.

Sherri Pitts, 42 NW 6 Avenue, Apt. 2, spoke of gentrification and de-incentivization of the African American community in Dania Beach, and said no one is helping the native community.

Commissioner Grace noted Dania Beach Economic Development Corporation has built and continues to build many affordable single-family homes in the City for the African American community. She encouraged Ms. Pitts to reach out to her, the Commission, and Broward County Commissioner Ryan to find out what we have done and what we are planning to do. She added we have to get some type of leverage on absentee landlords and slumlords.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, reported on recent criminal activity. He noted Commissioner Salvino hosted a Get to Know BSO event last week, and the next one will be held on May 17th at Vice-Mayor Harris' residence. He advised of the upcoming Law Enforcement Special Olympics Sports Run and Law Enforcement Memorials.

Commissioner Grace noted she is seeing a difference in the NW section with all the work we are doing on the streets.

Commissioner Salvino thanked BSO and the COP program for the driveway initiative at his house.

Sean Brown, Battalion Chief, BSO Fire Rescue, reminded everyone about the Sound the Alarm initiative this Saturday and noted he had applications available.

7. Consent Agenda

7.1 Minutes:
Approve Minutes of April 10, 2018 City Commission Meeting

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #2018-059

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR ENVIRONMENTAL PERMITS TO BE OBTAINED AND PROFESSIONAL SERVICES PROVIDED BY THE CHAPPELL GROUP, INC. 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.

7.4 RESOLUTION #2018-060

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO APPROVE CHANGE ORDER NO. 2 IN THE AMOUNT OF SEVEN THOUSAND NINE DOLLARS AND SIXTY CENTS ($7,009.60) WITH DP DEVELOPMENT OF THE TREASURE COAST, INC. FOR THE OASIS XIII NEIGHBORHOOD IMPROVEMENT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.5 RESOLUTION #2018-061

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE SERVICES FROM ASPHALT PAVING SYSTEMS, INC., AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH THE CORPORATION, RELATING TO MICROSURFACING AND ASPHALT REPAIR OF SELECTED LOCAL CITY STREETS, BY UTILIZING THE PRICING UNDER THE CITY OF LARGO, FLORIDA, CONSTRUCTION CONTRACT FOR PAVEMENT AND ROADWAY INFRASTRUCTURE REHABILITATION (BID NO. 17-C-589 WITH ASPHALT PAVING SYSTEMS, INC. DATED APRIL 4, 2017 WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS FOR SUCH SERVICES, WHICH SHALL NOT EXCEED AN AMOUNT OF TWO HUNDRED FORTY TWO THOUSAND ONE HUNDRED FIFTEEN DOLLARS AND THIRTY CENTS ($242,115.30); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Ordinances (Titles read by City Attorney)

7.6 ORDINANCE #2018-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 8, ENTITLED "SEAL" OF PART I, "THE MUNICIPALITY OF THE CITY OF DANIA BEACH", ARTICLE I, ENTITLED "GENERAL PROVISIONS", OF THE CITY CHARTER TO DESIGNATE THE NEW OFFICIAL SEAL OF THE CITY, AS AUTHORIZED BY FLORIDA STATUTES, SECTION 165.043, ENTITLED "OFFICIAL COUNTY OR MUNICIPAL SEAL"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

Commissioner Salvino motioned to adopt the Consent Agenda; seconded by Commissioner Grace. The motion carried unanimously.

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 RESOLUTION #2018-062

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-123-17) AS SUBMITTED BY BARI DRORE, FOR THE APPLICANT DRORE SPEC HOMES LLC, FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT 3260 SW 44TH ST, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2018-062 and advised this was a quasi-judicial hearing and swore-in those who would speak. He asked the Commission to disclose any communication they had on this matter.

Corinne Lajoie, Planning & Zoning Manager, gave an overview of the site plan request.

Commissioner Grace asked about the garages and landscaping.

Planning & Zoning Manager Lajoie responded the garages are 2-car, and the landscaping is adequate and does not require any variances.

Mayor James opened the Public Hearing.

Doug Dyszer, owner of 4516 and 4518 SW 33rd Avenue, expressed concern about the elevation of the property being higher, which might affect his property with flooding.

Planning & Zoning Manager Lajoie responded developers are required to have the finished floor of the building to be one foot above FEMA. The lot will likely have to be raised; one of the engineer's comments is that the developer put up a retaining wall to contain the water on their site so they do not flood the neighboring property.

John Maxham, 3261 SW 44 Street, commented he is concerned about the impacts on this area, especially the blocking of driveways and roads during construction. He will not put up with blocking his driveways at any time of the day. The demolition was not handled right and since the trees have been removed, people are using the property as a dumping yard.

Commissioner Grace said she wants to make sure our Code Department is in alliance with what Mr. Maxham is asking for. She added this City is very concerned about our trees and is trying to make a positive, not negative, difference.

Mayor James asked Assistant City Manager Donnelly to get with Code to follow up on this to make sure that things are being handled appropriately.

Mr. Maxham questioned the entrance and exit to the property, and said it is directly across the street from him. He asked for assistance from the City, especially during the construction phase.

Commissioner Salvino asked if we could send our commercial vehicle enforcement unit out to put pressure on them to follow the rules.

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

Commissioner Salvino motioned to adopt Resolution #2018-062; 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**		

10. Discussion and Possible Action

There were no discussion items on this agenda.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte thanked Mayor James and CRA Director Williams for participating in the Senior's Spring Bonnet Luncheon at I.T. Parker.

Commissioner Brandimarte spoke of Commissioner Salvino's Driveway Initiative event, and commended Captain Marks for stepping in when required in response to a resident who verbally attacked the Commission.

Commissioner Brandimarte addressed the homeless situation in front of the closed Winn Dixie on Dania Beach Boulevard and her efforts to combat it. She noted when we had the problem at Smith's store, we took action; we need to do something about this and make it a priority with the owner of Winn Dixie to put up no loitering signage and a spotlight on the end of their building. She urged the Commission to join her in resolving this problem.

Commissioner Brandimarte commented there is also a huge issue at the intersection of Federal Highway and Dania Beach Boulevard with homeless people soliciting hotel guests walking to dinner. She added there are homeless people living under the outside stairwell at City Hall.

Mayor James questioned if Winn Dixie would want to sell and noted she supports efforts to make the owner police their area.

11.2 Commissioner Grace

Commissioner Grace spoke of the Father/Daughter dance at the Gallery of Amazing Things.

Commissioner Grace noted she has enjoyed going to The Fish Grill.

Commissioner Grace also noted the 6th Annual Family and Fun Day will be held on May 5th at CW Thomas Park.

11.3 Commissioner Salvino

Commissioner Salvino had no comments.

11.4 Vice-Mayor Harris

Vice-Mayor Harris asked if construction has stopped on the new marina behind the church.

Planning and Zoning Manager Lajoie responded they are in the permit process; they may have started preliminary ground work, but nothing has started to come out of the ground yet.

Vice-Mayor Harris asked about the demolition permits for the Tru Hotel.

Planning and Zoning Manager Lajoie noted she would have Community Development Director LaFerrier contact him.

Vice-Mayor Harris questioned the status of the parking lot at the Casino.

Planning and Zoning Manager Lajoie responded they have a text amendment in process that will allow the use as a special event under the temporary use category.

Vice-Mayor Harris commented he talked to Scott Bruner, Broward County Traffic Engineer, about potentially installing crosswalks in the mid-block on Federal Highway.

Vice-Mayor Harris noted the Wyndham Garden Hotel will soon be hiring.

Vice-Mayor Harris said a lot of local commissioners have the option if they are traveling on official city business to call in to the commission meeting or do a join me online.

City Attorney Ansbro noted the Sunshine Law requires commissioners to be physically present if they can be. We have done it on rare occasions; it is really an exception.

Vice-Mayor Harris reported code issues at 707 NW 10th Avenue; Code Enforcement needs to take a look at this neighborhood.

11.5 Mayor James

Mayor James spoke of the Father/Daughter Dance hosted by the Tamara James Foundation.

Mayor James commented on the business across the street from City Hall continuing to block traffic; something needs to be done.

City Attorney Ansbro said BSO is citing them. In the long term, they are relocating to Fort Lauderdale and this facility will be gone. He noted they are going to the Code Magistrate next week for other violations. They are accruing a fine of $250 per day for the work that has been going on, which will come back to the Magistrate to deal with. His recommendation will be to not mitigate it at all.

Mayor James addressed the trees that are gone from NW 1st Street and requested we go back to the drawing board as she does not want the Spanish Stopper trees for NW 1st Avenue. She felt the trees are not appealing.

Commissioner Grace agreed and said NW Byrd Point Civic Association and department heads should take a look at varieties of trees that we can use.

Assistant City Manager Donnelly responded we will find alternative trees and get back to the Commission; we have to find a tree that grows slowly and will not grow into the power lines.

12. Appointments

12.1 Marine Advisory Board

Commissioner Salvino confirmed that two members need to drop off the board in order to reduce the membership to 10 members.

Commissioner Grace removed Ronald Brozic.

Commissioner Brandimarte removed Arthur Perseo.

Vice-Mayor Harris took over Joe White, one of Commissioner Salvino's appointees, to fill his vacancy.

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

13. Administrative Reports

13.1 City Manager

Assistant City Manager Donnelly noted the Public Services Department made an application to the Florida League of Cities for the Florida Municipal Achievement Award in the category of Environmental Stewardship. The project for submission for an award, which requires the Commission's endorsement, is the City's efforts in working with the Department of Agriculture to eradicate the conehead termite in Dania Beach.

The Commission consensus was to move forward with the application.

13.2 City Attorney

City Attorney Ansbro advised he met with BSO and Code Compliance about the Motel 6 problem and they decided to use the Code Magistrate rather than the Nuisance Abatement Board.

Mayor James addressed the auditor contract. She was under the assumption we were going to get an opinion letter to ask to clarify the state law. The opinion letter was very biased and was not objective; it was very leading and swayed to a side to where it stated how far the contract was expired. The situation with the auditor has gotten out of control. The opinion letter is totally swaying to one side. She wants an unbiased letter asking the Attorney General what the interpretation of the law is because the majority voted to extend the contract. The letter did not properly state the feelings of what happened here.

Commissioner Grace felt we need to revise the letter to state exactly what we said, send it to the Attorney General and wait for the opinion.

Commissioner Salvino commented City Attorney Ansbro is our legal advisor and he advised us against this as he feels it is wrong; he does not know if it is biased or not, but he is sure the City Attorney is following the letter of the law. Until we get a letter back from the Attorney General that states we can do it, we have not lost anything because the contract can be renewed if we choose to renew it. He understands we do not need an auditor until around August; by that time we should have a letter back from the Attorney General. We should trust City Attorney Ansbro's judgement.

Commissioner Brandimarte asked City Attorney Ansbro why he didn't send out the letter when they asked him to.

City Attorney Ansbro explained the Commission voted on this on March 27; it came to light the next day that the contract expired March 28. After that, we found out HCT wanted more money, and it was brought back to the Commission on April 10. He had the letter drafted but did not send it pending the vote on funding on April 10, which was approved. He then resumed doing the letter, which has a lot of legal research in it. The letter was supposed to go out last Friday; however, Mayor James asked to see a copy before it was sent and was very concerned it did not reflect what the Commission wanted. Mr. Harvey asked if he could look at the letter and comment on it before it was sent. He told Mr. Harvey that Mr. Harvey was not going to write his letter, but he could look at it prior to it going out.

Commissioner Brandimarte asked Mayor James what made her think that her interpretation is more professional than our City Attorney. She questioned why it was not followed through the way the Commission asked him to do. She said he obviously put in things that maybe the Mayor wanted slanted.

Mayor James said she does not want anything to be slanted at all; it was slanted his way. The reason she asked to see a copy was because of the conversation on the dais where it seemed our attorney's stance on it is very against what three to two voted on. She wanted to ensure the letter

was not biased. She is not trying to interpret the law; that is why we are sending it to the Attorney General. We wanted an opinion from the Attorney General to make sure when we voted 3-2 that we were legally able to do so.

Commissioner Brandimarte noted she thought that was what our vote was about at the last meeting when City Attorney Ansbro was asked to send it out. She said don't give it to each of us to read, and asked what the Commission has to do with it.

Mayor James responded during the discussion, City Attorney Ansbro was very opinionated about this, so she asked to see a copy of the letter. She had nothing to do with the back and forth between him and the auditor; further, she had already asked to see the letter before the matter came back to the Commission. The letter is very biased and almost seems it is his opinion versus the vote; she just wants a clear interpretation of the law. She does not want a letter sent to the Attorney General that is slanted one way or the other; she wants straight facts. She wants what is the Attorney General's interpretation of the law; are we allowed to do this or not.

Commissioner Brandimarte asked if Mayor James is planning to second guess the Commission's opinion every time it is made. It looks like it when she is thinking that a lawyer who works for all of us sent a slanted letter; that is the Mayor's opinion.

Mayor James said it is a fact because she had a conversation with him and he said he did.

Commissioner Brandimarte commented the letter spelled everything out to a T; she saw nothing wrong with it.

Mayor James said if Commissioner Brandimarte was on the other side of the argument, she would see something wrong with it.

Commissioner Brandimarte said the Mayor is supposed to be on the Commission's side.

Mayor James noted we voted 3-2 so that means Commissioner Brandimarte is supposed to be on that side, too.

Vice-Mayor Harris commented it is an interpretation of the law. He talked to two other city attorneys through the League of Cities and they said we as the elected officials and the governing board have the right to make an appointment and to extend the contract on a month to month basis or until we get the opinion from the Attorney General.

City Attorney Ansbro clarified a renewal has been executed that continues for two years, however, if the Attorney General comes back with an opinion consistent with his opinion, it will automatically terminate. His letter and supportive documentation reflects his interpretation; he has to give the Attorney General the facts upon which he is doing this. He noted he gave the accountant the courtesy to look at it; the only objection was that he emphasized the contract had expired. He will edit it to point out the fact the contract had expired, but the Commission's desire is to renew it.

Mayor James noted the desire of the Commission when the motion was made was to extend the contract before it expired.

City Attorney Ansbro explained that two weeks later the Commission found out they could not have done that because the auditor wanted more money and they had not approved that yet.

Mayor James asked if we could retro it to reflect what we voted for.

City Attorney Ansbro said when he spoke to the Mayor on Friday about this, he told her if she chose to bring it up to make it retroactive to March 27th, and she has the support of the Commission, it could be done.

Commissioner Grace motioned to retroactive the contract to reflect what the Commission voted on, on March 27, 2018; seconded by Vice-Mayor Harris. The motion carried on the following 3-2 Roll Call vote:

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

City Attorney Ansbro clarified he would send the letter, virtually the same as what he has written, and he will take out the parts emphasizing the contract expired and it will reflect the majority vote to make it retroactive to March 27, 2018. The Attorney General can make a conclusion one way or the other to see if it is correct.

13.3 City Clerk - Reminders

Tuesday, May 8, 2018 - 5:30 p.m.	CRA Board Meeting
Tuesday, May 8, 2018 - 7:00 p.m.	City Commission Meeting
Tuesday, May 22, 2018 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 8:24 p.m.

ATTEST: CITY OF DANIA BEACH

_____ _____

THOMAS SCHNEIDER, CMC
CITY CLERK

TAMARA JAMES
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION SUPPORTING OPPOSITION TO OFFSHORE DRILLING ACTIVITIES, INCLUDING SEISMIC AIRGUN BLASTING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
R-2018-063 Opposition to Offshore Drilling Activities

RESOLUTION NO. 2018-063

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING OPPOSITION TO OFFSHORE DRILLING ACTIVITIES, INCLUDING SEISMIC AIRGUN BLASTING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the United States government has expressed interest in opening the Atlantic Ocean and Eastern Gulf of Mexico to offshore oil and gas development and exploration, including risky methods such as seismic airgun blasting; and

WHEREAS, seismic airguns fire intense blasts of compressed air, one of the loudest manmade sounds in the ocean, every 10-12 seconds for days, weeks, or months on end; and

WHEREAS, seismic airgun noise has been shown to harm and injure dolphins, whales, sea turtles, fish, and other marine life; and

WHEREAS, exploratory and commercial drilling, extraction, and transportation of offshore oil and gas resources pose a significant risk of oil spills and chronic leakage; and

WHEREAS, eventual offshore drilling may require significant onshore infrastructure, such as pipelines or refineries, which would harm the character of the coast; and

WHEREAS, offshore drilling activities pose threats to treasured vacation destinations on Florida's coasts, which are of intrinsic economic value for numerous industries, provide essential nursery habitats for recreational and commercially important fisheries, and act as natural buffers from storm surge and hurricanes; and

WHEREAS, the City recognizes that the tourism and fishing industries, which depend upon a healthy and vibrant coastal environment, both serve as major economic drivers benefiting the current and future residents, property owners, and visitors to Florida; and

WHEREAS, the City endeavors to be a good steward of the state and region's environment and its resources; and

WHEREAS, exploration and development of oil and gas resources off the coast of Florida will not effectively address the long-term energy needs of our country; and

WHEREAS, the City recommends that it would be more economically and ecologically responsible to pursue non-polluting sources of renewable energy such as solar and wind, that pose less risk to the coastal environment and economic health before using uncertain methods of seismic airgun blasting for offshore oil and gas deposits;

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

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

Section 2. That the City agrees that offshore oil and gas drilling and exploration, including seismic airgun blasting, will put Florida's environment, beaches, marine resources and local economies at risk; therefore the City Commission expresses its opposition to these activities and urges the federal government not to pursue such practices off Florida's coast.

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

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

PASSED AND ADOPTED on May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, 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 AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LICENSE AGREEMENT WITH DANIA AIRPORT HOTELS, LLC, AND DANIA BEACH INVESTMENTS, LLC, TO USE PARKING SPACES LOCATED IN THE CITY OF DANIA BEACH PARKING GARAGE UPON PAYMENT OF APPLICABLE FEES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
TRU Hotels memo 20180508, R-2018-064 Tru Hotel Parking Agreement, TRU Hotel - Dania Airport Hotels, LLC License Agreement for Parking Spaces in Garage

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: May 8, 2018

TO: Robert Baldwin, City Manager

FROM: Marc LaFerrier, AICP, Director

SUBJECT: License Agreement with Dania Airport Hotels, LLC for parking in the municipal parking garage

REQUEST:

On October 24, 2017, the City Commission approved a site plan proposed by Dania Airport Hotels, LLC for a TRU Hotel at 24 North Federal Highway. The site plan approval included a condition for the developer to obtain an approved license agreement from the City to use a maximum of eighteen (18) parking spaces in the City's municipal parking garage.

This agenda item includes a resolution and license agreement prepared by the applicant's attorneys and approved by City staff that would enable the developer to use 18 parking spaces in the municipal parking garage to meet site plan parking requirements.

The parking space rental value in the garage has been updated by staff and included for this agreement. The updated rental amount is $108.00 per space per month. This amount reflects the proportionate share of annual operation and capital costs, as well, estimated capital and operational reserves for each space in the garage.

The agreement also limits the use of the garage by the TRU Hotel for passenger vehicles only and only for employees or valet services. In addition, the TRU Hotel is prohibited from storage or repair of vehicles or use of hazardous materials. The term of the license is for ten (10) years with an option to extend the license for an additional ten (10) years. Required insurance, indemnification and termination provisions are also included in the proposed license agreement.

RECOMMENDATION

Approval of the attached Resolution and license agreement

RESOLUTION NO. 2018-064

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LICENSE AGREEMENT WITH DANIA AIRPORT HOTELS, LLC, AND DANIA BEACH INVESTMENTS, LLC, TO USE PARKING SPACES LOCATED IN THE CITY OF DANIA BEACH PARKING GARAGE UPON PAYMENT OF APPLICABLE FEES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the City Commission authorizes the proper City officials to execute a License Agreement with Dania Airport Hotels, LLC and Dania Beach Investments, LLC, which will allow use of eighteen (18) parking spaces located in the City of Dania Beach Parking Garage adjacent to City Hall. The cost to the parties to use these spaces will be a base use fee of One Hundred Eight Dollars ($108.00) per space per month. A copy of the License Agreement is attached as Exhibit "A", and it is made a part of and is incorporated into this Resolution by this reference.

Section 2. The City Manager and City Attorney are authorized to make revisions to such Agreement as are deemed necessary and proper in the best interests of the City, including but not limited to the number of spaces and the base use fee amount.

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 May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

LICENSE AGREEMENT FOR USE OF PARKING SPACES

THIS IS A LICENSE AGREEMENT (the "License"), and it is entered into on _____, 2018, by and between the **City of Dania Beach**, a Florida municipality ("City"), and **Dania Airport Hotels, LLC** a Florida limited liability company having a principal address of 1955 Harrison Street, Suite 200, Hollywood, FL 33020 and **Dania Beach Investments, LLC,** a Florida limited liability company having a principal address of 29B N. Federal Highway, Dania Beach, FL 33004 (collectively, "Licensee").

RECITALS:

WHEREAS, City is the owner of a municipal parking garage with a street address of 49 Park Avenue East, Dania Beach FL 33004 ("Garage") and more particularly described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, Licensee is the owner of parcel of land located at 24 and 44 N. Federal Highway and more particularly described in **Exhibit B** attached hereto and made a part hereof ("Hotel Parcel"); and

WHEREAS, Licensee intends to develop a hotel ("Hotel") on the Hotel Parcel and wishes to obtain additional parking to meet the parking requirements of the Hotel; and

WHEREAS, City has excess parking available in the Garage, and City is willing to license to Licensee the exclusive use of eighteen (18) parking spaces subject to the terms and conditions set forth in this License ("Parking Spaces"); and

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Licensee hereby agree as follows:

Recitals. The foregoing Recitals are true and correct and are incorporated herein.

ARTICLE 1
LICENSE

Section 1.01. License. City hereby grants to LICENSEE and LICENSEE hereby accepts from City, a license for the exclusive use of no more than eighteen (18) parking spaces in the Garage. The location of the parking spaces in the garage shall be approved and assigned by the City. The exact location of the Parking Spaces will be identified by the City after issuance of a building permit for the Hotel. The parking spaces will be contiguous to each other.

Section 1.02 Ingress and Egress. This License includes the right of ingress and egress through the Garage to the Parking Spaces by LICENSEE, its employees and parking attendants.

ARTICLE 2
TERM

Section 2.01. Term of License. The term of this License (the "Initial Term") shall commence on the date that the Hotel to be constructed by the LICENSEE on the Hotel Parcel opens for business ("Commencement Date"), and ending ten (10) years thereafter (the "Expiration Date"), unless sooner terminated, or unless the Initial Term is extended as provided in Section 2.02. The Initial Term and renewals/extensions thereof are referred to as "Term."

Section 2.02. Option to Extend the License. Provided that this License is in full force and effect and no Event of Default, as defined below, has occurred and is continuing, LICENSEE is granted the option to extend the term of this License for one (1) additional ten (10) year period (the "Extension Term"), provided that Licensee gives City written notice of the exercise of such option to extend not later than ninety (90) days prior to the Expiration Date of the Initial Term, as applicable, of this License. Upon Licensee's exercise of such option, this License shall be extended on the terms and conditions of the renewed License, except as specifically provided in this document, without the necessity of further documentation. Licensee may request further extensions beyond the Extension Term provided such request(s) are made in writing at least ninety (90) days to the expiration date of the License and subject to the approval by City Manager.

Section 2.03 Hotel Operation. Upon the termination or expiration of this License for any reason, Developer will have a period of six (6) months after the date of the termination or expiration to provide any replacement parking that maybe required by applicable government regulations at the time of termination or expiration.

ARTICLE 3
USE FEES

Section 3.01. Use Fees. For each and every calendar month commencing with the first month of the Initial Term and each month thereafter, Licensee shall pay to City, on or before 5:00 PM EST of the first business day of each month at City Hall, for the preceding calendar month, the following:

One Hundred and Eight dollars ($108.00) per parking Space per month ("Base Use Fee").

Base Use Fee for a portion of the first month of the License shall be prorated on a daily basis and paid on the first day of the month immediately following the Commencement Date.

Section 3.02 Quantity of Parking Spaces. Prior to the Commencement Date and throughout the Initial Term, Licensee may reduce the quantity of the maximum 18 parking spaces available to Licensee at the Base Use Fee by notifying City in writing not less than sixty (60) days prior to any such change.

Section 3.03. Deposit. Licensee shall pay City a deposit to secure Licensee's obligations to City of $1,944.00, payable on the Commencement Date. The Deposit shall be returned by City to Licensee at the end of the Initial Term provided Licensee has performed all of Licensee's obligations to City under this Agreement and no funds are due to City.

ARTICLE 4
OPERATION OF LICENSEE'S BUSINESS

Section 4.01. Hazardous Substances. Licensee agrees that no activity will be conducted on, in, under or about the Garage and the Spaces by or through Licensee and any of its agents, contractors, subcontractors, employees, visitors, licensees, or invitees that will use, generate, release, store, dispose of, or produce any pollutants, contaminants, toxic or hazardous substances or wastes, oil or petroleum products, flammables, or any other substances, the nature or quantity of which are, due to their existence, use, release, manufacture, or effect, subject to federal, state, or local environmental, health, or safety laws or regulations, now or subsequently enacted or promulgated by any governmental authority or as a result of any court ruling.

ARTICLE 5
MAINTENANCE OF SPACES

Section 5.01. Maintenance by Licensee. Licensee shall keep the Parking Spaces in a clean condition. Licensee shall have no duty, obligation, or liability whatsoever for construction, maintenance, replacement, or repair of the Garage and the Spaces.

Section 5.02. Maintenance by City. City shall be responsible for the Garage structure and repair of all leaks, walls, electrical and mechanical systems, and any other capital component of the Garage structure.

Section 5.03. As-Is Condition. The Parking Spaces and the Garage are accepted by the Licensee in an "as-is" condition, without warranty of condition or merchantability, expressed or implied.

Section 5.04. Services, Utilities and Security. City is not obligated to furnish any services, utilities, or security for the Garage and the Spaces other than (i) the existing lighting, exhaust, electrical and sprinkler systems located in the Garage on the date of this Agreement, as same may change from time to time; (ii) the cleaning services that are provided for the Garage from time to time; and (iii) the security services (if any) provided from time to time. City has no affirmative obligation whatsoever to provide any security services in the Garage and for vehicles parked by anyone in the Spaces at any time. City will not be liable to Licensee or its agents, contractors, subcontractors, employees, visitors, licensees, or invitees and for vehicles parked in parking spaces, for any claims arising out of (i) any impediment to use any of any of the parking spaces, or (ii) any loss, disruption, or alleged inadequacy or deficiency in any utility, system, or service provided in the Garage; and (iii) any damage, injury or theft pertaining to any vehicle, its contents or any individual using the Garage and the Spaces. The Licensee shall be responsible for the routine cleaning and sweeping of the license area to ensure that the area remains clear and free of dirt, debris and litter. Furthermore, the Licensee will be responsible to properly utilize,

operate and maintain any security systems installed by the Licensee or the City for the license area.

ARTICLE 6
INSURANCE

Section 6.01 Public Liability and Property Damage. Licensee, during the entire Term, shall keep in full force and effect the following: Commercial General Liability Insurance naming the City as an additional insured, written with a carrier licensed to do business in Florida with an AM Best rating of A- or better. Coverage must include, at a minimum: (i) Spaces Operations, (ii) Products and Completed Operations, (iii) Blanket Contractual Liability, (iv) Personal Injury Liability, and (v) Expanded Definition of Property Damage. The minimum limits acceptable are $1,000,000.00 Per Occurrence, $2,000,000.00 Per Location Aggregate. The use of an excess/umbrella liability policy to achieve the limits required by this paragraph will be acceptable as long as the terms and conditions of the excess/umbrella policy are no less restrictive than the underlying Commercial General Liability policy.

Section 6.02. Workers' Compensation. Workers' Compensation Insurance shall be maintained by Licensee during the term of the License Agreement, or any renewal period of it, and it is to apply to all "statutory employees" of the Licensee (as that phrase is defined by Chapter 440, Florida Statutes), in compliance with the Workers' Compensation Law of the State of Florida and all applicable federal laws, for the benefit of the Licensee and its employees.

Employer's Liability Part B shall be in an amount of no less than One Million Dollars ($1,000,000.00) per occurrence.

ARTICLE 7
INDEMNITY AGAINST CLAIMS

Section 7.01. Licensee's Obligation to Defend. Licensee shall defend, indemnify and save harmless City, its elected officials, officers, employees, agents and contractors from and against all liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including, without limitation, attorney fees (including those resulting from the enforcement of the foregoing indemnification), arising from, or which may be imposed upon, incurred by or asserted against City, by reason of:

(a) Any act, omission or negligence of Licensee or any Licensee Party (which includes but is not limited to any of Licensee's agents, contractors, subcontractors, employees, visitors, licensees, or invitees);

(b) Any accident, injury or damage whatsoever caused to any person or to the property of any person occurring in, on or about the Parking Spaces or occurring outside the Parking Spaces but within the Garage which is the result of the act, omission or negligence of Licensee or any Licensee Party;

(c) Any failure on the part of Licensee or any Licensee Party to observe or perform any of the covenants, agreements, terms, provisions, conditions or limitations contained in this Agreement to be observed or performed by Licensee, including compliance with any governmental requirements applicable to the Garage and the parking Spaces.

ARTICLE 8
USE

Section 8.01. The Garage and Spaces shall be used solely for the parking of passenger vehicles in accordance with existing codes, laws, ordinances, rules, and regulations of all governmental authorities having jurisdiction over the Garage, including City. The parking or storage of commercial vehicles or equipment or materials, and repair and maintenance of vehicles of any kind is prohibited. The Parking Spaces shall not be used for any illegal purposes, nor in any manner which does or may create any nuisance or trespass, nor in any manner which may vitiate the insurance relating to the Garage and Parking Spaces. Access to and use of the Parking Spaces is strictly limited to employees, and valet parking attendants, of Licensee and shall not be used nor accessed by any other person.

ARTICLE 9
ASSIGNMENT AND AMENDMENTS

Section 9.01 Assignment. Licensee may transfer or assign this License, without the consent of City, to a transferee of the fee simple interest in the Hotel Property or to an owner responsible for the common areas of the Hotel Property (including a condominium association, homeowners association or property owners association), provided that such assignment/transfer is in writing, delivered to the City and executed by the Licensee and acknowledges that the assignee or transferee assumes all obligations arising under this License. Thereafter, Licensee shall be fully released and relieved from all liability and obligation hereunder. Other than as described in this subparagraph, Owner may not sell, transfer or assign this agreement without the prior written consent of City.

Section 9.02 Amendments. No amendment to this License will be binding on any party unless in writing and signed by all parties

.

ARTICLE 10
DEFAULT AND TERMINATION BY CITY

Section 10.01. Default. Each of the following events shall be a default by Licensee and a breach of this License and constitute an "Event of Default":

(a) any failure of Licensee to pay any Use Fee due as and when due, and failure to cure the same within ten (10) days following Licensee's receipt of written notice of nonpayment and demand for payment; or

(b) any failure to perform any other of the terms, conditions, or covenants of this License to be observed or performed by Licensee for more than thirty (30) calendar days after

written notice of such default (except for a default in the payment of Use Fee and other monetary obligations) after notice shall have been received by Licensee (unless curative action cannot reasonably be accomplished within such thirty (30) day period, in which event the period to cure such default shall be automatically extended as long as Licensee promptly commences such cure and diligently uses Licensee's best efforts to complete curative action).

Section 10.02. Remedies. If any default by Licensee shall continue uncured upon expiration of the applicable curing period, City may exercise any one or all of the following remedies in addition to all other rights and remedies provided by law or equity, from time to time, to which City may resort cumulatively or in the alternative:

Section 10.03 Termination. City may, at City's election, but not with less than 180 days' prior written notice to Licensee, terminate this License. All of Licensee's rights in the Garage and Spaces shall terminate upon termination of this License. Promptly after any such termination, Licensee shall surrender and vacate the Garage and Spaces and City may re-enter and take possession of the Garage and Spaces. Termination under this paragraph shall not relieve Licensee from the payment of any sum then due to City, or from any claim for damages previously accrued, or then accruing, against Licensee. In such event, City may retain any funds from the deposit which funds are due and owing to City and shall return the balance to Licensee.

ARTICLE 11
LICENSEE'S RIGHT OF TERMINATION

Section 11.01. Except otherwise provided in Section 3.02, Licensee may, at Licensee's election, but not with less than 180 days' prior written notice to Licensee, terminate this License. All of Licensee's rights in the Garage and Parking Spaces shall terminate upon termination of this License. Promptly after any such termination, Licensee shall surrender and vacate the Garage and Parking Spaces and City may re-enter and take possession of the Garage and Parking Spaces.

ARTICLE 12
SURRENDER OF LICENSE AND HOLDING OVER

Section 12.01. Surrender Upon Termination. At the expiration or termination of this License, Licensee shall surrender the Spaces in not less than the same condition and repair as existed on the Commencement Date of this License, reasonable wear and tear, casualty and condemnation excepted.

Section 12.02. Holding Over. Any holding over after the expiration of the Initial Term of this License or any extension of shall be construed to be a license from month to month at the Base Use Fee provided in this License and on the terms and conditions specified in this License, so far as applicable.

ARTICLE 13
ATTORNEY FEES

Section 13.01. Attorney Fees. If either City or Licensee shall, without fault, be made a party to any litigation by or against the other party, or if successful litigation shall be brought by either City or Licensee against the other because of the breach of any other covenant in this License to be kept or performed by such party, and a breach shall be established, the prevailing party shall pay to the other party all expenses the party incurred in connection with such litigation, including attorney fees and court costs.

ARTICLE 14
NOTICES

Section 14.01 All notices, demands, requests or other communication shall be in writing and same shall be given by hand delivery, transmitting same by Federal Express or similar delivery method, or by registered or certified mail, postage prepaid, return receipt requested, addressed to the party at the address set forth below, or at such other address or addresses and to such other person or firm as City or Owner may from time to time designate in writing.

AS TO CITY:

City Manager
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

with a copy to:

Thomas J. Ansbro, City Attorney
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

AS TO LICENSEE:

Samy Cohen, Manager
Dania Airport Hotels, LLC
1955 Harrison Street, Suite 200
Hollywood, FL 33020

With a copy to:

Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
1401 E. Broward Boulevard, Suite 303
Fort Lauderdale, FL 33301

Section 14.02. Time of Service. Any written notice under this License shall be deemed to have been served as of the date it is received or the date of refusal of receipt.

ARTICLE 15
RELATIONSHIP OF PARTIES

Section 15.01 No Partnership Intended. It is expressly understood that, under this License, City does not become a partner of or joint venturer with Licensee.

ARTICLE 16
FORCE MAJEURE

Section 16.01. Performance Excused. If either party to this License shall be delayed or hindered in or prevented from the performance of any non-monetary obligation required under this License by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war or other reason of a like nature not the fault of the party delayed in performing the work or doing acts required under the terms of this License, then performance of such act shall be excused for the period of the delay and the period equivalent to the period of such delay.

ARTICLE 17
BROKERS

Section 17.01. City and Licensee each warrant and represent to the other that they have not contacted, engaged, or dealt with any real estate agent or broker with reference to the Garage and Parking Spaces, or this License, and each party agrees to indemnify and hold harmless the other from and against any and all claims or demands for real estate commissions, charges, and fees claiming by or through each such party, including attorney fees, costs, and expenses.

ARTICLE 18
GENERAL

Section 18.01. Waiver of Jury Trial. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO (a) THIS AGREEMENT, INCLUDING ANY EXHIBITS OR DOCUMENTS ATTACHED TO THIS AGREEMENT; (b) ANY OTHER DOCUMENT OR INSTRUMENT NOW OR HEREAFTER EXECUTED AND DELIVERED IN CONNECTION WITH THIS AGREEMENT; OR (c) THE TRANSACTIONS CONTEMPLATED BY THIS

AGREEMENT. THIS WAIVER SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT.

Section 18.02. Miscellaneous Matters.

(a) Severability. If any term, covenant or condition of this License or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, then the remaining terms, covenants and conditions of this License shall not be affected and each such term, covenant, or condition of this License shall be valid and enforced to the fullest extent permitted by law.

(b) Integration. This License contains the entire agreement between the parties, and any agreement hereafter made shall be ineffective to change this License unless such agreement is in writing and signed by the parties. All prior agreements, oral and written, shall be merged into this License.

(c) Governing Law. This License shall be governed by and construed according to the laws of the State of Florida.

(d) Captions. The captions of the several article or sections titles contained in this License are for convenience only and do not define, limit, describe or construe the contents of this License.

(e) Successors and Assigns. The covenants and conditions contained in this License shall bind and inure to the benefit of the respective permitted heirs, successors, executors, administrators and assigns of the parties.

(f) Time of Essence. Time is of the essence under any and all provisions of this License.

(h) Waiver. One or more waivers of any covenant or condition by City shall not be construed as a waiver of a subsequent breach of the same covenant or condition, and the consent or approval by City to or of any act by Licensee requiring City's consent or approval shall not be deemed to render unnecessary City's consent or approval to or of any subsequent similar act by Licensee. No breach of a covenant or condition of this License shall be deemed to have been waived by City, unless such waiver is in writing signed by City.

(i) Damage, Destruction or Taking of Parking Garage. If there is a casualty ("Casualty") which causes damage to portions of the Garage where the Parking Spaces are located, but leaves other portions of the Garage in usable condition, City will have the right but not the obligation to relocate the Parking Spaces to a usable location in the Garage, and this Agreement will remain in full force and effect. If there is a taking by condemnation ("Taking") of a portion of the Garage where the Parking Spaces are located, but the Taking leaves other portions of the Garage in usable condition, City will,

at its sole option, have the right but not the obligation to relocate the Parking Spaces to a usable location in the Garage, and this Agreement will remain in full force and effect.

(j) Major Casualty or Taking. The City will have the unilateral right to terminate this Agreement if the Garage is not usable for parking as a result of (i) a major Casualty to the Garage; (ii) a taking by condemnation of a material portion of the Garage; or (iii) a substantial deterioration of the structural integrity of the Garage over time.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

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

CITY:

CITY OF DANIA BEACH, FLORIDA, a Florida municipal corporation

ATTEST:

_____
THOMAS SCHNEIDER, CMC
CITY CLERK

_____
TAMARA JAMES
MAYOR

APPROVED FOR FORM AND CORRECTNESS:

_____
ROBERT BALDWIN
CITY MANAGER

_____
THOMAS J. ANSBRO
CITY ATTORNEY

LICENSEE:

Witnesses:

DANIA AIRPORT HOTELS, LLC, a Florida limited liability company

_____
Signature

_____
Samy Cohen, Manager

_____
PRINT Name

_____
Signature

_____
PRINT Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Samy Cohen, as Manager of Dania Airport Hotels, LLC, a Florida limited liability company, on behalf of the company, who: check one: ____ is personally known to me; or _____ has produced _____ as identification.

_____
NOTARY PUBLIC
State of Florida

My Commission Expires:

LICENSEE:

Witnesses:

DANIA BEACH INVESTMENTS, LLC, a Florida limited liability company

_____
Signature

By: _____
Print Name: _____
Title: _____

_____
PRINT Name

_____
Signature

_____
PRINT Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by _____, as _____ of DANIA BEACH INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company, who: check one: ____ is personally known to me; or _____ has produced _____ as identification.

_____
NOTARY PUBLIC
State of Florida

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION OF GARAGE

Lots 1 through 9, inclusive, Block 21, Town of Modelo (now Dania) according to the Plat thereof as recorded in Plat Book B, Page 49 of the Public Records of Dade County, Florida said now lands situated in Broward County, Florida.

EXHIBIT B
LEGAL DESCRIPTION OF
HOTEL PROPERTY

All of Lot 9, Lots 10 and 11, Less street right-of-way, and all of Lot 12, in Block 12 of TOWN OF MODELO (NOW TOWN OF DANIA) according to the Plat thereof as recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands now situate lying and being in Broward County, Florida.

Together with:

Lots 13 and 14, Block 12, Town of Modelo (now DANINA BEACH), according to the Plat thereof recorded in Plat Book B, at Page 49, of the Public Records Dade County, Florida; Said lands situate, lying and being in Broward County, Florida, LESS the West 24 feet of said Lot 14 which has been heretofore conveyed to the State of Florida for highway purposes.

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 DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE SERVICES FROM DECOTA CONSTRUCTION IN THE AMOUNT OF TWENTY SIX THOUSAND NINE HUNDRED DOLLARS ($26,900.00) FOR THE DEMOLITION OF PROPERTY LOCATED AT 705 SW 12TH AVENUE WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, FOR A PROJECT THAT WILL EXCEED THE ANNUAL VENDOR IN A FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo 2018 - DECOTA Cosntruction - Demo 705 SW 12 Ave (Fin Rev 04-19-18), R-2018-065 DECOTA Construction - Demolition of 705 SW 12 Avenue, Quotes- Demoliton 705 SW 12th Avenue

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: April 24, 2018

RE: Authorization to Award Contract and Use of Contingency Funds for Demolition of Property located at 705 SW 12th Ave

---

On April 10, 2018, the City Commission approved Resolution No. 2018-049 for the purchase of property located at 705 SW 12th Avenue. The demolition of this property will help improve conditions in the long-term in this area.

Public Services is requesting authorization to use contingency funds in the amount of $31,900.00 to have property located at 705 SW 12th Avenue to be demolished. Three (3) quotes are attached as references were received, with DECOTA being the lowest quote in the amount of $26,900.00. Public Services is seeking to waive bidding and proceed with the lowest written quote and include a $5,000.00 contingency to address any unforeseen cost associated with the demolition of the project. Hence, a total of $31,900.00 is being proposed to be funded.

The City has already incurred contracts with DECOTA Construction during fiscal year 2018 for other service unrelated to this project. These projects include the demolition of 242 SW 7 Avenue and remodel of Public Services Office space for $7,200.00. Therefore, Public Services Department is seeking approval to exceed the Twenty Five Thousand Dollars ($25,000.00) annual vendor threshold for a single vendor

Funding of the $31,900.00 will be appropriated from the Commission Contingency Account #001-18-00-519-99-10 which has a current available balance of $85,894.00 to the Capital Projects Profession Services Account No. 301-18-10-519-31-10. This will leave a remaining balance of $53,994.00 in Commission Contingency.

Recommendation

Public Services is recommending approval to: 1) award the contract to DECOTA Construction for the demolition of property located at 705 SW 12th Avenue, 2) use of Commission Contingency funds, and 3) waive competitive bidding for this project.

RESOLUTION NO. 2018-065

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO PURCHASE SERVICES FROM DECOTA CONSTRUCTION IN THE AMOUNT OF TWENTY SIX THOUSAND NINE HUNDRED DOLLARS ($26,900.00) FOR THE DEMOLITION OF PROPERTY LOCATED AT 705 SW 12TH AVENUE WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, FOR A PROJECT THAT WILL EXCEED THE ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00) FOR A SINGLE VENDOR IN A FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City desires to be prepared to demolish two structures located on a property it expects to acquire by purchase, which property is located at 705 SW 12th Avenue; and

WHEREAS, the Public Services Department has obtained three written quotes and determined that such demolition services can be obtained at the least cost to the City, without competitive bidding and without advertisements for bids from DECOTA Construction, a proposal for which is attached as Exhibit "A" in the amount of Twenty Six Thousand Nine Hundred Dollars ($26,900.00); and

WHEREAS, the City has already approved contracts with DECOTA Construction during FY 2018 in the amount of Forty Seven Thousand Dollars ($47,000.00) for other services unrelated to this project and therefore, the Public Services Department is seeking approval to exceed the Twenty Five Thousand Dollars ($25,000.00) annual vendor threshold for a single vendor; and

WHEREAS, the Public Services Director is seeking additional contingency funds of Five Thousand Dollars ($5,000.00) above the contract cost for permits and any unforeseen costs which may arise during the demolition process, bringing the total not to exceed for the project to Thirty One Thousand Nine Hundred Dollars($31,900.00);

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

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

Section 2. That the City Commission authorizes the City Manager to purchase services from DECOTA Construction for the demolition of structures located at 705 SW 12th Avenue, after acquisition of the property pursuant to a purchase by the City; a copy of the proposal is attached as Exhibit "A", and made a part of and is incorporated into this Resolution by this reference.

Section 3. That funding for these services shall be appropriated from the Commission Contingency Account No. 001-18-00-519-99-10 which has a current available balance of Eighty Five Thousand Eight Hundred Ninety Four Dollars ($85,894.00) to the Capital Projects 705 SW 12th Avenue Demolition Project Professional Services Account No. 301-18-10-519-31-10 in an amount not to exceed Thirty One Thousand Nine Hundred Dollars ($31,900.00), leaving a remaining balance of Fifty Three Thousand Nine Hundred Ninety Four Dollars ($53,994.00) in the Commission Contingency Account.

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

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

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

PASSED AND ADOPTED on May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

DECOTA
CONSTRUCTION

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

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

April 17, 2018

City of Dania
705 SW 12th Ave
Dania Beach, FL 33004

Proposal
Demolition of 2 houses
705 SW 12th Ave Folio: 5142 03 34 0570
Job to include furnishing all equipment, labor, insurance materials, and all required licenses and permits.

Scope of work:	**Fee**	**Total**
Demolition of existing 2 buildings including slabs & foundation		
Remove all Mechanical, electrical and plumbing		
Disposal of debris		
All salvage rights (Aluminum, Copper, Appliances, Furniture)		
Disconnect Utlitities		

EXCLUSIONS:
Asbestos report/ removal, temporary fence, Removal of septic tank,
Tree Protection, Mitigation fees

Total Amount Due:	**$26,900.00**

Payment Terms:

Fees not included in proposal:
A. Work that is to be completed othan than during normal business hours;
B. Work required to be completed in multiple phases;
C. Consultant fees (I.E. structural design, exediting, etc.);
D. Inspections performed outside of normal business hours

Additional Service and Charges:
Any service not otherwise included in this agreement will require and executed change order.

Additional Terms:
A. Unless otherwise provided, this agreement shall be governed by the law of principal place of business of the Architect;

B. This proposal constitutes the entire agreement and terms of contract;

DECOTA
CONSTRUCTION

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

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

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

We look forward to working with you on this project

Sincerely,
Deocta Construction

Accepted by:_____ **Accepted by:**_____

Title:_____ **Title:**_____

Date:_____ **Date:**_____

Bid Proposal

04-17-2018

From: A. T. Construction INC
1200 Diplomat Parkway, Hollywood FL 33019
CGC# 032716

To: City of Dania Beach Florida

Project name: Demolition of two buildings

Address: 705 SW 12 Ave, Dania Beach FL 33004

Scoop of work

We propose hereby, to furnish price as per-bid:

1. Demolition of all concrete foundation & remove out of site
2. Demolition of all above building structure, floor, wall, ceiling, roofing & all building interiors
3. Dump all waste material and remove out of site

Total price:$ 29,400

Exclusion

1. Any engineer & architect fees
2. Any asbestos removal & mold remediation if required
3. Any MEP & fire sprinkler except specified above

Contractor

4-17-18

Date

City of Dania Beach representative

Date

AZECH LLC

CGC1515518

azech.us@gmail.com

BID PROPOSAL

Cell: 305-218-1792
Fax: 888-491-0623

Bid No: 20180414-01
Bid Date: 4/17/2018
To: Carl
From: William Mao
Project Name: Demolition of Two 60' x 15' Houses
Job Address: 705 Southwest 12th Avenue, Dania Beach, FL

Summary of Work scope

1. Demolish Two 60'x15' Building Completely
(All Structures & Architectural Features)
2. Demolition Building Foundation
3. Demolition ALL Mechanical, Electrical & Plumbinh (MEP)
4. Removal All Debris as Required back to City Water Meter & FPL Meters
5. All Dumpster required

Total Price	$	35,658

CLARIFICATION:

* This proposal is valid for 60 days
* All permit fees, application and costs of impact fees if required by City will be additional change of order for immediate payment.
* Any additional scope of work not specified above need client's immediate approval & payment for additional cost to continue.

Exclusions:

* Any Asbestos Removal & Mold Remediation if any
* Permit Fee & Any Testing and City Fee
* Any Engineer Sealed Shop Drawing, Engineer Fee & Architect Fee if any
* Temporary Power & Water
* FPL Meter Disconnection & Removal by Others

TERMS AND CONDITIONS:

Any addition, alterations or deviations from the scope of work specified above involving extra cost will be executed only upon written orders with payment upfront, and will become an extra change over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

Terms of Payment:

25% deposit prior to job start, 25% when the 1st week of demolition on Site, 25% when the house above ground structure demolition complete, Final Payment once job done.

ACCEPTANCE OF PROPOSAL: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as specified. Proposal is subject to change if not accepted within 60 days.

AZECH LLC	**Acceptance Signature / Date**
CLIENT	**Acceptance Signature / Date**

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 PROPER CITY OFFICIALS TO APPLY FOR A REIMBURSABLE COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT FUNDED BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS ($40,000.00) FOR RESEARCH AND CONSULTING SERVICES RELATING TO AN ECONOMIC ANALYSIS AND COMMUNITY CHARRETTE TO BE MANAGED BY THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”)

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

Fiscal Impact/Cost Summary

Exhibits Attached
DEO Grant trans CRA, DEO Technical Assistance Grant City Memo, R-2018-066 DEO Technical Assistance Grant, DEO Grant Request Letter

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Office of the City Manager

Date: May 4, 2018

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

From: Robert Baldwin, City Manager

Subject: DEO Technical Assistance Grant
Agenda Item 7.6

It is anticipated that the Dania Beach Community Redevelopment Agency (CRA) Board at their May 8, 2018 meeting will approve an item in support of the City of Dania Beach to apply for a Community Planning and Technical Assistance grant on behalf of the CRA.

This item reflects the CRA's Board's earlier action.

Recommendation

It is recommended that the City Commission approve this item.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Memorandum

To: Mayor, Vice Mayor and Commissioners

From: Robert Baldwin, City Manager

Via: Rickelle Williams, CRA Executive Director

Date: May 8, 2018

Re: **Florida Dept. of Economic Opportunity Grant Application**

The Florida Legislature has appropriated funding to the Florida Department of Economic Opportunity (DEO) for Community Planning Technical Assistance Grants. The grants provide communities the opportunity to develop innovative planning and development strategies to promote a diverse economy, vibrant rural and suburban areas and meet the requirements of the Community Planning Act, while protecting environmentally sensitive areas. DEO's Bureau of Community Planning and Growth has solicited technical assistance grant requests for state fiscal year (FY) 2018-2019.

Grant awards typically range from Twenty Five Thousand Dollars ($25,000) to Forty Thousand Dollars ($40,000.00), but award amounts may vary. Community Planning Technical Assistance Grants are available to counties, municipalities and regional planning councils. Submission of a request for funding does not guarantee that funding will be provided.

As Community Redevelopment Agencies (CRAs) are not eligible to apply for the grant, the CRA has requested that the City of Dania Beach apply on behalf of the CRA and if awarded, subsequently engage with the CRA via Interlocal Agreement to provide the services.

The City of Dania Beach request for funding in the amount of Forty Thousand Dollars ($40,000.00) is to complete an economic analysis and community charrette. Since the grant type is reimbursement, it is proposed that the grant, if awarded, be applied to costs expended by the CRA for the economic analysis and community charrette, proposed and anticipated to be done by Florida International University via separate Interlocal Agreement with the CRA.

The deadline for grant requests is May 7, 2018. Please note that this grant was not announced and brought to the attention of staff in a timely fashion to request prior approval, as a result, the City, through the CRA has submitted a funding request with the required signature of the chief elected official, Mayor Tamara James. If it is the desire of the CRA Board to withdraw the grant application, this may be done administratively.

Recommendation

That the City Commission affirm the action of the CRA Board and approve the grant application for the Community Planning Technical Assistance Grant from the Florida Department of Economic Opportunity for research and consulting services relating to an economic analysis and community charrette to be performed by the CRA through Florida International University.

RESOLUTION NO. 2018-066

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE PROPER CITY OFFICIALS TO APPLY FOR A REIMBURSABLE COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT FUNDED BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS ($40,000.00) FOR RESEARCH AND CONSULTING SERVICES RELATING TO AN ECONOMIC ANALYSIS AND COMMUNITY CHARRETTE TO BE MANAGED BY THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has previously authorized the CRA to issue Requests for Qualifications, seeking interest from the development community to redevelop in the Downtown City Center, specifically the City Hall site; and

WHEREAS, previous Requests for Qualifications were not guided by an economic analysis, intensive process of community engagement or stakeholder involvement and have not yielded an actionable plan, proposal or agreement for redevelopment of City Hall or the site; and

WHEREAS, an economic analysis will provide information on market conditions and best practices related to any potential redevelopment plans for the City Center; and

WHEREAS, a community charrette will reveal and evaluate the vision and priorities of City of Dania Beach stakeholders as it relates to City Center redevelopment; and

WHEREAS, the Florida Legislature has appropriated funding to the Florida Department of Economic Opportunity (DEO) for Community Planning Technical Assistance Grants ("Grant"); and

WHEREAS, the reimbursable Grant provides communities the opportunity to develop innovative planning and development strategies to promote a diverse economy, vibrant rural and suburban areas and meet the requirements of the Community Planning Act, while protecting environmentally sensitive areas; and

WHEREAS, Grants are available to counties, municipalities and regional planning councils; however, Community Redevelopment Agencies are not eligible to apply; and

WHEREAS, the CRA requested that the City of Dania Beach apply for Grant funding on behalf of the CRA in the amount of Forty Thousand Dollars ($40,000.00) for the purpose of completing an economic analysis and community charrette; and

WHEREAS, on May 8, 2018, the CRA Board, by consensus, authorized submission of a Grant application for completing an economic analysis and community charrette; and

WHEREAS, the City of Dania Beach, noting that the CRA is capable of providing for the upfront costs for this service, has applied for the Grant; and

WHEREAS, if the Grant is awarded, the City of Dania Beach intends to engage the CRA, via an Interlocal Agreement, to procure and manage third-party research and consulting services relating to an economic analysis and community charrette; and

WHEREAS, if awarded, grant funds will be applied as reimbursements to the CRA for costs expended by the CRA for the economic analysis and community charrette, proposed and anticipated to be completed by Florida International University;

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

Section 1. That the foregoing "Whereas" clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this resolution be reference.

Section 2. That the proper City officials are authorized to submit an application for the Community Planning Technical Assistance Grant in the amount of Forty Thousand Dollars ($40,000.00), which is attached as Exhibit "A", and made a part of and incorporated into this Resolution by this reference.

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 passage and adoption.

PASSED AND ADOPTED on May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Mayor Tamara James
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

May 2, 2018

Julie A. Dennis, Director
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC 160
Tallahassee, FL 32399-1420

Dear Ms. Dennis:

The City of Dania Beach is requesting funding through the Community Planning Technical Assistance Grant program facilitated by the Florida Department of Economic Opportunity (DEO). This funding request totals $40,000.00 and is based on the need for an Economic Analysis and Community Charrette to guide smart growth planning to determine the practicality of redevelopment of a city-owned site in the heart of Downtown Dania Beach.

Established in 1904, the City of Dania Beach is the oldest city in Broward County. In 2002 the Community Redevelopment Agency (CRA) was created by the Dania Beach City Commission and the Broward County Board of County Commissioners and in 2009 expanded to include 1,349 acres comprising five neighborhoods in need of significant redevelopment. One of those neighborhoods is designated as the City Center (Downtown). While the broader City and Community Redevelopment area has seen a resurgence of redevelopment to include hotels and mixed-use developments, the City Center area has lacked the level of economic development needed to catapult Dania Beach as a premier City and destination.

The City seeks to investigate an approach for redevelopment of a nearly five-acre site in the City Center. The site currently houses a public parking garage, City Hall, library and open space. In an effort to encourage economic growth and sustainable development, the City would like to research and evaluate methods to facilitate redevelopment based on market research, economic indicators and community engagement.

Over the past few years, and most recently in summer 2017, the CRA, with the approval of the City Commission, has issued Requests for Qualifications (RFQs) to solicit an experienced developer to enter into a public-private partnership to develop the City Center site as a mixed-use development to include office, retail, residential and accessory uses. Ultimately no proposals were either submitted or accepted from the various solicitations.

Rather than issue another RFQ, the City would like to first engage with a firm to conduct an Economic Analysis and a Community Charrette to explore the feasibility of and options for redeveloping the site that would provide the highest and best use of the property from an economic standpoint. The technical assistance provided will also guide community stakeholders with generating a vision and buy-in for any proposed redevelopment project. This engagement will give elected officials, residents, business owners and developers an opportunity to express their ideas, desires, willingness, and capacity to create and execute a plan going forward grounded by current market and economic conditions.

The intent of the economic analysis and community charrette is to evaluate whether redevelopment of the site is practical; will stimulate sound economic development and the tax base; reinforce a sense of community; and promote an enhanced quality of life through culture, mobility, entertainment, recreation, and housing opportunity.

Three (3) primary products will be produced under the grant:

1. Economic and Market Analysis of the City of Dania Beach and proposed City Center Development to serve as the economic underpinnings for the "Community Charrette."
2. The convening of a Community Charrette to establish a clear set of planning and policy goals and objectives for the proposed City Center Development based on strong community engagement
3. Based on the Community Charrette, a "City Center Development Action Plan" with specific operational steps to be undertaken by the CRA to advance the proposed City Center Development

Please see the attached scope of work for further detail on the deliverables, due dates, documentation and budget. Thanks in advance for considering this funding request for technical assistance. If you have any questions or concerns, please reach out to me at tamarajames@daniabeachfl.gov or at 954-258-7552.

Sincerely,

Tamara James
Mayor, City of Dania Beach
Chair, Dania Beach Community Redevelopment Agency

cc: City Commissioners

City of Dania Beach, Florida
FY 2018-2019 Community Planning Technical Assistance Grant
Scope of Work

Attachment 1
SCOPE OF WORK

1. GRANT AUTHORITY:
This Community Planning Technical Assistance grant is provided pursuant to section 163.3168, Florida Statutes (F.S.), and Specific Appropriation 2224Q, Chapter 2017-
70, Laws of Florida, to provide direct and/or indirect technical assistance to help Florida communities fi nd creative solutions to fostering vibrant, healthy communities, while protecting the functions of import ant State resources and facilities.

2. PROJECT DESCRIPTION:
Grantee will complete an "Economic Analysis" for the City of Dania Beach and facilitate a subsequent "Community Charrette" to gain input from City officials and community stakeholders on the potential "Dania Beach City Center Development." The Economic Analysis will provide the underpinnings for the Community Charrette on the Dania Beach City Center Development. Based on the "Community Charrette", the grantee will develop a "City Center Development Action Plan" with specific operational steps to be undertaken by the City to guide and advance, if appropriate, the proposed City Center Development.

3. GRANTEE RESPONSIBILITIES:
To perform the work and timely provide DEO with the deliverables identified in this paragraph a nd the table in paragraph 5 below pursuant to the terms of this Agreement. Grantee shall complete the following:

A. Deliverable #1: Economic and Market Analysis of the City of Dania Beach and proposed City Center Development to serve as the economic underpinnings for the "Community Charrette." Grantee will produce a written document that identifies and evaluates:
- Demographics and trends in areas including but not limited to age, income, education, employment by industry, occupation, and employment growth forecasts
- Local demand for goods and services, economic advantages and opportunities
- *"Best Practice" research of comparable City Center Developments among "peer" cities*
-Competitive Assessment
- *Existing and potential economic conditions and factors that would stimulate economic growth and investment*

B. Deliverable #2: Convening of a Community Charrette to establish a clear set of planning and policy goals and objectives for the proposed City Center Development based on strong community engagement. Grantee will elicit ideas and input from City officials and community stakeholders on the planned Dania Beach City Center Development. Charrette participants will be presented external economic and market analysis on new trends and opportunities that will help sharpen and clarify the City's vision for the City Center Development.

C. Deliverable #3: Develop a "City Center Development Action Plan" based on the Community Charrette, with specific operational steps to be undertaken by the CRA to advance the proposed City Center Development. Grantee will produce a written action plan that will include:

-A quantifiably prioritized set of overarching planning and policy goals for the planned City Center Development including strategic goals and objectives.
-A quantifiably prioritized set of action items — specific projects and programs to be undertaken by the City, in order of priority, to advance the City Center Development.
-A quantifiably prioritized set of operational priorities — specific Board and staff actions and procedures that need to be implemented to achieve the goals and action agenda for the City Center developed at the Community Charrette.

4. DEO RESPONSIBILITIES:
To receive and review deliverables and, upon acceptance of deliverables and receipt of a complete invoice, process payment pursuant to the terms of this Agreement.

5. DELIVERABLES:
The specific deliverables, tasks, minimum level of service, due dates, and payment amounts are set forth in the following table:

DELIVERABLES AND TASKS	MINIMUM LEVEL OF SERVICE	PAYMENT AMOUNT NOT TO EXCEED	FINANCIAL CONSEQUENCES
Deliverable #1: Economic and Market Analysis Grantee shall conduct an economic analysis and prepare a report in accordance with paragraph 3.A. above. **Deliverable due date: July 30, 2018**	Completion of Deliverable 1 as evidenced by submission of all of the following: 1. Economic Analysis Report Grantee shall submit copies of all required documentation identified above on paper or electronically in MS Word or PDF format, and, if applicable, all maps identified above on a compact disc in PDF format.	$20,000.00	As provided in paragraph 9 below.
Deliverable #2: Convening of a Community Charrette Grantee shall conduct a community charrette meeting in accordance with paragraph 3.B above. **Deliverable due date: August 31, 2018**	Completion of Deliverable 2 as evidenced by submission of all of the following: 1. Notice(s) of the community charrette meeting 2. Agenda for the community charrette meeting 3. Sign-in sheet of community charrette meeting participants	$15,000.00	As provided in paragraph 9 below.

	4. Photographs of community charrette convening 5. Handouts or presentation materials used at the community charrette 6. Minutes or a written summary of comments made and received at the community charrette. Grantee shall submit copies of all required documentation identified above on paper or electronically in MS Word or PDF format, and, if applicable, all maps identified above on a compact disc in PDF format.		
C. Deliverable #3: Develop a "City Center Development Action Plan" Grantee shall draft/prepare a City Center Development Action Plan in accordance with paragraph 3.C. above. **Deliverable due date: September 30, 2018**	Completion of Deliverable 3 as evidenced by submission of all of the following: 1. City Center Development Action Plan report Grantee shall submit copies of all required documentation identified above on paper or electronically in MS Word or PDF format, and, if applicable, all maps identified above on a compact disc in PDF format.	$5,000.00	As provided in paragraph 9 below.
		Total Payment Amount Not to Exceed:	**$40,000.00**

6. COST SHIFTING:

The deliverable amounts specified within the Deliverables section above are established based on the Parties' estimation of sufficient delivery of services fulfilling grant purposes under the Agreement in order to designate payment points during the Agreement Period; however, this is not intended to restrict DEO's ability to approve and reimburse allowable costs, incurred by Grantee in providing the deliverables herein. Prior written approval from DEO's Agreement Manager is required for changes to the above Deliverable amounts that do not exceed ten (10) percent of each deliverable total funding a mount. Changes that exceed ten (10) percent of each deliverable total funding amount will require a formal written amendment, as described in Section II.A., of the Agreement. Regardless, in no event shall DEO reimburse costs of more than the total amount of this Agreement.

7. INVOICE SUBMITTAL AND PAYMENT

DEO agrees to reimburse the Grantee for costs under this Agreement in accordance with Section I.G., **Grantee Payments**, in the amount(s) identified per deliverable in paragraph 5 above. The delive rable amount specified does not establish the value of the deliverable. In accordance with Section I.F.1, **Funding Requirements of section 215.971**, F.S., of this Agreement, Grantee will be reimbursed for allow able costs incurred and expended during the Agreement period by Grantee in carrying out the Project.

Subject to the terms and conditions of this Agreement, an itemized invoice for each deliverable shall be submitted to DEO's Agreement Manager by U. S. Mail or by electronic mail either (a) with a deliverable, or (b) no later than seven (7) calendar days after written notice to Grantee that DEO has accepted the deliverable. Invoices are not required to be submitted through the Ariba Supplier Network described in Section I.G.2. of this Agreement. **Invoices shall be submitted in the format shown on Attachments 1-A, 1-B, and 1-C hereto, electronic copies of which shall be provided by DEO to the Grantee. Grantee shall use Attachment 1-A if work for the deliverable is completed entirely by a subcontractor, Attachment 1-B if work for the deliverable is completed entirely by Grantee's employee(s), and Attachment 1-C if work for the deliverable is completed both by a subcontractor and by Grantee's employee(s).**

Grantee shall provide one (1) itemized invoice for each deliverable submitted during the applicable period of time. The invoice shall include, at a minimum, the following:

1. Grantee's name and address,
2. Grantee's federal employer identification number,
3. the Agreement number,
4. the Grantee's invoice number,
5. an invoice date,
6. the dates of service,
7. the deliverable number,
8. a description of the deliverable,
9. a statement that the deliverable has been completed and
10. the amount being requested.

Grantee shall submit a **final invoice** no later than ***60*** days after this Agreement ends or is terminated as provided in Section I.H., **Final Invoice**, of this Agreement.

Documentation that must accompany each itemized invoice: The following documents shall be submitted with the itemized invoice:

A. For Work Performed by a Subcontractor:

1. A cover letter signed by the Grantee's Agreement Manager certifying that the payment claimed for the deliverables were specifically for the project, as described in this Scope of Work;
2. Copies of paid invoices submitted to Grantee by the Subcontractor; and,
3. Proof of payment of invoices submitted to Grantee by the Subcontractor for work performed pursuant to this Agreement (e.g., cancelled checks, bank statement showing deduction).

B. For Work Performed by Grantee's Employees:

1. A cover letter signed by the Grantee's Agreement Manager certifying that the payments claimed for the deliverables were specifically for the project, as described in this Scope of Work.
2. Identification of Grantee's employees who performed work under this Agreement and, for each such employee:
    i. The percentage of the employee's time devoted to work under this Agreement or the number of total hours each employee devoted to work under this Agreement.
    ii. Payroll register or similar documentation that shows the employee's gross salary, fringe benefits, other deductions, and net pay. If the employee is paid hourly, a document reflecting the hours worked times the rate of pay is acceptable.
3. Invoices or receipts for other direct costs.
4. Usage log for in-house charges (e.g., postage, copies, etc.) that shows the number of units times the rate charged. The rate must be reasonable.

C. Payment shall be provided to Grantee in accordance with section I.G., **Grantee Payments**, of this Agreement.

8. REVIEW AND ACCEPTANCE OF DELIVERABLES.

DEO will review all work submitted for payment under the deliverables and will determine in DEO's sole and absolute discretion whether the deliverables are sufficient to satisfy the requirements in this Scope of Work. If DEO determines that a deliverable is not sufficiently complete under this Agreement, DEO shall provide written notice of DEO's determination to Grantee's Agreement Manager by U. S. Mail or electronic mail. Grantee shall have 10 business days from the date of receipt of notice to correct the insufficiency, and during this 10 business day period, the financial consequences specified in section 9 of this Scope of Work will not be assessed. Payment for the deliverable shall not be due until the Grantee satisfactorily corrects the insufficiency and DEO notifies the Grantee's Agreement Manager in writing that the corrected deliverable is sufficient under the Scope of Work and is accepted by DEO.

9. FINANCIAL CONSEQUENCES.

Failure to complete a deliverable or provide DEO with a deliverable that DEO determines is sufficient under the Scope of Work no later than five (5) business days after the due date shall result in a financial consequence of $50 per business day, up to a maximum of $500, until the deliverable is received by DEO.

10. SUBCONTRACTS.

In accordance with Section I.N.1., and subject to the terms and conditions in Sections I.N.2. through 7 of this Agreement, this paragraph constitutes DEO's written approval for Grantee to subcontract for any of the deliverables and/or tasks identified in the Scope of Work for this Agreement. A copy of the executed subcontract shall be provided to DEO's Agreement Manager upon execution by the Parties. Grantee shall be solely liable for all work performed and all expenses incurred as a result of any such subcontract.

11. BUSINESS DAY; COMPUTATION OF TIME.

For the purpose of this Agreement, a "business day" is any day that is not a Saturday, Sunday, or a state or federal legal holiday. In computing any time period provided in this Agreement, the date from which the time period runs is not counted. The last day of the time period ends at 5:00 p.m. on that day.

12. PRELIMINARY DRAFT DELIVERABLES; DEO REVIEW AND COMMENT.
Unless otherwise required under paragraphs 3 or 5 above, Grantee is encouraged, but not required, to s ubmit preliminary drafts of all substantive written deliverables (e.g., proposed plan amendments, reports) to DEO for review and comment no later than ten (10) business days before the deliverable due date. If DEO provides comments, Grantee is urged to address them in the deliverable submitted to DEO for payment. If submission of a preliminary draft deliverable is required under paragraphs 3 or 5 above, DEO shall provide comments to the Grantee no later than four business days before the deliverable due date. Grantee shall address DEO's comments in the deliverable submitted to DEO for payment.

13. LIMITED COMPLIANCE REVIEW; NO DUPLICATION OF WRITTEN MATERIAL.
Proposed comprehensive plan amendments that are deliverables under the Scope of Work must be "in compliance" as defined in section 163.3184(1)(b), F.S., and will be evaluated for compliance as part of DEO's review and determination of whether the deliverable is sufficient to satisfy the requireme nts in the Scope of Work. DEO's compliance determination will be a limited determination without input from the reviewing agencies identified in section 163.3184(1)(c), F.S. A limited compliance determination for the purpose of this Agreement is not binding on DEO in a subsequent review under section 163.3184, F.S. Further, a limited compliance determination under this Agreement does not preclude review and comment by reviewing agencies and does not preclude a challenge to the adopted plan amendment by DEO based on comments by DEO or other reviewing agencies. Documents submitted to DEO for payment under this Agreement may not copy or duplicate reports or other written material previously prepared or prepared by another author. At the option of the Grantee, copies of relevant documents may be appended to documents submitted to DEO for payment.

14. EXTENSIONS OF TIME OF DELIVERABLE DUE DATES.
Notwithstanding section II.A of this Agreement, DEO's
Agreement Manager, in DEO's sole discretion, may authorize extensions of deliverable due dates without a written modification of this Agreement. Extensions shall be in accordance with the following:

A. Requests for extension of one or more deliverable due dates shall be submitted in writing (which may be by electronic mail) to DEO's Agreement Manager no later than four (4) business days before the due date (or the earliest of multiple due dates for which the extension is requested);
B. A request for extension must state the reason for the extension; and
C. DEO's Agreement Manager shall approve or deny a request for extension of a deliverable due date by electronic mail to Grantee's Agreement Manager within two (2) business days after receipt of the request. Only written approvals of extensions shall be effective. This authority does not a pply to an extension of the Agreement Period defined in Section I.C. of this Agreement.

This authority does not apply to an extension of the Agreement Period defined in Section I.C. of this Agreement.

15.ADVERTISING AND INFORMATION RELEASE.
Notwithstanding Sections I.F.6., Advertising, and I.F.10., Information Release, of this Agreement, Grantee is authorized to disclose to the public on its website or by other means that it has been awarded a Community Planning Technical Assistance Grant from DEO for the work described in this

Scope of Work.

16. NOTIFICATION OF INSTANCES OF FRAUD.
Instances of Grantee operational fraud or criminal activities shall be reported to DEO's Agreement Manager in writing within twenty-four (24) chronological hours.

17. NONDISCRIMINATION.
Grantee shall not discriminate unlawfully against any individual employed in the performance of this Agreement because of race, religion, color, sex, physical handicap unrelated to such person's ability to engage in this work, national origin, ancestry, or age. Grantee shall provide a harassment free workplace, with any allegation of harassment to be given priority attention and action.

18. GRANTEE'S RESPONSIBILITIES UPON TERMINATION.
If DEO issues a Notice of Termination to Grantee, except as otherwise specified by DEO in that notice, the Grantee shall:
a. Stop work under this Agreement on the date and to the extent specified in the notice,
b. Complete performance of such part of the work as shall not have been terminated by DEO,
c. Take such action as may be necessary, or as DEO may specify, to protect and preserve any property which is in the possession of Grantee and in which DEO has or may acquire an interest, and
d. Upon the effective date of termination of this Agreement, Grantee shall transfer, assign, and make available to the DEO all property and materials belonging to DEO. No extra compensation will be paid to Grantee for its services in connection with such transfer or assignment.

19. CONFLICTS BETWEEN SCOPE OF WORK AND REMAINDER OF AGREEMENT.
In the event of a conflict between the provisions of this Scope of Work and other provisions of this Agreement, the provisions of this Scope of Work shall govern.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL THREE (3) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE

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

Fiscal Impact/Cost Summary

Exhibits Attached
DFA-18-011 Annual Gas Tax - Interlocal Agreement with Broward County, R-2018-067 Broward County 3 Cents Gas Tax, GASTAX3_2018 ex 1

CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM

TO: Honorable Mayor and Commissioners DFA-18-011

FROM: Robert Baldwin, City Manager

BY: Adam Segal. Assistant Finance Director

VIA: Nicki Satterfield, Finance Director

DATE: May 22, 2018

SUBJECT: Annual County Interlocal Agreements for Gas Tax Allocations

---

Annually, the County updates the allocation of gas tax receipt distributions between portions retained by Broward County and the portion shared with Municipalities. The allocation among Cities uses the most recent population figures from the University of Florida.

Based on these populations, the allocation of the three gas tax revenue agreements with Broward County are shown as follows:

	County	Cities		Dania Beach		
				Current	New	Change
6-cent	62.50%	37.50%		0.633774%	0.634890%	0.001116%
5-cent	48.00%	52.00%	½ cash ½ shuttle grants	0.439416%	0.440190%	0.000774%
3-cent	48.73%	51.27%		0.866495%	0.868021%	0.01526%

The Administration recommends Commission consideration and approval of these three annual County Interlocal Agreements.

RESOLUTION NO. 2018-067

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL THREE (3) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That certain 2018 Amendment to the Interlocal Agreement existing between Broward County, Florida and the City of Dania Beach, Florida, providing for Division and Distribution of the Proceeds from the Broward County Additional Three (3) Cent Local Option Gas Tax on Motor Fuel Ordinance, in substantial form as Exhibit "A", attached, is approved and the proper City officials are authorized to execute it.

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to the 2018 Amendment as are deemed necessary and proper for the best interests of the City.

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

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

PASSED and ADOPTED May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT 1

2018 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE

This 2018 Amendment to Interlocal Agreement is entered into by and between Broward County, a political subdivision of the State of Florida (the "County") and the municipalities executing a signature page bearing the above legend, each of which is a municipal corporation existing under the laws of the State of Florida (the "Municipalities").

RECITALS

A. Section 336.025(1)(b), Florida Statutes, authorizes the counties to extend the levy of the additional local option gas tax upon every gallon of motor fuel sold in Broward County for a period not to exceed thirty (30) years on a majority vote of the governing body of the County; and

B. The Board of County Commissioners enacted Section 31½-38, Broward County Code of Ordinances, effective January 1, 1994, through December 31, 2024, pursuant to Section 336.025(1)(b), Florida Statutes, imposing the levy of the three-cent ($.03) local option fuel tax for thirty years and providing for a method of distribution of the proceeds of the tax; and

C. Pursuant to said Ordinance, the method for distribution of the proceeds is the execution of an Interlocal Agreement with one or more of the municipalities representing a majority of the population of the incorporated area within the County which establishes the distribution formulas for dividing the proceeds of the tax among the County and all eligible municipalities within the County; and

D. Paragraph 3 of the Interlocal Agreement requires annual adjustment of the population of the individual municipalities and unincorporated Broward County in accordance with the population figures set forth in the most current edition of "Florida Estimates of Population," published by the Bureau of Economics and Business Research, Population Division, University of Florida;

NOW, THEREFORE, for good and valuable consideration, and pursuant to the authorization of Section 336.025(1)(b)2, Florida Statutes, the County and Municipalities agree as follows:

1. Paragraph 2 of the Interlocal Agreement, as previously amended, is hereby amended to read:

> 2. Forty-eight and Seventy-three One-hundredths percent (48.73%) of the total proceeds from the Broward County Additional Local Option Gas Tax on Motor Fuel Ordinance shall be distributed to the County and the remaining Fifty-one and Twenty-seven One-hundredths percent (51.27%) of the total proceeds

shall be divided among and distributed to the eligible municipalities within the County as follows:

$$\frac{\text{Population of Individual Municipality}}{\text{Total Incorporated Area Population}} \times 51.27\% =$$

Recipient	FY19 Percent Share of Proceeds
Coconut Creek	1.582947%
Cooper City	0.931042%
Coral Springs	3.513152%
Dania	0.868021%
Davie	2.776990%
Deerfield Beach	2.152389%
Fort Lauderdale	4.938536%
Hallandale	1.068610%
Hillsboro Beach	0.052705%
Hollywood	4.060089%
Lauderdale-by-the-Sea	0.170306%
Lauderdale Lakes	0.967888%
Lauderhill	1.963081%
Lazy Lake	0.000719%
Lighthouse Point	0.290306%
Margate	1.598557%
Miramar	3.757648%
North Lauderdale	1.224767%
Oakland Park	1.224795%
Parkland	0.868104%
Pembroke Park	0.175629%
Pembroke Pines	4.498361%
Plantation	2.444101%
Pompano Beach	3.018369%
Sea Ranch Lakes	0.019085%
Southwest Ranches	0.209993%
Sunrise	2.533625%
Tamarac	1.762630%
Weston	1.837068%
West Park	0.411271%
Wilton Manors	0.349216%
Total Incorporated	**51.270000%**

2. Paragraph 3 of the Interlocal Agreement, as previously amended, is hereby amended to read:

> 3. The population figures set out herein are based on the figures contained in the document referred to as the "Florida Estimates of Population," published on an annual basis by the Bureau of Economics and Business Research, Population Division, University of Florida. The population figures to be utilized in the formula described in Paragraph 2 of this Interlocal Agreement, for the division and distribution of the proceeds from the Broward County Additional Local Option Gas Tax on Motor Fuel Ordinance, shall be adjusted annually based on the then-current "Florida Estimates of Population."
>
> For the purpose of this Agreement, the following population figures are hereby agreed upon by the parties hereto:

Recipient	FY19 Population
Coconut Creek	57,395
Cooper City	33,758
Coral Springs	127,381
Dania	31,473
Davie	100,689
Deerfield Beach	78,042
Fort Lauderdale	179,063
Hallandale	38,746
Hillsboro Beach	1,911
Hollywood	147,212
Lauderdale-by-the-Sea	6,175
Lauderdale Lakes	35,094
Lauderhill	71,178
Lazy Lake	26
Lighthouse Point	10,526
Margate	57,961
Miramar	136,246
North Lauderdale	44,408
Oakland Park	44,409
Parkland	31,476
Pembroke Park	6,368
Pembroke Pines	163,103
Plantation	88,619
Pompano Beach	109,441

Sea Ranch Lakes	692
Southwest Ranches	7,614
Sunrise	91,865
Tamarac	63,910
Weston	66,609
West Park	14,912
Wilton Manors	12,662
Total Incorporated	**1,858,964**
Unincorporated Area	**15,006**
Total County	**1,873,970**

3. This 2018 Amendment to Interlocal Agreement shall be effective as of the date it is executed by the County after having previously been executed by eligible municipalities cumulatively representing a majority of the incorporated area population of the County; the amended population figures and share of proceeds shall take effect as provided by applicable law.

4. In the event any provision within this 2018 Amendment to Interlocal Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless the County or any executing Municipality necessary to maintain the cumulative majority referenced in the preceding paragraph elects to terminate this Agreement. The election to terminate pursuant to this provision must be made within seven (7) days after such court ruling; provided, however, that if a timely notice appealing the court ruling is filed, the election shall be held in abeyance until the appeal is determined or dismissed.

5. Except to the extent amended, the Interlocal Agreement shall remain in full force and effect. In the event of any conflict between the terms of this 2018 Amendment and the Interlocal Agreement, as previously amended, the parties agree that this 2018 Amendment shall control.

6. This 2018 Amendment to Interlocal Agreement may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument.

[THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties have made and executed this 2018 Amendment to the Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on April 10th, 2018, and each MUNICIPALITY, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

_____
Broward County Administrator, as
Ex-Officio Clerk of the Broward County
Board of County Commissioners

BROWARD COUNTY, by and through
its Board of County Commissioners

By_____
Mayor

__ day of _____, 2018

Approved as to form by:
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By_____
Claudia Capdesuner
Assistant County Attorney

Date: _____

By_____
Angela J. Wallace
Deputy County Attorney

Date: _____

2018 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL ORDINANCE

MUNICIPALITY

WITNESSES:

_____

_____

ATTEST:

By _____
Municipal Clerk

(CORPORATE SEAL)

«Municipality:_____»

By _____
Mayor-Commissioner

____ day of _____, 2018.

_____
Municipal Manager

____ day of _____, 2018

APPROVED AS TO FORM:

By _____
Municipal Attorney

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL FIVE (5) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT

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

Fiscal Impact/Cost Summary

Exhibits Attached
DFA-18-011 Annual Gas Tax - Interlocal Agreement with Broward County, R-2018-068 Broward County 5 Cents Gas Tax, GASTAX5_2018 ex 2

CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM

TO: Honorable Mayor and Commissioners DFA-18-011

FROM: Robert Baldwin, City Manager

BY: Adam Segal. Assistant Finance Director

VIA: Nicki Satterfield, Finance Director

DATE: May 22, 2018

SUBJECT: Annual County Interlocal Agreements for Gas Tax Allocations

---

Annually, the County updates the allocation of gas tax receipt distributions between portions retained by Broward County and the portion shared with Municipalities. The allocation among Cities uses the most recent population figures from the University of Florida.

Based on these populations, the allocation of the three gas tax revenue agreements with Broward County are shown as follows:

	County	Cities		Dania Beach		
				Current	New	Change
6-cent	62.50%	37.50%		0.633774%	0.634890%	0.001116%
5-cent	48.00%	52.00%	½ cash ½ shuttle grants	0.439416%	0.440190%	0.000774%
3-cent	48.73%	51.27%		0.866495%	0.868021%	0.01526%

The Administration recommends Commission consideration and approval of these three annual County Interlocal Agreements.

RESOLUTION NO. 2018-068

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 AMENDMENT TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY ADDITIONAL FIVE (5) CENT LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That certain 2018 Amendment to the Interlocal Agreement existing between Broward County, Florida and the City of Dania Beach, Florida, providing for Division and Distribution of the Proceeds from the Broward County Additional Five (5) Cent Local Option Gas Tax on Motor Fuel For Transit, in substantial form as Exhibit "A", attached, is approved and the proper City officials are authorized to execute it.

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to the 2018 Amendment as are deemed necessary and proper for the best interests of the City.

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

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

PASSED and ADOPTED on May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT 2

2018 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY FIFTH CENT ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT

This 2018 Amendment to Interlocal Agreement is entered into by and between Broward County, a political subdivision of the State of Florida (the "County") and the municipalities executing a signature page bearing the above legend, each of which is a municipal corporation existing under the laws of the State of Florida (the "Municipalities").

RECITALS

A. Section 336.025(1)(b), Florida Statutes, authorizes the counties to extend the levy of the additional local option gas tax upon every gallon of motor fuel sold in Broward County for a period not to exceed thirty (30) years on a majority vote of the governing body of the County; and

B. On June 13, 2000, the Board of County Commissioners enacted Ordinance No. 2000-25, effective January 1, 2001, through December 31, 2031, pursuant to Section 336.025(1)(b), Florida Statutes, extending the levy of the fifth-cent local option gas tax for thirty years and providing for a method of distribution of the proceeds of the tax; and

C. Pursuant to said Ordinance, the method for distribution of the proceeds is the execution of an Interlocal Agreement with one or more of the municipalities representing a majority of the population of the incorporated area within the County which establishes the distribution formulas for dividing the proceeds of the tax among the County and all eligible municipalities within the County; and

D. Paragraph 4 of the Interlocal Agreement requires annual adjustment of the population of the individual municipalities and unincorporated Broward County in accordance with the population figures set forth in the most current edition of "Florida Estimates of Population," published by the Bureau of Economics and Business Research, Population Division, University of Florida;

NOW, THEREFORE, for good and valuable consideration, and pursuant to the authorization of paragraph Section 336.025(1)(b), Florida Statutes, the County and Municipalities agree as follows:

1. Paragraph 2 of the Interlocal Agreement, as previously amended, including section 2.1.2, is hereby amended to read as follows:

2.1 Seventy-four percent (74%) of said proceeds shall be distributed to the County, from which amount the County will retain forty-eight percent (48%) of the total proceeds and will distribute twenty-six percent (26%) of the total proceeds to the municipalities through grant agreements for Community Shuttle Services.

The remaining twenty-six percent (26%) shall be distributed to the eligible municipalities in the following manner:

$$\frac{\text{Population of Individual Municipality}}{\text{Total incorporated area Population}} \times 26.0000\%$$

Recipient	FY19 Population	FY19 Percent Share of Proceeds
Coconut Creek	57,395	0.802743%
Cooper City	33,758	0.472149%
Coral Springs	127,381	1.781587%
Dania	31,473	0.440190%
Davie	100,689	1.408265%
Deerfield Beach	78,042	1.091518%
Fort Lauderdale	179,063	2.504426%
Hallandale	38,746	0.541913%
Hillsboro Beach	1,911	0.026728%
Hollywood	147,212	2.058949%
Lauderdale-by-the-Sea	6,175	0.086365%
Lauderdale Lakes	35,094	0.490835%
Lauderhill	71,178	0.995516%
Lazy Lake	26	0.000363%
Lighthouse Point	10,526	0.147220%
Margate	57,961	0.810659%
Miramar	136,246	1.905575%
North Lauderdale	44,408	0.621103%
Oakland Park	44,409	0.621117%
Parkland	31,476	0.440232%
Pembroke Park	6,368	0.089065%
Pembroke Pines	163,103	2.281205%
Plantation	88,619	1.239451%
Pompano Beach	109,441	1.530673%
Sea Ranch Lakes	692	0.009679%
Southwest Ranches	7,614	0.106492%
Sunrise	91,865	1.284850%
Tamarac	63,910	0.893863%
Weston	66,609	0.931612%
West Park	14,912	0.208563%
Wilton Manors	12,662	0.177094%
Total Incorporated	**1,858,964**	**26.000000%**
Unincorporated Area	**15,006**	

Total County	**1,873,970**

The population figures set forth above are based on the figures contained in the document referred to as the "Florida Estimates of Population," published on an annual basis by the Bureau of Economic and Business Research, Population Division, of the University of Florida. The population figures to be utilized in the formula described in this section, for the distribution of the Fifth Cent, shall be adjusted annually based on the current Florida Estimates of Population.

2.1.2 As stated above, the other Twenty-six percent (26%) shall be distributed by the County to the Municipalities through grant agreements for Community Shuttle Services.

2. This 2018 Amendment to Interlocal Agreement shall be effective as of the date it is executed by the County after having previously been executed by eligible municipalities cumulatively representing a majority of the incorporated area population of the County; the amended population figures and share of proceeds shall take effect as provided by applicable law.

3. In the event any provision within this 2018 Amendment to Interlocal Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless the County or any executing Municipality necessary to maintain the cumulative majority referenced in the preceding paragraph elects to terminate this Agreement. The election to terminate pursuant to this provision must be made within seven (7) days after such court ruling; provided, however, that if a timely notice appealing the court ruling is filed, the election shall be held in abeyance until the appeal is determined or dismissed.

4. Except to the extent amended, the Interlocal Agreement shall remain in full force and effect. In the event of any conflict between the terms of this 2018 Amendment and the Interlocal Agreement, as previously amended, the parties hereby agree that this document shall control.

5. This 2018 Amendment to Interlocal Agreement may be executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument.

[THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the parties have made and executed this 2018 Amendment to the Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on April 10th, 2018, and each MUNICIPALITY, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

_____
Broward County Administrator, as
Ex-Officio Clerk of the Broward County
Board of County Commissioners

BROWARD COUNTY, by and through
its Board of County Commissioners

By_____
Mayor

__ day of ____, 2018

Approved as to form by:
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By_____
Claudia Capdesuner
Assistant County Attorney

Date: _____

By_____
Angela J. Wallace
Deputy County Attorney

Date: _____

2018 AMENDMENT TO INTERLOCAL AGREEMENT PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS FROM THE BROWARD COUNTY FIFTH CENT ADDITIONAL LOCAL OPTION GAS TAX ON MOTOR FUEL FOR TRANSIT

MUNICIPALITY

WITNESSES:

_____

_____

ATTEST:

_____
Municipal Clerk

(CORPORATE SEAL)

«Municipality:_____»

By _____
Mayor-Commissioner

____ day of _____, 2018.

By _____
Municipal Manager

____ day of _____, 2018.

APPROVED AS TO FORM:

By _____
Municipal Attorney

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 RENEWAL TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE SIX (6) CENT LOCAL OPTION GAS TAX IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE

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

Fiscal Impact/Cost Summary

Exhibits Attached
DFA-18-011 Annual Gas Tax - Interlocal Agreement with Broward County, R-2018-069 Broward County 6 Cents Gas Tax, GASTAX6_2018 ex 3, GAXTAX6_2018 ex 4 Distribution Chart

CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM

TO: Honorable Mayor and Commissioners DFA-18-011

FROM: Robert Baldwin, City Manager

BY: Adam Segal. Assistant Finance Director

VIA: Nicki Satterfield, Finance Director

DATE: May 22, 2018

SUBJECT: Annual County Interlocal Agreements for Gas Tax Allocations

---

Annually, the County updates the allocation of gas tax receipt distributions between portions retained by Broward County and the portion shared with Municipalities. The allocation among Cities uses the most recent population figures from the University of Florida.

Based on these populations, the allocation of the three gas tax revenue agreements with Broward County are shown as follows:

	County	Cities		Dania Beach		
				Current	New	Change
6-cent	62.50%	37.50%		0.633774%	0.634890%	0.001116%
5-cent	48.00%	52.00%	½ cash ½ shuttle grants	0.439416%	0.440190%	0.000774%
3-cent	48.73%	51.27%		0.866495%	0.868021%	0.01526%

The Administration recommends Commission consideration and approval of these three annual County Interlocal Agreements.

RESOLUTION NO. 2018-069

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING EXECUTION BY THE PROPER CITY OFFICIALS OF THE 2018 RENEWAL TO AN INTERLOCAL AGREEMENT EXISTING BETWEEN BROWARD COUNTY, FLORIDA AND THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR DIVISION AND DISTRIBUTION OF THE PROCEEDS OF THE SIX (6) CENT LOCAL OPTION GAS TAX IMPOSED BY THE BROWARD COUNTY LOCAL OPTION GAS TAX ORDINANCE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That certain 2018 Renewal to the Interlocal Agreement existing between Broward County, Florida and the City of Dania Beach, Florida, providing for Division and Distribution of the Proceeds of the Six (6) Cent Local Option Gas Tax imposed by the Broward County Local Option Gas Tax Ordinance, in substantial form as Exhibit "A", attached, is approved and the proper City officials are authorized to execute it.

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to the 2018 Renewal as are deemed necessary and proper for the best interests of the City.

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

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

PASSED and ADOPTED on May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

INTERLOCAL AGREEMENT

among

BROWARD COUNTY
and

COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, FORT LAUDERDALE, HALLANDALE BEACH, HILLSBORO BEACH, HOLLYWOOD, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LAZY LAKE, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SEA RANCH LAKES, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WEST PARK, WESTON, and WILTON MANORS

regarding

Distribution of a Six-cent Local Option Gas Tax on Every Gallon of Motor Fuel and Special Fuel Sold in Broward County

This Interlocal Agreement ("Agreement") is entered into by and among: BROWARD COUNTY, a political subdivision of the State of Florida ("County"), COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, FORT LAUDERDALE, HALLANDALE BEACH, HILLSBORO BEACH, HOLLYWOOD, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LAZY LAKE, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SEA RANCH LAKES, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WEST PARK, WESTON, and WILTON MANORS, all municipal corporations organized and existing under the laws of the State of Florida (collectively referred to as the "Municipalities") (County and Municipalities are collectively referred to as the "Parties").

RECITALS

1. Section 336.025, Florida Statutes, as amended, authorizes the County to establish a six-cent ($0.06) local option gas tax on every gallon of motor fuel and special fuel sold in the County and taxed under the provisions of Chapter 206, Florida Statutes, for a period not to exceed thirty (30) years, to be used solely for "transportation expenditures" as defined in Section 336.025(7), Florida Statutes, with distribution of the proceeds determined pursuant to an interlocal agreement between the County and the eligible municipalities representing a majority of the population of the incorporated area within the County.

2. The Parties desire that the current six-cent local option gas tax expiring August 31, 2018, be reestablished, reimposed, and relevied through December 31, 2047, with the proceeds distributed among the Parties consistent with the terms of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to Section 336.025, Florida Statutes, the Parties hereby agree as follows:

AGREEMENT

1. **Recitals:** The foregoing recitals are true and correct and by this reference are incorporated herein.

2. **Intent of Agreement:** The intent of this Agreement is to establish the method of distribution of the proceeds of a local option gas tax to be used for transportation expenditures.

3. **Distribution of Proceeds:** The Parties agree to divide the proceeds of the local option gas tax according to the following distribution formula: Sixty-two and one-half percent (62.5%) to the County, and Thirty-seven and one-half percent (37.5%) to the Municipalities.

   3.1 The distribution of proceeds to the Municipalities will be based upon the annual Bureau of Economics and Business Research ("BEBR") population figures as of April 1 of each year, pursuant to Section 336.025(3)(a)(3), Florida Statutes, as same may be amended.

   3.2 By July 1 of each year this Agreement is in effect, the County shall forward the finalized BEBR population figures to the State of Florida Department of Revenue for the purpose of distributing the proceeds of the local option gas tax in accordance with the distribution formula established pursuant to this Agreement.

   3.3 In the event the BEBR population figures are not finalized by July 1, the County shall forward the finalized figures to the State of Florida Department of Revenue within thirty (30) days after the County receives notice that the figures are finalized.

4. **Effective Date:** Pursuant to Section 336.025(1)(b)(1), Florida Statutes, the six-cent local option gas tax and this Agreement shall be effective, and continue uninterrupted, from and including September 1, 2018, through and including December 31, 2047, a term of twenty-nine (29) years and four (4) months, provided that the County and Municipalities representing a majority of the population of the incorporated area within Broward County have approved and executed this Agreement by March 31, 2018.

5. **Notices:** Whenever any Party desires to give notice to any other Party or Parties, such notice must be in writing, mailed, and sent by email to the designated representative(s) of the respective Parties as indicated on the Parties' respective signature pages. Any Party may change its designated representative(s) for notice purposes by providing notice thereof to all other Parties in accordance with this paragraph.

6. **Binding Effect:** Each person executing this Agreement represents that he or she has been empowered by his or her respective Party to enter into this Agreement and to bind such Party to the commitments and undertakings contained herein. The provisions, conditions, terms, and covenants contained herein shall be of a binding effect. The benefits and advantages hereof shall inure to the respective Parties and to their respective successors and assigns.

7. **Termination Resulting From Judicial Determination:** If, as a result of any judicial ruling, any party properly terminates this Agreement, the distribution of the proceeds of the local option gas tax for the following year and for the remainder of the tax levy shall be in accordance with Section 336.025(4)(a), Florida Statutes, as amended.

8. **Merger:** This Agreement represents the final and complete understanding of the Parties and incorporates, includes, and supersedes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein. There are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

9. **Joint Preparation:** Each Party acknowledges that it has sought and received whatever advice and counsel as was necessary for it to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement resulted from the joint efforts of all the Parties. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties.

10. **Counterparts:** This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, but such counterparts shall together constitute one and the same instrument.

11. **Further Assurances:** The Parties shall execute all such instruments, and agree to take all such further actions, as may be reasonably required by any Party to fully effectuate the terms and provisions of this Agreement.

12. **Modification:** No change or modification of this Agreement shall be valid unless in writing and signed by all Parties hereto. No purported waiver of any of the provisions of the Agreement shall be valid unless in writing and signed by the Party allegedly waiving the applicable provision.

13. **Ineligibility:** If, during the term of the imposition of this local option gas tax, any of the Municipalities become ineligible to receive a share of the proceeds of the local option gas tax for any reason, any funds otherwise undistributed because of such ineligibility shall be distributed by the Florida Department of Revenue to the remaining Municipalities in proportion to the distribution formula then in effect.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Broward County, as authorized by action of its Board of County Commissioners taken on January 23, 2018, and Municipalities, signing by and through their representative authorized to execute the same pursuant to formal action taken on the date indicated on the respective signature pages.

COUNTY

WITNESS:

_____
Signature of Witness (Date)

_____
Signature of Witness (Date)

BROWARD COUNTY, by and through its County Administrator

By _____
Bertha Henry

_____ day of _____, 2018

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954)357-7600
Telecopier: (954) 357-7641

By _____
Claudia Capdesuner (Date)
Assistant County Attorney

By _____
Angela J. Wallace (Date)
Deputy County Attorney

Designated Address for Notices:
Bertha Henry at bhenry@broward.org
Broward County Administrator
Governmental Center, Room 409
Fort Lauderdale, Florida 33301
Attention: County Administrator

With a copy to:
Andrew J. Meyers at ameyers@broward.org
County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

CC/AJW
01/11/18
Six-Cent Local Option Gas Tax ILA.doc

INTERLOCAL AGREEMENT AMONG BROWARD COUNTY, COCONUT CREEK, COOPER CITY, CORAL SPRINGS, DANIA BEACH, DAVIE, DEERFIELD BEACH, FORT LAUDERDALE, HALLANDALE BEACH, HILLSBORO BEACH, HOLLYWOOD, LAUDERDALE-BY-THE-SEA, LAUDERDALE LAKES, LAUDERHILL, LAZY LAKE, LIGHTHOUSE POINT, MARGATE, MIRAMAR, NORTH LAUDERDALE, OAKLAND PARK, PARKLAND, PEMBROKE PARK, PEMBROKE PINES, PLANTATION, POMPANO BEACH, SEA RANCH LAKES, SOUTHWEST RANCHES, SUNRISE, TAMARAC, WEST PARK, WESTON, AND WILTON MANORS REGARDING DISTRIBUTION OF A SIX-CENT LOCAL OPTION GAS TAX ON EVERY GALLON OF MOTOR FUEL AND SPECIAL FUEL SOLD IN BROWARD COUNTY

CITY OF DANIA BEACH, through its City Commission, signing by and through its Mayor or Vice-Mayor, authorized to execute the same by Board action on the _____ day of _____, 20_____.

WITNESS:

_____
Signature of Witness

_____
Print of Type Name of Witness

_____
Signature of Witness

_____
Print of Type Name of Witness

CITY

By _____
Mayor

_____ day of _____, 2018

By _____
City Manager

ATTEST:

_____
City Clerk

Approved as to legal form

_____
City Attorney

Designated Address for Notices (include email address(es):

_____
_____
_____
_____
_____

"Original" Six Cents Local Option Gas Tax
Annual Administrative Update of BEBR Population
Year 1 of FY19 - FY48 per the Interlocal Agreement

Recipient	FY19 Percent Share of Proceeds
Coconut Creek	1.157802%
Cooper City	0.680984%
Coral Springs	2.569597%
Dania	0.634890%
Davie	2.031151%
Deerfield Beach	1.574304%
Fort Lauderdale	3.612153%
Hallandale	0.781605%
Hillsboro Beach	0.038550%
Hollywood	2.969638%
Lauderdale-by-the-Sea	0.124565%
Lauderdale Lakes	0.707935%
Lauderhill	1.435840%
Lazy Lake	0.000523%
Lighthouse Point	0.212336%
Margate	1.169220%
Miramar	2.748426%
North Lauderdale	0.895822%
Oakland Park	0.895842%
Parkland	0.634950%
Pembroke Park	0.128459%
Pembroke Pines	3.290200%
Plantation	1.787669%
Pompano Beach	2.207701%
Sea Ranch Lakes	0.013959%
Southwest Ranches	0.153594%
Sunrise	1.853149%
Tamarac	1.289226%
Weston	1.343672%
West Park	0.300813%
Wilton Manors	0.255425%
Total Incorporated	**37.500000%**

Recipient	FY19 Population
Coconut Creek	57,395
Cooper City	33,758
Coral Springs	127,381
Dania	31,473
Davie	100,689
Deerfield Beach	78,042
Fort Lauderdale	179,063
Hallandale	38,746
Hillsboro Beach	1,911
Hollywood	147,212
Lauderdale-by-the-Sea	6,175
Lauderdale Lakes	35,094
Lauderhill	71,178
Lazy Lake	26
Lighthouse Point	10,526
Margate	57,961
Miramar	136,246
North Lauderdale	44,408
Oakland Park	44,409
Parkland	31,476
Pembroke Park	6,368
Pembroke Pines	163,103
Plantation	88,619
Pompano Beach	109,441
Sea Ranch Lakes	692
Southwest Ranches	7,614
Sunrise	91,865
Tamarac	63,910
Weston	66,609
West Park	14,912
Wilton Manors	12,662
Total Incorporated	**1,858,964**
Unincorporated Area	**15,006**
Total County	**1,873,970**

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT ORDINANCE AMENDING SECTION 8, ENTITLED “SEAL” OF PART I, “THE MUNICIPALITY OF THE CITY OF DANIA BEACH”, ARTICLE I, ENTITLED “GENERAL PROVISIONS”, OF THE CITY CHARTER TO DESIGNATE THE NEW OFFICIAL SEAL OF THE CITY, AS AUTHORIZED BY FLORIDA STATUTES, SECTION 165.043, ENTITLED “OFFICIAL COUNTY OR MUNICIPAL SEAL”

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

Fiscal Impact/Cost Summary

Exhibits Attached
City Seal Memo, O-2018-008 Amending City Charter Sec. 8 - SEAL

MEMORANDUM

Date: April 12, 2018

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

CC: Robert Baldwin, City Manager
Rickelle Williams, CRA Executive Director
Tom Schneider, City Clerk

From: Thomas J. Ansbro, City Attorney

Subject: Amendment of City Charter to Officially Designate New City Seal

---

In Part 1 of the City Charter, entitled "The Municipality of the City of Dania Beach, "Article 1 entitled "General Provisions", Section 8 entitled "Seal" currently designates the wording to be used on the City seal as "Broward's First City – Dania Beach Incorporated 1904". To be consistent with the City re-branding effort, attached is an Ordinance which will amend that Charter Section so that the new City seal is identified with the new wording: "Dania Beach – Established 1904"

Section 165.043 of the Florida Statutes authorizes the City to formally designate its municipal seal. That state law also provides that it is a second degree misdemeanor for anyone to manufacture, use, display or other employ use of any facsimile or reproduction of the seal, except by municipal officials and employees in the performance of their official duties, unless the "express approval" of the City Commission is first obtained.

This Ordinance is ready for adoption by the City Commission.

TJA/la

ORDINANCE NO. 2018-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING SECTION 8, ENTITLED "SEAL" OF PART I, "THE MUNICIPALITY OF THE CITY OF DANIA BEACH", ARTICLE I, ENTITLED "GENERAL PROVISIONS", OF THE CITY CHARTER TO DESIGNATE THE NEW OFFICIAL SEAL OF THE CITY, AS AUTHORIZED BY FLORIDA STATUTES, SECTION 165.043, ENTITLED "OFFICIAL COUNTY OR MUNICIPAL SEAL"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That pursuant to Florida Statutes, Section 165.043, entitled "Official county or municipal seal", the City of Dania Beach, Florida wishes to amend Part 1 of the City of Dania Beach Charter, which Part is entitled "The Municipality of the City of Dania Beach, Article 1 entitled "General Provisions", Section 8 entitled "Seal" to read as follows:

Sec. 8 – Seal.

The official seal of the City of Dania Beach shall bear the legend "~~Broward's First City — Dania Beach — Incorporated~~ "Dania Beach – Established 1904."

Section 2. 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 3. That all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance, are repealed to the extent of such conflict.

Section 4. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on April 24, 2018.

PASSED AND ADOPTED on second reading on May 8, 2018.

ATTEST:

_____
THOMAS SCHNEIDER, 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 REQUEST MADE BY VANESSA WILLIAMS, PASTOR/PRESIDENT FOR THE PROPERTY OWNER THE BIBLICAL HOUSE OF GOD NONE OTHER CHURCH, INC., TO REZONE PROPERTY GENERALLY LOCATED AT 819 SW 12TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICTTO GENERAL INDUSTRIAL DISTRICT (C-1), (RZ-16-18) SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
BHOG Staff report OPT, O-2018-009 Biblical House of God Rezoning (RZ-16-18) Revised, BHOG app

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: May 8, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED GA

SUBJECT: **RZ-16-18:** The applicant, Vanessa Williams, on behalf of the property owner Biblical House of God, is requesting rezoning for the property located at 819 SW 12 Avenue (FIRST READING).

REQUEST

REZONING

To allow the rezoning of an entire property from Neighborhood Residential (NBHD-RES) to Neighborhood Office and Banking District (C-1) Residential District.

PROPERTY INFORMATION

EXISTING ZONING:	Neighborhood Residential (NBHD-RES)
PROPOSED ZONING	Neighborhood Office and Banking District (C-1)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

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 approximately a quarter of an acre (.23) in size, and located on the east side of SW 12 Avenue. This property is the current location of the Biblical House of God Church. The applicant is requesting to rezone the property to allow the church reconstruction.

REZONING

The applicant is requesting to change the zoning of the subject property from NBHD-RES to C-1. The NBHD-RES zoning district does not permit a place of worship as a permitted use. The proposed C-1 zoning district does permit a place of worship as a permit use. The proposed C-1 zoning district fairly restrictive, but does allow several uses in addition to places of worship. As such, the applicant is willing to provide a deed restriction, to be recorded in Broward County Public Records, restricting the use of the property to only a place of worship.

Per the City's Land Development Code (LDC), the requested rezoning must be reviewed in accordance with the criteria identified in Section 645-40 as shown below in order for the City Commission to approve the request.

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

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

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

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

The applicant has submitted a justification statement addressing these criteria.

This item will require two (2) readings by the City Commission.

PLANNING AND ZONING BOARD RECOMMENDATION
On April 18, 2018 the Planning and Zoning Board recommended approval of the rezoning request.

CITY COMMISSION ACTION
Approve rezoning Ordinance on first reading.

ORDINANCE NO. 2018-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY VANESSA WILLIAMS, PASTOR/PRESIDENT FOR THE PROPERTY OWNER THE BIBLICAL HOUSE OF GOD NONE OTHER CHURCH, INC., TO REZONE PROPERTY GENERALLY LOCATED AT 819 SW 12TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; CHANGING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY FROM NEIGHBORHOOD RESIDENTIAL (NBHD-RES) DISTRICT TO GENERAL INDUSTRIAL DISTRICT (C-1), (RZ-16-18) SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 645, "Rezoning" of the City Code of Ordinances (the "City Code"), Vanessa Williams, Pastor/President for the property owner The Biblical House of God None Other Church, Inc. (the "Applicant"), has applied to the City of Dania Beach, Florida (the "City") for approval of a rezoning for property legally described in Exhibit "A" and

WHEREAS, the Applicant has proffered a Declaration of Covenants, Conditions, and Restrictions for the subject Property, which is attached as Exhibit "B"; and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency (the "LPA"), held a duly advertised public hearing on April 18, 2018, and recommend approval of the request for a rezoning; and

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

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

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

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

Section 2. Pursuant to Chapter 28 "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 645, "Rezoning" of the City Code, the rezoning request (RZ-16-18) from Neighborhood Residential District (NBHD-RES) classification to the General Industrial District (C-1) classification, for the property located at 819 SW 12th Avenue, as legally described in Exhibit "A," is hereby approved subject to the Applicant's proffered Declaration of Covenant, Conditions, and Restrictions attached as Exhibit "B."

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

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

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

Section 6. That this Ordinance shall be effective upon (i) the passage and adoption on second reading, and (ii) the execution and recordation of the Declaration.

PASSED on first reading May 8, 2018.

PASSED AND ADOPTED on second reading _____, 2018.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK OF COLLEGE TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

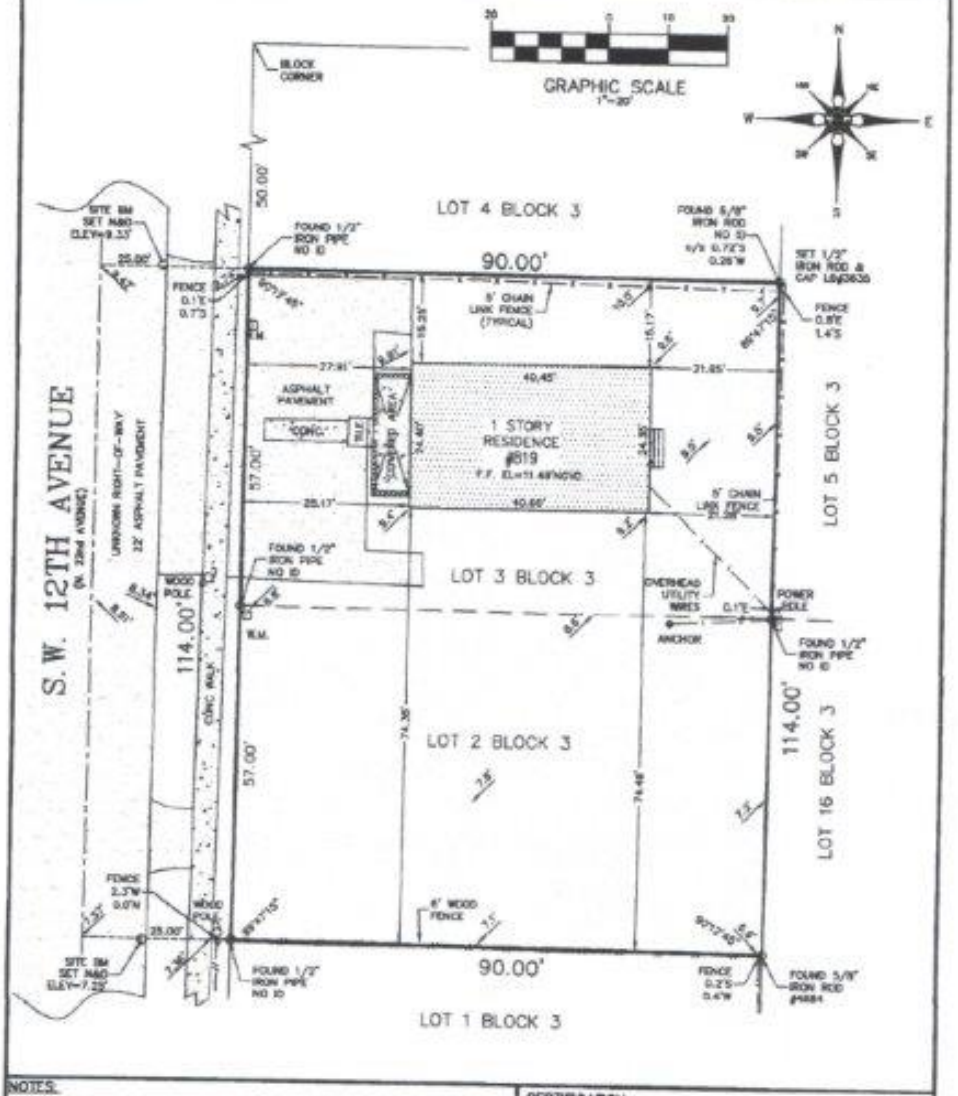
EXHIBIT “B”
(Insert Final Executed Declaration of Covenant, Conditions, and Restrictions)

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

TEL. (954) 782-1441
FAX. (954) 782-1442

SHEET 2 OF 2



NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of N/A
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey consists on a map and text report, one is not valid without the other.

CERTIFICATION:

This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found monuments as indicated on this sketch and that said above ground survey and sketch are accurate and correct to the best of my knowledge and belief. I further certify that this survey meets Minimum Technical Standards under Rule 5J-17 adopted by the Florida Board of Land Surveyors, January 11th 2010.

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3868 - STATE OF FLORIDA

REVISIONS	DATE	BY

DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
06/30/14	DD	JMG	14-1906	1"= 20'	SU-14-1906

BIBLICAL HOUSE OF GOD NONE OTHER CHURCH

Vanessa Williams, Pastor
Tammy Deas, Associate Minister
Juanita Pruitt, Chief Finance Officer

Tommie Robinson, Secretary
Sabastian Hansen, Board Member

November 29 2017

The Dania Beach City Commission
Planning & Zoning Division
100 W. Dania Beach Blvd
Dania Beach, FL 33004

Re: Justification Letter for 819 SW 12 Ave

Dear City Commission Members,

This letter is for The Biblical House Of God, None Other Church (BHOG) application for re-zoning to meet with the City's approval of the rebuilding and upgrading of our present sanctuary and ministry building. The sanctuary is located at 819 SW 12th Ave Dania Beach FL, 33004, with 10,260 square feet, parcel id# 5142 0334 0250, College tract 19-9 lot 3 blk 3.

- This request is consistent with the city's comprehensive plan, and the request is consistent with all applicable redevelopment plans, corridor plans neighborhood plans, and master plans approved by the city commission.
  - The church members of BHOG are now collectively the virtual personification of the " New Dania Beach Community Development Plan." We ARE, in fact, that very special "Community" who meet every single week to not only encourage one another, and worship but to fellowship in various ministries throughout our Dania city.
  - The definition of "Oasis, Rebuilding Our Dania Beach Neighborhoods," taken verbatim from your website, is just as accurate in defining our own BHOG church in-house mission and provides another reason for our need to rebuild.
  - Both missions are essentially the same, which makes perfect sense, since we at BHOG are just a microcosm of our own larger Dania Beach Community.

- The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts.
  - BHOG has been a sanctuary and community driven ministry in the Dania City area for over 30 years and provides community ministries, which include:
    -CALP - Community After-school Literacy Program
    -Young Women Outreach
    -Yearly Community Fest Outreach
    -Young Men Mentoring
    -Holiday Food Drive

RECEIVED
MAR 19 2018
Planning Department

BIBLICAL HOUSE OF GOD NONE OTHER CHURCH

Vanessa Williams, Pastor
Tammy Deas, Associate Minister
Juanita Pruitt, Chief Finance Officer

Tommie Robinson, Secretary
Sabastian Hansen, Board Member

Write the Vision, and make it plain upon tables, that he may run that readeth it
Habakkuk 2:2

The Biblical House of God Fellowship Churches

Vision Statement:

To enlarge our territory, to equip and train the body of Christ for kingdom work, and to be great leaders and followers, so that we may be of Christian service to the world, by sharing the love of God, the Gospel of Jesus Christ, and the message of salvation and eternal life, for all.

Mission Statement:

We exist to support and promote biblical stewardship, to appropriate others in the body of Christ, through fellowship. We are dedicated to making disciples of all people, and expanding the National Vision of the Biblical House of God Fellowship Churches, with all perseverance and integrity.

RECEIVED
MAR 19 2013
Planning Department

819 SW 12th Ave • Dania, Florida 33004 • 954-367-3370

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

RECEIVED
MAR 19 2018
Planning Department

Standard Development Application

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

Date Rec'd: _____

Petition No.: R2-016-18

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: 819 SW 12th Ave Dania FL 33004

Lot(s): 3 Block: 3 Subdivision: College Tract

Recorded Plat Name: _____

Folio Number(s): 514203340250 Legal Description: College Tract 19-9 B lot 2, 3 block 3

Applicant/Consultant/Legal Representative **(circle one)** Vanessa Williams

Address of Applicant: 3571 NW 18th Pl Ft. Lauderdale, FL 33311

Business Telephone: 954-367-3370 Home: 9544654462 Fax: _____

E-mail address: vrwilliams25@icloud.com

Name of Property Owner: Biblical House of God

Address of Property Owner: 819 SW 12th Ave Dania Bch. FL 33004

Business Telephone: 954-367-3370 Home: _____ Fax: _____

Explanation of Request: Ministry outgrowing the building

*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: 10,500

Existing Use: Church Proposed Use: Church

Updated 02/2017

Requesting C-1 Zoning

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: Vanessa R. Williams
(Owner / Agent signature*)

BEFORE ME THIS 3rd **DAY OF** May**, 20**17

By:

Vanessa R. Williams.
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

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

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

Personally known _____ **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** 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** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** 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** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = $3,700.00 plus $200.00 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
SPECIAL EXCEPTION *(Cellular Towers)*	Filing fee = $4,000 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	$ 300.00
Administrative, all other	$ 500.00
Single Family/Community Facility	$ 490.00
Duplex	$1,050.00
Triplex	$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	$2,300.00
Nonres. (per variance)	$2,000.00
Wall Sign	$ 700.00
Monument Sign	$1,200.00
Pole Sign (As permitted)	$2,400.00
Appeal (single family & comm fac)	$ 650.00
Appeal (all other uses)	$1,925.00
Dumpster Appeal to Com. Dev. Dir.	$ 200.00
Dumpster Appeal to City Com.	$ 500.00
Alcoholic Beverage Variance	$1,250.00
Mobility	$1,400.00
Trafficway Waiver	$4,000.00
Vacation – Road/Easement	$3,500.00
Alcohol Extended Hours License Application	$2,250.00
Alcoholic Beverage Waiver	$1,000.00
Zoning Review: State Liquor License	$ 50.00
Outdoor Seating/Dinning	$ 100.00
Assisted Living Facility	$ 65.00
CRA Grant Application	$ 250.00
UNSPECIFIED	$ 500.00 **PLUS** any outside costs incurred by the city as per "Section 685-10"
Zoning Information Letter	$ 250.00

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

CFN # 109503015, OR BK 47281 Page 1990, Page 1 of 1, Recorded 08/05/2010 at 03:05 PM, Broward Co' 'y Commission, Doc. D $0.70 Deputy C' 'k 2160

Prepared by and Return to:
Biblical House of God Non Other Church, Inc.
819 S.W. J.A. Ely Boulevard
Dania Beach, Florida 33004

Property ID: 5141 12 32 0130

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 5 day of August 2010, by **MELVIN DOUSE**, an unremarried widow, whose post office address is 1607 N.W. 10th Avenue, Fort Lauderdale, Florida 33311, the GRANTOR, to **BIBLICAL HOUSE OF GOD NONE OTHER CHURCH, INC.**, a Florida non-profit corporation, whose post office address is 819 S.W. J.A. Ely Boulevard, Dania Beach, Florida 33004, the GRANTEE.

WITNESSETH, that the GRANTOR for $10 and other good consideration, does hereby remise, release and quitclaim unto GRANTEE and GRANTEE's heirs and assigns forever, all the right, title, interest and claim which GRANTOR has in the following described parcel of land, and improvements and appurtenances thereto in the County of Broward, State of Florida to wit:

> Lot 3, Block 3, of COLLEGE TRACT, according to the plat thereof, recorded in Plat Book 19, Page 9, of the Public Records of Broward County, Florida.

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

Signed, sealed and delivered in the presence of:

WITNESS #1 Vanessa R. Williams

WITNESS #2 R Robertson

GRANTOR MELVIN DOUSE, by
Ethel L. Shumake, as Power of Attorney

State of Fla.)
)
County of Broward)

On this 5 day of August, 2010, appeared ETHEL L. SHUMAKE, [ ] personally known to me or who [ ] provided identification of FL DL to be the persons whose names are subscribed to within this quitclaim deed and acknowledged to me that s/he executed the same by his/her signature(s) on this quitclaim deed.

[SEAL]

Lindy Wren
Signature of Notary

LINDY WREN
MY COMMISSION # DD 766750
EXPIRES: July 9, 2012
Bonded Thru Notary Public Underwriters

1

RECEIVED
MAR 19 2018
Planning Department

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

Broward County Property Appraiser's Office
115 S. Andrews Avenue, Room 111
Fort Lauderdale, Florida 33301
(954) 357-6830 · Fax: (954) 357-8474
www.bcpa.net

February 9, 2011

Vanessa Williams, President
Biblical House of God None Other Church, Inc
3571 N.W. 18 Place
Fort Lauderdale Fl 33311

Re: **2011 Non-Profit Exemption Granted**
Parcel IDs: **514203 34 0250 and 514203 34 0240**
Properties Address: **819 SW 12 Avenue and 809 SW 12 Avenue, Dania Beach**

Dear Ms. Williams:

Your 2011 applications for tax-exempt status for properties located at 819 SW 12 Avenue, Dania Beach and an adjacent vacant parcel also located in Dania Beach have been reviewed by this office and found to be complete. Your applications have been **GRANTED** and the properties listed above have received an Ad Valorem Tax Exemption for 2011.

As a reminder, please examine your TRIM notice in August and your property tax bills in November to ensure that these properties tax exemption has been properly posted. Should you notice any discrepancy, please contact this office immediately.

Should the ownership of these properties or the name of your organization change, you must also notify this office to ensure that our records reflect that change. In the event of a change to the name of your organization, please submit proper documentation demonstrating that change (such as a copy of your filed Amendment to your Articles of Incorporation, or other document that you filed with the State of Florida).

In January of each year, you will receive Renewal Cards (currently a yellow card). If these properties ownership and use of these properties has not changed, you must sign and return that renewal cards to this office. Failure to complete and return that renewal card could result in the removal of tax-exempt status from your properties.

If you have any questions and/or need additional information, please contact me by telephone at 954-357-6725 or by email at lwilkinson@bcpa.net.

Sincerely,

Lorraine Wilkinson, CFE
Customer Service & Exemptions

RECEIVED
MAR 19 2013
Planning Department

Property Id: 514203340250 **Please see map disclaimer

arch 20, 2018

1:500

0 20 40 80 ft

0 5 10 20 m

Flight Date : Dec. 15, 2017 Broward County Property Appraiser

Lajoie, Corinne

From: Lunkins, Angel
Sent: Thursday, March 22, 2018 6:25 PM
To: Lajoie, Corinne
Cc: Walton, Eric
Subject: RE: Code Violation status
Attachments: Code Violations_3-22-18.pdf

Hi Corinne, See notes below, also refer to case notes attached for most up to date notes on case statuses.

Wyndham – 2460 W. State Road 84 Folio No. 504220000110 #17-0863 no lien yet, fines running

Walmart – 401 E. Sheridan Street Folio No. 514203600010 #16-1862 no lien yet, fines running

Biblical House of God – 819 SW 12 Avenue Folio No. 514203340250- No violations

4523 SW 26 Terrace Folio No. 504229030201 #16-0563 no lien yet, fines running & #18-0231

4541 SW 26 Terrace Folio No. 504229030202 #18-0230

Dania Oaks – 5461-5524 SW 40 Ave. Folio No. 504136010361 No violations
504136010360
504136010410
504136010400

From: Lajoie, Corinne
Sent: Thursday, March 22, 2018 9:27 AM
To: Lunkins, Angel
Subject: Code Violation status

Can you please tell me if there are any open code violations or liens on any of the following properties?

Wyndham – 2460 W. State Road 84 Folio No. 504220000110

Walmart – 401 E. Sheridan Street Folio No. 514203600010

Biblical House of God – 819 SW 12 Avenue
Folio No. 514203340250

4523 SW 26 Terrace Folio No. 504229030201

4541 SW 26 Terrace Folio No. 504229030202

Dania Oaks – 5461-5524 SW 40 Ave. Folio No. 504136010361
504136010360
504136010410
504136010400

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

TEL. (954) 782-1441
FAX. (954) 782-1442

TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC

JOB NUMBER: SU-14-1906

LEGAL DESCRIPTION:
LOTS 2 AND 3, BLOCK 3 OF COLLEGE TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 819 SW 12TH AVENUE DANIA BEACH, FL 33004

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120034-0308-F
EFFECTIVE: REVISED: 10/2/1997

LOWEST FLOOR ELEVATION: SEE SURVEY
GARAGE FLOOR ELEVATION: SEE SURVEY
LOWEST ADJACENT GRADE : SEE SURVEY
HIGHEST ADJACENT GRADE : SEE SURVEY

REFERENCE BENCH MARK: CITY OF HOLLYWOOD BOX CUT AT P.I. OF SIDEWALK AT SE COR OF N23RD AVE & DOUGLAS ST ELEV:8.26'NGVD

CERTIFY TO:

1. BIBLICAL HOUSE OF GOD NONE OTHER CHURCH, INC.
2.
3.
4.
5.
6.

RECEIVED
MAR 19 2013
Planning Department

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND OF ABBREVIATIONS:

Δ	=	CENTRAL ANGLE								D.B.	= DEED BOOK
A	=	ARC LENGTH								CLF	= CHAIN LINK FENCE
CB	=	CHORD BEARING	7.00 OR +7.00	=	ELEVATIONS BASED ON NGVD 1929					WF	= WOOD FENCE
R	=	RADIUS								BLVD.	= BOULEVARD
R/W	=	RIGHT OF WAY	SQ. FT.	=	SQUARE FEET	MAINT.	=	MAINTENANCE		AD	= ASSUMED DATUM
P.C.	=	POINT OF CURVATURE	P.C.P.	=	PERMANENT CONTROL POINT	B.C.R.	=	BROWARD COUNTY RECORDS		I.M.	= IRON PIPE
P.T.	=	POINT OF TANGENCY	P.B.C.R.	=	PALM BEACH COUNTY RECORDS	D.C.R.	=	DADE COUNTY RECORDS		I.R.	= IRON ROD
WM	=	WATER METER	P	=	PLAT	P.B.	=	PLAT BOOK		P.R.M.	= PERMANENT REFERENCE MONUMENT
OH	=	OVERHANG	N&D	=	NAIL & DISC	O.R.B.	=	OFFICIAL RECORDS BOOK		N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N	=	NORTH	P.O.C.	=	POINT OF COMMENCEMENT	F.F.	=	FINISHED FLOOR		U.E.	= UTILITY EASEMENT
S	=	SOUTH	P.O.B.	=	POINT OF BEGINNING	ENCH.	=	ENCROACH		D.E.	= DRAINAGE EASEMENT
E	=	EAST	A/C	=	AIR CONDITIONER					A.E.	= ANCHOR EASEMENT
W	=	WEST	FND.	=	FOUND	—x—x—x—x—	=	CHAIN LINK FENCE		GAR.	= GARAGE
B.M.	=	BENCHMARK	CHATT.	=	CHATTAHOOCHEE	—//—//—//—	=	WOOD FENCE		C/L	= CENTERLINE
FH	=	FIRE HYDRANT	F.P.L.	=	FLORIDA POWER & LIGHT	—□—□—	=	METAL FENCE		(M)	= MEASURED
o/s	=	OFFSET	ELEV.	=	ELEVATION	—o—o—o—	=	PVC FENCE		LP	= LIGHT POLE
SEC.	=	SECTION	MH	=	MANHOLE	—II—II—II—	=	CONCRETE FENCE			
TWP.	=	TOWNSHIP	ESMT.	=	EASEMENT		=	CONCRETE WALL			
RGE.	=	RANGE	ELEC.	=	ELECTRIC		=	WIRE FENCE			

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

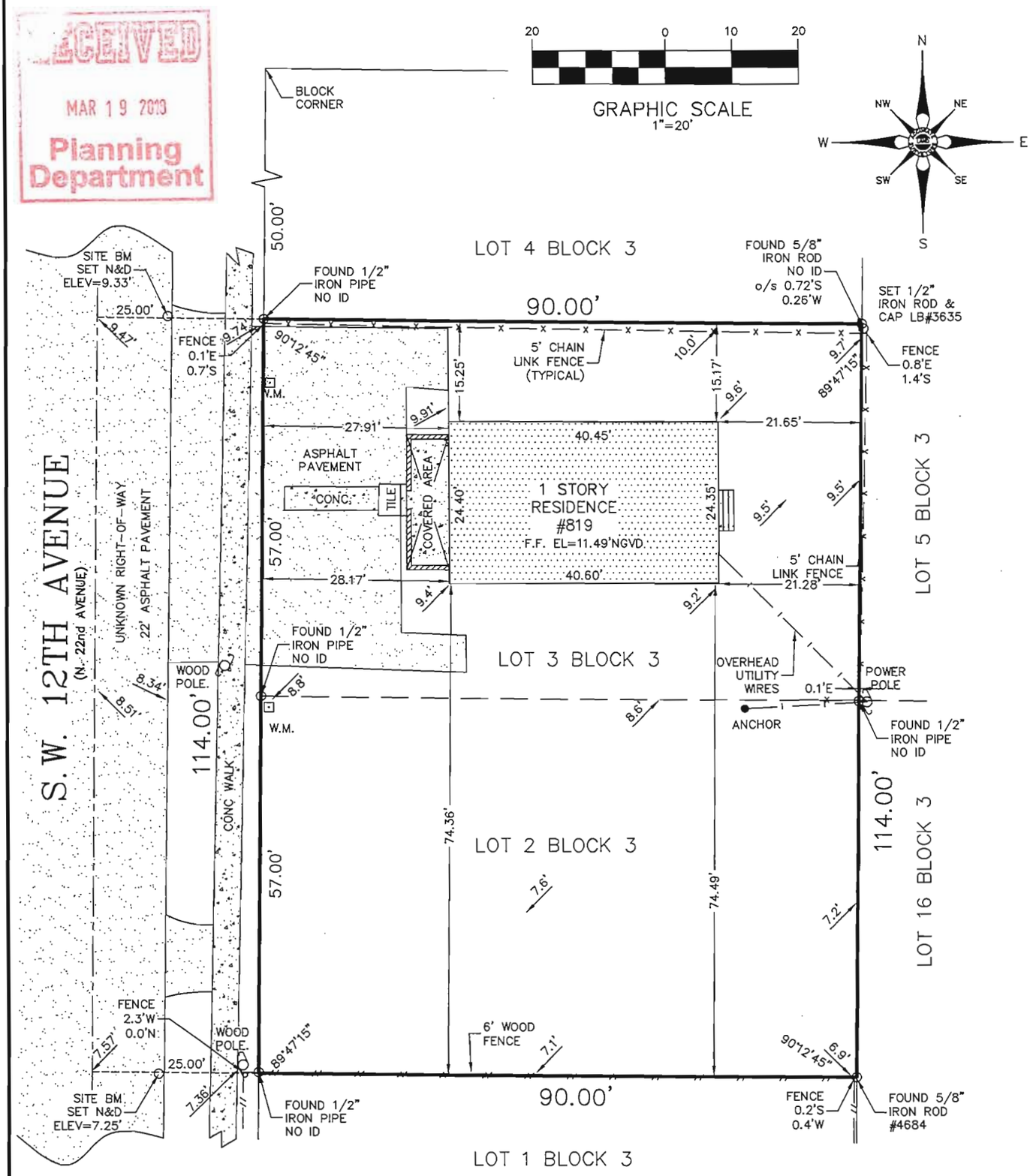
ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441
FAX. (954) 782-1442

RECEIVED
MAR 19 2010
Planning Department



NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurement.
2. Bearings shown hereon are based on a bearing of N/A
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey consists on a map and text report. one is not valid without the other.

CERTIFICATION:

This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found monuments as indicated on this sketch and that said above ground survey and sketch are accurate and correct to the best of my knowledge and belief. I further certify that this survey meets Minimum Technical Standards under Rule 5J-17 adopted by the Florida Board of Land Surveyors, January 11th 2010.

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Robert L. Thompson 7-14-14

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 – STATE OF FLORIDA

REVISIONS	DATE	BY

DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
06/30/14	QDI	JMS	14-1906	1"= 20'	SU-14-1906

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: April 10, 2018

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE SITE PLAN (SP-15-18) SUBMITTED BY BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
Dania Oaks rev SP OPT, R-2018-058 Oaks Place Site Plan (SP-15-18) Revised 2, Dania Oaks SP plans Rev OPT, Dania Oaks SP app & DRC OPT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: May 8, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Corinne Lajoie, AICP, Planning and Zoning Manager, LEED GA

SUBJECT: **SP-15-18:** The applicant, Greenspoon Marder, on behalf of the property owner BCD Dania Oaks, LLC., is requesting site plan approval for the property located at 5461 – 5525 SW 40th Avenue.

REQUEST
SITE PLAN
To allow the construction of fifty-seven (57) townhomes and one (1) clubhouse.

PROPERTY INFORMATION

ZONING DESIGNATION:	Planned Residential Development (PRD-1)
LAND USE DESIGNATION:	Low (5) residential

VIOLATIONS
There are no open violations on this property.

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

The subject property is located south of SW 54 Court, and immediately west of SW 40 Avenue. The property is made up by four (4) parcels. Each parcel currently has a single family home on the property, all of which will be demolished in order to construct fifty-seven (57) townhouse units, and one (1) club house.

The applicant has previously received rezoning and assignment of flex approval for this property by the City Commission.

SITE PLAN
The applicant is proposing a unified townhouse development on the four (4) combined lots, totaling fifty-seven (57) units and one (1) clubhouse. The townhouse buildings located along the west side of the property are clustered into four (4) unit buildings. The townhouse buildings located along the south property line are clustered into two (2) unit buildings which reduces the mass of the buildings and resembles a single family home.

The previous site plan that was presented to the City Commission and failed to get an approval for sixty (60) townhouse units and one (1) clubhouse. The buildings previously

proposed had between four to eight (4 – 8) units per buildings along the west property line and eight (8) units per building along the south property line.

The parcels currently have significant vegetation, resulting in the relocation of several trees, and the removal of multiple others. The project will provide a gated main entrance with a monument sign. A secondary exit only is proposed south of the main entrance.

The project currently meets all setback requirements. The single family homes that exist on the property today are located between sixty feet and one hundred fifty-seven feet (60' – 157') from the east property line. The proposed club house at the north east corner of the property will provide a twenty-five foot, five inch (25' 5") east setback. The townhouse building number eight C located in the south east corner of the property will provide a twenty-five foot (25') east setback. The minimum setback required by code is twenty-five feet (25').

DEVELOPMENT REVIEW COMMITTEE (DRC)
The site plan was reviewed by the DRC only once on March 29, 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.

A traffic statement was submitted by the applicant and approved by the City engineer as accepted and complete. This statement concluded that the proposed development of the site will generate 41 PM peak trips in accordance with Section 605-30 of the City Code, no additional traffic studies are required.

The applicant held a neighborhood meeting on April 18, 2018 to discuss the project with the neighboring residents prior to the public hearing.

CONDITIONS OF APPROVAL

1. Unity of Titles, plat, re-plat and/or dedication(s) shall be recoded prior of issuance of Permit. Shall be recorded in the Broward County Public Records prior to issuance of a building permit (Engineering).

2. Site Plan-North and South:
   - Show a minimum of ten (10) feet sight-visibility triangle at proposed driveways.
   - Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be at least one (1) foot above BFE.
   - Show along frontage of Building 8C the minimum required width of SOUTH OAK WAY portion.
   - Show anticipated vehicles per day for each driveway connection (Engineering).

3. ROW/SW 40th Avenue:
   - Identify if property is approaching portion of SW 40th Street with Broward MPO required improvements.
   - Show sight distance analysis using FDOT index No.546.

- Provide documentation from FDOT, City of Dania Beach, City of Hollywood and/or Broward County for driveway(s) connections to SW 40th Ave.
- Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut.
- Provide vehicle swept path analysis (Auto Turn or Vehicle Tracking) based on freight container design vehicle anticipated for this development especially at proposed ingress/egress locations.
- In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
- If pedestrian lightning is proposed, discuss the possibility of the addition of pedestrian lightning along the City ROW (Engineering).

4. Provide the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
   - Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Please be advised that all storm drains shall be constructed with RCP piping in the City ROW. Provide Drainage Structures Tables.
   - Be advised that the applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of FDOT, BCHCED, and/or the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and public ROW.
   - Be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of DOT, BCHCED, and the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and the public ROW.
   - Water and Sewer –Utilities- Plan(s), including any existing water main, force mains, gravity, mains, etc. (Show all material & pipe sizes on the plan). Please be advised that all water-main shall be constructed with DIP piping in the City ROW (Engineering).

5. Erosion and Sediment Control Plan: Erosion and Sediment Control Plan shall be reviewed for the drainage impacts to adjacent properties, surrounding ROW, storm-water facilities, and neighboring water bodies during site work and construction.

6. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).

7. 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).

8. Additional Water Supply Information as follows: Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. (Fire).

9. A detail sheet accompanying the Civil Plans with the following details: Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers) (Fire).

10. Provide Address Detail (Fire).

11. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page (Fire).

12. APPLICATION: Per Section 635-50(S) must provide "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination as a separate approval and permit" prior to issuance of a building permit or identify that all signage (monument and building) are excluded from site plan review and approval (Planning).

13. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees prior to issuance of a building permit (Planning).

14. 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 prior to issuance of a building permit (Planning).

15. PARKING: Sheet A0.2 & A0.3 identifies a total of 145 parking spaces provided but Sheet A0.1 identifies 135 parking spaces provided. Revise accordingly prior to issuance of a building permit (Planning).

16. USE: Identify in Site Data table on Sheet A0.1 the number of Flex Units assigned (no longer REQUESTING) to the property to achieve the proposed density prior to issuance of a building permit (Planning).

17. Per Resolution No. 2015-071 $1,825 per townhouse dwelling (57 X 1,825 = $104,025) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance (Planning).

18. WILDLIFE PROTECTION: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acre in the city must provide for the avoidance of impacts to or the safe capture and relocation of any wildlife species protected by federal or state law in accordance with permits and regulations" prior to issuance of a building permit (Planning).

19. Sheet A0.2 identify pool deck setbacks prior to issuance of a building permit (Planning).

20. Must provide a recorded copy of the plat prior to issuance of a building permit (Planning).

21. This Site Plan shall be limited to a maximum use of thirty-two (32) Residential Flex Units out of the total thirty-five (35) Residential Flex Units previously allocated by the City for development. The remaining three (3) Residential Flex Units previously

allocated shall be deemed unused by the Applicant and shall automatically revert and transfer back into the City's Residential Flex Unit allocation bank (Planning).

CITY COMMISSION PREVIOUS ACTION
On April 10, 2018 the City Commission continued this item at the applicant's request.

On January 9, 2018 the City Commission failed to approve a site plan on this property for sixty (60) townhomes but did approve a Rezoning and Assignment of Flex request for twenty-one (21) units via Ord. No. 2017-038 request.

On December 11, 2017 the City Commission continued this item at the request of the applicant.

On November 14, 2017 the City Commission approved the Rezoning and Assignment of Flex Units on first reading.

On September 8, 2015 the City Commission approved the Rezoning, allocation for fourteen (14) Flex Units (O-2015-019), and Site Plan for a total of twenty-five (25) units (R-2015-96) for the two (2) north parcels.

CITY COMMISSION ACTION
Approve the resolution.

RESOLUTION NO. 2018-058

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-15-18) SUBMITTED BY BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code," Part 6, entitled "Development Review Procedures And Requirements," Article 635, entitled "Site Plans" of the City Code of Ordinances (the "City Code"), the property owner BCD Dania Oaks, LLC (the "Applicant"), has applied to the City of Dania Beach (the "City"), for Site Plan approval to permit the development of fifty-seven (57) townhomes and a clubhouse as referenced in Exhibit "B", for property located at 5461 to 5525 SW 40th Avenue in the City as legally described in Exhibit "A"; and

WHEREAS, the City Code Article 635, entitled "Site Plans", provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-15-18) 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-15-18), attached as Exhibit "B" which is made a part of and incorporated into this Resolution by reference is approved subject to the following conditions:

1. Unity of Titles, plat, re-plat and/or dedication(s) shall be recoded prior of issuance of Permit. Shall be recorded in the Broward County Public Records prior to issuance of a building permit (Engineering).
2. Site Plan-North and South:
    - Show a minimum of ten (10) feet sight-visibility triangle at proposed driveways.
    - Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be at least one (1) foot above BFE.
    - Show along frontage of Building 8C the minimum required width of SOUTH OAK WAY portion.
    - Show anticipated vehicles per day for each driveway connection (Engineering).
3. ROW/SW 40th Avenue:
    - Identify if property is approaching portion of SW 40th Street with Broward MPO required improvements.
    - Show sight distance analysis using FDOT index No.546.
    - Provide documentation from FDOT, City of Dania Beach, City of Hollywood and/or Broward County for driveway(s) connections to SW 40th Ave.
    - Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut.
    - Provide vehicle swept path analysis (Auto Turn or Vehicle Tracking) based on freight container design vehicle anticipated for this development especially at proposed ingress/egress locations.
    - In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
    - If pedestrian lightning is proposed, discuss the possibility of the addition of pedestrian lightning along the City ROW (Engineering).
4. Provide the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
    - Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Please be advised that all storm drains shall be constructed with RCP piping in the City ROW. Provide Drainage Structures Tables.

- Be advised that the applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of FDOT, BCHCED, and/or the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and public ROW.
- Be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of DOT, BCHCED, and the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and the public ROW.
- Water and Sewer –Utilities- Plan(s), including any existing water main, force mains, gravity, mains, etc. (Show all material & pipe sizes on the plan). Please be advised that all water-main shall be constructed with DIP piping in the City ROW (Engineering).

5. Erosion and Sediment Control Plan: Erosion and Sediment Control Plan shall be reviewed for the drainage impacts to adjacent properties, surrounding ROW, storm-water facilities, and neighboring water bodies during site work and construction.
6. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).
7. 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).
8. Additional Water Supply Information as follows: Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. (Fire).
9. A detail sheet accompanying the Civil Plans with the following details: Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers) (Fire).
10. Provide Address Detail (Fire).
11. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page (Fire).
12. APPLICATION: Per Section 635-50(S) must provide "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination as a separate approval and permit" prior to issuance of a building

permit or identify that all signage (monument and building) are excluded from site plan review and approval (Planning).

13. SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees prior to issuance of a building permit (Planning).
14. 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 prior to issuance of a building permit (Planning).
15. PARKING: Sheet A0.2 & A0.3 identifies a total of 145 parking spaces provided but Sheet A0.1 identifies 135 parking spaces provided. Revise accordingly prior to issuance of a building permit (Planning).
16. USE: Identify in Site Data table on Sheet A0.1 the number of Flex Units assigned (no longer REQUESTING) to the property to achieve the proposed density prior to issuance of a building permit (Planning).
17. Per Resolution No. 2015-071 $1,825 per townhouse dwelling (57 X 1,825 = $104,025) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance (Planning).
18. WILDLIFE PROTECTION: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acre in the city must provide for the avoidance of impacts to or the safe capture and relocation of any wildlife species protected by federal or state law in accordance with permits and regulations" prior to issuance of a building permit (Planning).
19. Sheet A0.2 identify pool deck setbacks prior to issuance of a building permit (Planning).
20. Must provide a recorded copy of the plat prior to issuance of a building permit (Planning).
21. This Site Plan shall be limited to a maximum use of thirty-two (32) Residential Flex Units out of the total thirty-five (35) Residential Flex Units previously allocated by the City for development. The remaining three (3) Residential Flex Units previously allocated shall be deemed unused by the Applicant and shall automatically revert and transfer back into the City's Residential Flex Unit allocation bank (Planning).

Section 3. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. The proximity to the airport will require FAA review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Contact Greg Jones, Airspace and Land Use Manager with FDOT at 850-414-4502 or at greg.jones@dot.state.fl.us.

2. Per Resolution No. 2015-071, $1,825 per townhouse dwelling (60 X $1,825 = $109,500.00) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.

3. Payment of $31,028.00 is required to be paid into the City's Tree Trust Fund prior to issuance of a permit.

Section 4. That pursuant to LDC Section 635-100 "Expiration of Site Plans", the Site Plan (SP-15-18) 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 5. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Exhibit "A"
Legal Description

LEGAL DESCRIPTION:.

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.
LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows: The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,
LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

ALSO KNOWN AS:.

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less..

and

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

and

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2. Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

Exhibit "B"
Site Plan

RECEIVED
APR 03 2018
Planning Department

FILE COPY

NEW TOWNHOUSE COMMUNITY FOR:

SUBMITTAL 03-05-18

OWNER: BCD DANIA OAKS,LLC
DEVELOPER: B2J DEVELOPMENT, GROUP LLC

5461-5471 & 5461-5525 SW 40th AVENUE
DANIA BEACH FL 33314

OAKS PLACE

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14173

REVISIONS

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292
AA 0002849
IB 0000894
NCARB CERTIFIED

CIVIL ENGINEER:

Regina Bobo-Jackson, P.E.

Gator Engineering Associates, Inc.
11390 Temple Street Cooper City, FL. 33330
Office: 954.434.5905
Fax: 954.434.5904
Cell: 954.865-0641

MEP ENGINEER:

DELTA G CONSULTING ENGINEERS.

GEORGE SAN JUAN, PE, LEED AP, PRESIDENT
707 NE 3RD AVE. SUITE 200 FT. LAUDERDALE, FL 33304
TEL: 954.527.1112 EXT.16
FAX: 954.524.7505
WEBSITE: WWW.DELTAG.NET

LANDSCAPE ARCHITECT:

KIMBERLY MOYER, RLA

LANDSCAPE ARCHITECTURE
954.492.9609

IRRIGATION CONSULTANT:

KENNETH DIDONATO, INC.
TEL: 954.923.2555

PROJECT RENDERING

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER PAGE
A0.1 PERVIOUS PLAN & SITE DATA CHART
A0.2 SITE PLAN NORTH
A0.3 SITE PLAN SOUTH
A0.4 SITE PLAN DETAILS/ZONING PLAN
A0.5 ENTRANCE ELEVATION/SIGNAGE
A0.6 CURVED WALL /TRELLIS
A0.7 RENDERINGS
A1.0 BUILDING 1 - FLOR PLAN
A1.1 BUILDING 1 - ELEVATIONS
A1.2 BUILDING 2 - FLOOR PLAN
A1.3 BUILDING 2 - ELEVATIONS
A1.4 BUILDINGS 1 & 2 - PERSPECTIVE VIEWS
A2.0 BUILDING 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - FLOOR PLANS
A2.1 BUILDING 3-A, 3-B, 5-A, 5-B, 6 & 6-B - ELEVATION (TVP)
A2.2 BUILDINGS 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - PERSPECTIVE VIEWS
A3.0 BUILDING 4 & 9 - FLOOR PLANS
A3.1 BUILDING 4 & 9 - ELEVATION (TVP)
A3.2 BUILDING 4 &9 - PERSPECTIVE VIEWS
A4.0 BUILDING 7-A, 7-B, 7-C, 8-A & 8-B & 8-C - FLOOR PLANS
A4.1 BUILDING 7-A, 7-B, 7-C, 8-A & 8-B & 8-C - ELEVATIONS (TVP)
A4.2 BUILDING 7-A, 7-B, 7-C, 8-A & 8-B & 8-C - PERSPECTIVE VIEWS
A5.0 CLUB HOUSE - GROUND FLOOR PLAN
A5.1 CLUB HOUSE - ROOF PLAN
A5.2 CLUB HOUSE -SECTIONS
A5.3 CLUB HOUSE - PERSPECTIVES
A6.0 UNIT "TYPE A" - FLOOR PLANS
A6.1 UNIT "TYPE A" - SECTIONS
A6.2 UNIT "TYPE B" - FLOOR PLANS
A6.3 UNIT "TYPE B" - SECTIONS
A6.4 UNIT "TYPE C" - FLOOR PLANS
A6.5 UNIT "TYPE C" - SECTIONS
LS1.0 LIFE SAFETY SITE PLAN NORTH
LS1.1 LIFE SAFETY SITE PLAN SOUTH

CIVIL

C-1 GENERAL NOTES
C-2 EROSION & SEDIMENT CONTROL
C-3 PAVING NORTH
C-4 PAVING SOUTH
C-5 WATER &SEWER NORTH
C-6 WATER & SEWER SOUTH
C-7 SIGNING & MARKING NORTH
C-8 SIGNING & MARKING NORTH
C-9 SITE DETAILS
C-10 WATER DETAILS.
C-11 WATER &SEWER DETAILS

LANDSCAPE

TD-1 TREE DISPOSITION NORTH
TD-2 TREE DISPOSITION SOUTH
TD-3 SCHEDULE TD
TD-4 SCHEDULE TD
L-1 LANDSCAPE PLAN NORTH
L-2 LANDSCAPE PLAN SOUTH
L-3 LANDSCAPE PLAN NORTH
L-4 LANDSCAPE PLAN SOUTH

PHOTOMETRICS

PH L0 PHOTOMETRIC PLAN

SURVEY

COMBINED SURVEY
NORTH SURVEY (W/ TREES)
SOUTH SURVEY 1 of 2
SOUTH SURVEY 2 of 2 (W/ TREES)

IRRIGATION

IRR - L0 NORTH SIDE
IRR - L1 SOUTH SIDE
IRR - L2 DETAILS

NOTE: PLAT SUBMITTED SEPARATELLY

LEGAL DESCRIPTION

PARCEL "A"
A Parcel described as the South 99.00 feet of the North 437.03 feet of the West 784.50 feet of the East 279.50 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 47 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida. LESS the South 4.00 feet of the East 703.72 thereof.

PARCEL "B"
A Portion of Tract 9, Section 36, Township 50 South, Range 47 East, Broward County, Florida, and more particularly described as follows: The South 777.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 47 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING:
Commence at the most Northeasterly corner of the South 717.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 47 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 703.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4. 00 feet; Thence South 87°49'48" West, a distance of 80. 78 feet; Thence North 03°03'39" West, a distance of 4. 00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning

PARCEL C
The South 272.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida. LESS the South 117.52 feet of the East 138.05 thereof. Said lands situate, lying and being in Broward County, Florida.

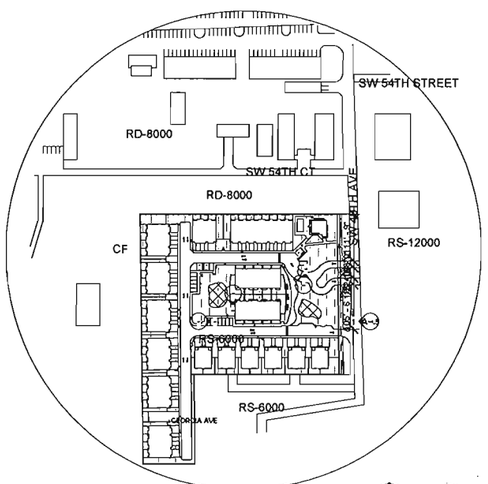
TOGETHER WITH:

The South 85.00 feet of the North 714.50 feet of the east 512.50 feet of tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of tract 9, in section 36, township 50 South, rage 41 East of Newman's survey, as recorded in plat book 2, page 26, of the public records of Miami-Dade County, Florida; said land situate, lying and being in county, Florida; Excepting therefrom the East 35 feet for road right of way.

AND

The South 85.01 feet of the North 629.05 feet of the East 512.50 feet of tract 9, in section 36, township 50 South, range 41 East of Newman's survey, as recorded in plat book 2, Page 26, of the public records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right of way.

KEY PLAN



SCALE N.T.S.

RESIDENTIAL GREEN BUILDING PRACTICES

CHAPTER 151.158 LARGE DEVELOPMENTS

1. RADIANT BARRIER - ENERGY STAR QUALIFIED - APPLIED TO ATTIC INSULATION.
2. ENERGY STAR APPROVED ROOFING MATERIALS.
3. PROGRAMMABLE THERMOSTATS.
4. OCCUPANCY / VACANCY SENSORS.
5. DUAL FLUSH TOILETS (LESS THAN 1 GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS, PER USGBC).
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS.
7. LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAN RUN ON A TIMER.
8. ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION).
9. INSULATED HOT WATER PIPES. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1/2" INSULATION, INCLUDING BURIED PIPES.
10. MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.
11. TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED.

LOCATION MAP

LOCATION OF WORK
26° 3' 10.09" N
80° 12' 4.72" W

SCALE N.T.S.

CODE ANALYSIS / PROJECT DATA

PLANS SHALL COMPLY WITH THE FOLLOWING:
FLORIDA BUILDING CODE (2017 ED.)
FBC NFPA 101 2015 ED.
NFPA 72 2015 ED.
NFPA 13 2015 ED.

NEW TOWNHOUSES-RESIDENTIAL (THIS PERMIT) REF. EQUIVALENCY TABLE A.4-1.1 NFPA 220 (2012 EDITION)
NEW CONCRETE STRUCTURE
TYPE VA CONSTRUCTION PER FBC - TO TYPE V(0), CHAPTER 14 TABLE 14.4.1.2 NFPA 1 (2018 EDITION)
NON FIRE SPRINKLERED

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)

GROUP	TYPE	ALLOWED		PROVIDED	
		HGT	AREA (SQ. FT.)	HGT	AREA (SQ. FT.)
R-3	VA	50 FT (3 STORY)	12,000 PER STORY	25'-0" FT (2 STORY)	5,844 FIRST FLOOR 7,240 SECOND FLOOR 13,084 TOTAL

EACH BUILDING UNDER A SEPARATE PERMIT (SEE A 1.0 FOR SPECIFIC DATA CHART

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

TYPE V A
STRUCTURAL FRAME 1 HR
BEARING WALLS (EXT & INT) 1 (EXT) 0 INT HR
NONBEARING WALLS & PARTITIONS 0 HR
FLOOR CONSTRUCTION 1 HR
ROOF CONSTRUCTION 1 HR

REQUIRED SEPARATION OF OCCUPANCIES R / R - 2 HR (TABLE 706.4 FBC)
REQUIRED SEPARATION BETWEEN 1 & 2 FAMILY DWELLING -0HR (NFPA 101,6.1.14.4.1)
REQUIRE SEPARATION BETWEEN DWELLING UNITS -1/2 HR (NFPA 2 EXCEPTIONS)
TOWNHOUSE FIRE SEPARATION -2 HR (TABLE 706.4 FBC)

TOWNHOUSE FIRE SEPARATION PROVIDED: 2 HOURS (SEE PLANS AND SECTIONS)
SEPARATION BETWEEN DWELLING UNITS PROVIDED 2 HR (PARTY WALLS SEE PLANS AND SECTIONS)

PROJECT NOTES:

1. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL.
2. PROVIDE PITCH PANS TO SEAL ALL NEW ROOF PENETRATIONS.
3. ALL A/C UNITS SHALL BE SCREENED SEE MECHANICAL DRAWINGS FOR A/C UNIT RACK ATTACHMENT.
4. THE ROOF WILL NOT BE HABITABLE OR USED FOR RECREATION PURPOSES
5. ALL EXTERNAL LADDERS FOR ROOF ACCESS WILL BE FOLDABLE, CONCEALED AND INSTALLED IN A UNINOBTRUSIVE LOCATION (SEE SITE PLAN) AND PAINTED TO MATCH THE BUILDINGS.
7. SIGNAGE NOT INCLUDED W/ THIS APPLICATION.

PROJECT REQUESTS:

- PLATTING
- RE ZONING
- FLEX/ RESERVE UNITS
- SITE PLAN APPROVAL
- FRONT SETBACK REDUCTION REQUEST/VARIANCE OF BUILDING C

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5461-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: B2J DEVELOPMENT GROUP LLC

☐ REVIEW SET
☒ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

XX-XX-XX

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

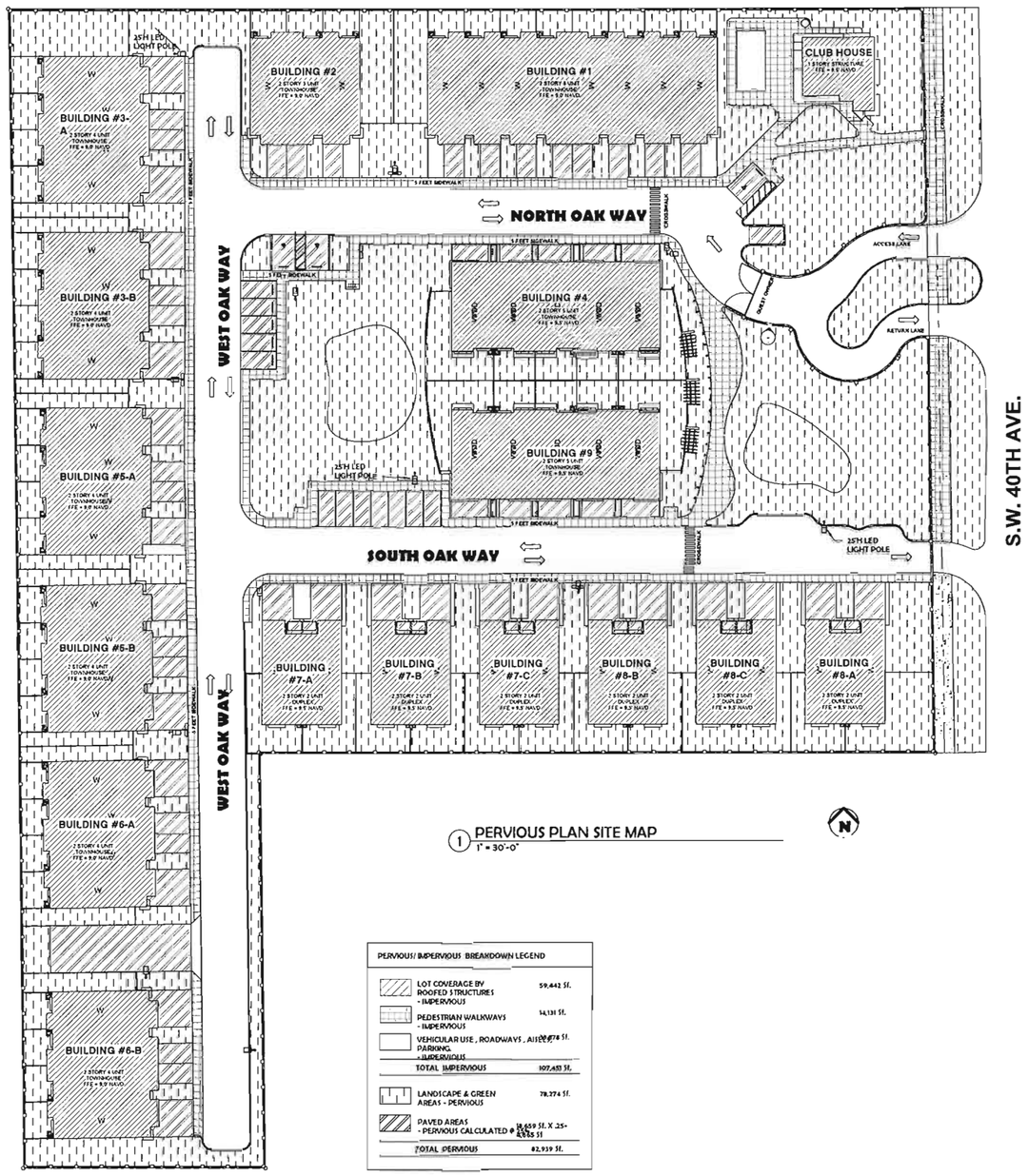
COVER

A0.0

PROJECT #: 16-019

DATE: 03-05-18

PROPRIETARY INFORMATION / THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©



1 PERVIOUS PLAN SITE MAP
1" = 30'-0"

PERVIOUS/ IMPERVIOUS BREAKDOWN LEGEND	
LOT COVERAGE BY ROOFED STRUCTURES - IMPERVIOUS	59,442 SF.
PEDESTRIAN WALKWAYS - IMPERVIOUS	14,131 SF.
VEHICULAR USE , ROADWAYS , AISLES & PARKING - IMPERVIOUS	33,874 SF.
TOTAL IMPERVIOUS	107,453 SF.
LANDSCAPE & GREEN AREAS - PERVIOUS	78,274 SF.
PAVED AREAS - PERVIOUS CALCULATED @ 25%	14,659 SF. X .25= 4,665 SF
TOTAL PERVIOUS	82,939 SF.

SITE DATA

GENERAL	REQ'D/ALLOWED	PROVIDED
ZONING	RS-6000 - 5 UNITS/ACRE	PRD-1 - 16 UNITS ACRE
LAND USE	LOW (10) RESIDENTIAL	REQUESTING 19 FLEX UNITS
NET :	N/A	207,224 - 4.8 ACRES
GROSS - W PORTION R.O.W.	N/A	223,365- 5.13 ACRES
EXISTING DENSITY (RS-6000)	5.13 ACRES @ 5 UNITS/ACRE =25.65 ALLOWED	
FLEX UNITS	19 FLEX UNITS	
PROPOSED DENSITY (PRD-1)	5.13 ACRES @ 16 UNITS/ACRE=82.08 =82 TOWNHOUSES ALLOWED	PROVIDED UNITS 57 TOWNHOUSES
LOT COVERAGE/ MAX 40% (BUILDING FOOTPRINT)	40% = 40 X 207,224 SF / 100 = 82,952 SF	59,442 SF / 207,224 SF = 29% - 59,442 SF BELOW MAX. OF 40%
TRE WATERHOUSE/DEPAUL BREAKDOWN PLANS LANDSCAPE OPEN SPACE)	GREEN AREA 35 % PERVIOUS PAVERS	78,274 SF / 8,665 SF / 82,939 SF TOTAL
	MIN 35% PERVIOUS AREA WATER HOUSE AREA SHALL NOT EXCEED 10% IN RESIDENTIAL ZONING DISTRICTS PER SEC. 28-10-A	82,939 SF / 207,224 SF = 40% PERVIOUS
PRD-1 TOWNHOUSES		
LOT MINIMUM	REQ'D/ALLOWED MIN.	PROVIDED
AREA (SQ FT.)	N/A	N/A
WIDTH (FT.)	22	22.4
DEPTH (FT.)	N/A	N/A
BULK MAXIMUM	REQ'D/ALLOWED	PROVIDED
HEIGHT (Stories/Ft.)	3/35'	2/25'
YARD MINIMUM	REQ'D/ALLOWED	PROVIDED
FRONT (FT.)	25'	25'
INTERIOR & REAR SIDE (FT.)	15' for 2 stories	15'
CORNER SIDE (FT.)	25'	N/A
INTERIOR OF LOTS BETWEEN BUILDINGS (FT.)	15'	15' /10' VARIES
ARTICLE 20 SPECIAL FLOOR AREA	REQ'D/ALLOWED	PROVIDED
MAXIMUM LENGTH OF A TOWNHOUSE (FT.)	150'	150'
MINIMUM FLOOR AREA (900) SF for two-bedroom units (1,050) SF for three-bedroom units	900 SF for two-bedroom units (1,050) SF for three-bedroom units	1,338 SF for two-bedroom units 1,315 SF for three-bedroom units

PARKING CALCULATIONS

		REQUESTED	PROVIDED	
2 SPACES PER UNIT+ 1 GUEST PARKING PER 5 UNITS	GARAGE PARKING, 57 X 2 = 114 UNITS +11 GUEST PARKING, 57/5 = 11.4 UNITS =11	REQ. 125 PRKNG	FOR OWNERS	114 PRKNG
			GUEST	11 PRKNG (2 ADA)
			TOTAL	125 PRKNG

BICYCLE PARKING CALCULATIONS

5% OF THE REQUIRED AUTOMOBILE SPACES	125 X .05 = 6	REQ. 5 PRKNG	20 PRKNG

UNITS BUILDING BREAKDOWN

BUILDING	NUMBER OF DWELLING UNITS	TOTAL (GROSS) S.F. LOT COVERAGE	SQ FT RANGE PER UNIT (A/C)	TOTAL S.F. BUILDING (A/C)
BUILDING # 1	8 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	7,472 SQ FT	1,414 SQ FT	12,752 SQ FT
BUILDING # 2	3 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	2,952 SQ FT	1,414 SQ FT	4,242 SQ FT
BUILDING # 3A	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,934 SQ FT	1,414 SQ FT	6,424 SQ FT
BUILDING # 3B	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,934 SQ FT	1,414 SQ FT	6,424 SQ FT
BUILDING # 4	5 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	4,375 SQ FT	1,399 SQ FT	7,990 SQ FT
BUILDING # 5A	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,934 SQ FT	1,414 SQ FT	6,424 SQ FT
BUILDING # 5B	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,934 SQ FT	1,414 SQ FT	6,424 SQ FT
BUILDING # 6A	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,934 SQ FT	1,414 SQ FT	6,424 SQ FT
BUILDING # 6B	4 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	3,934 SQ FT	1,414 SQ FT	6,424 SQ FT
BUILDING # 7A	2 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,954 SQ FT	1,714 SQ FT	3,428 SQ FT
BUILDING # 7B	2 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,954 SQ FT	1,714 SQ FT	3,428 SQ FT
BUILDING # 7C	2 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,954 SQ FT	1,714 SQ FT	3,428 SQ FT
BUILDING # 8A	2 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,954 SQ FT	1,714 SQ FT	3,428 SQ FT
BUILDING # 8B	2 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,954 SQ FT	1,714 SQ FT	3,428 SQ FT
BUILDING # 8C	2 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,954 SQ FT	1,714 SQ FT	3,428 SQ FT
BUILDING # 9	5 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	4,375 SQ FT	1,598 SQ FT	7,990 SQ FT
CLUB HOUSE	N/A	995 SQ FT	995 SQ FT	995 SQ FT
GRAND TOTAL	57 UNITS	56,309 SQ FT		94,032 SQ FT

NOTE: STAGING PLAN FOR CONSTRUCTION PARKING WILL BE PROVIDED WITH PERMIT SUBMITTAL

TABLE 1604.8
RISK CATEGORY OF BUILDINGS AND OTHER STRUCTURES

RISK CATEGORY	NATURE OF OCCUPANCY
I	Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to: • Agricultural facilities • Certain temporary facilities • Minor storage facilities • Minor storage facilities
II	Buildings and other structures except those listed in Risk Categories I, III and IV
III	Buildings and other structures that pose a substantial hazard to life in the event of failure, including but not limited to: • Buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250. • Buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250. • Buildings and other structures containing adult education facilities, such as colleges and universities, with an occupant load greater than 500. • Group I-2 occupancies with an aggregate [illegible] of 50 or more resident care recipients but not to 50 by surgery or emergency medical facilities. • Group I-3 occupancies. • Any other occupancy with an aggregate [illegible] greater than 5,000. • Power generating stations, water treatment for potable water, wastewater treatment facilities and other public utility facilities not included in Risk Category IV. • Buildings in Risk Category IV are allowed to be classified in a lower risk category if their collapse does not pose a hazard to the public or substantial [illegible]. Exceptions: [illegible] Florida Fire Prevention Code and Are not a hazard to the public if released".
IV	Buildings and other structures designated as essential facilities, including but not limited to: • Group I-2 occupancies having surgery or emergency treatment facilities. • Fire, rescue, police and ambulance stations and emergency vehicle garages. • Designated emergency preparedness, communication, and emergency shelters and other facilities required for emergency response. • Power generating stations and other public utility facilities required as emergency backup facilities for Risk Category IV structures. • Buildings and other structures containing quantities of highly toxic materials that [illegible] sufficient to pose a threat to the public if released. • Aviation control towers, air traffic control centers and emergency aircraft hangars. • Buildings and other structures designated as [illegible] facilities. • Water storage facilities and pump structures required to maintain water pressure for fire suppression.

FLOOD CHART
12" = 1'-0"

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLAR INC ©

SKLARchitecture
210 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6792
www.SKLARchitecture.com
AA 0002849
IB 0000494
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5401-5471 & 5401-5525 SW 40TH AVE
DANIA BEACH, FL 33314

OWNER: BCD DANIA OAKS, LLC
DEVELOPER: BDI DEVELOPMENT GROUP LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

XX-XX-XX

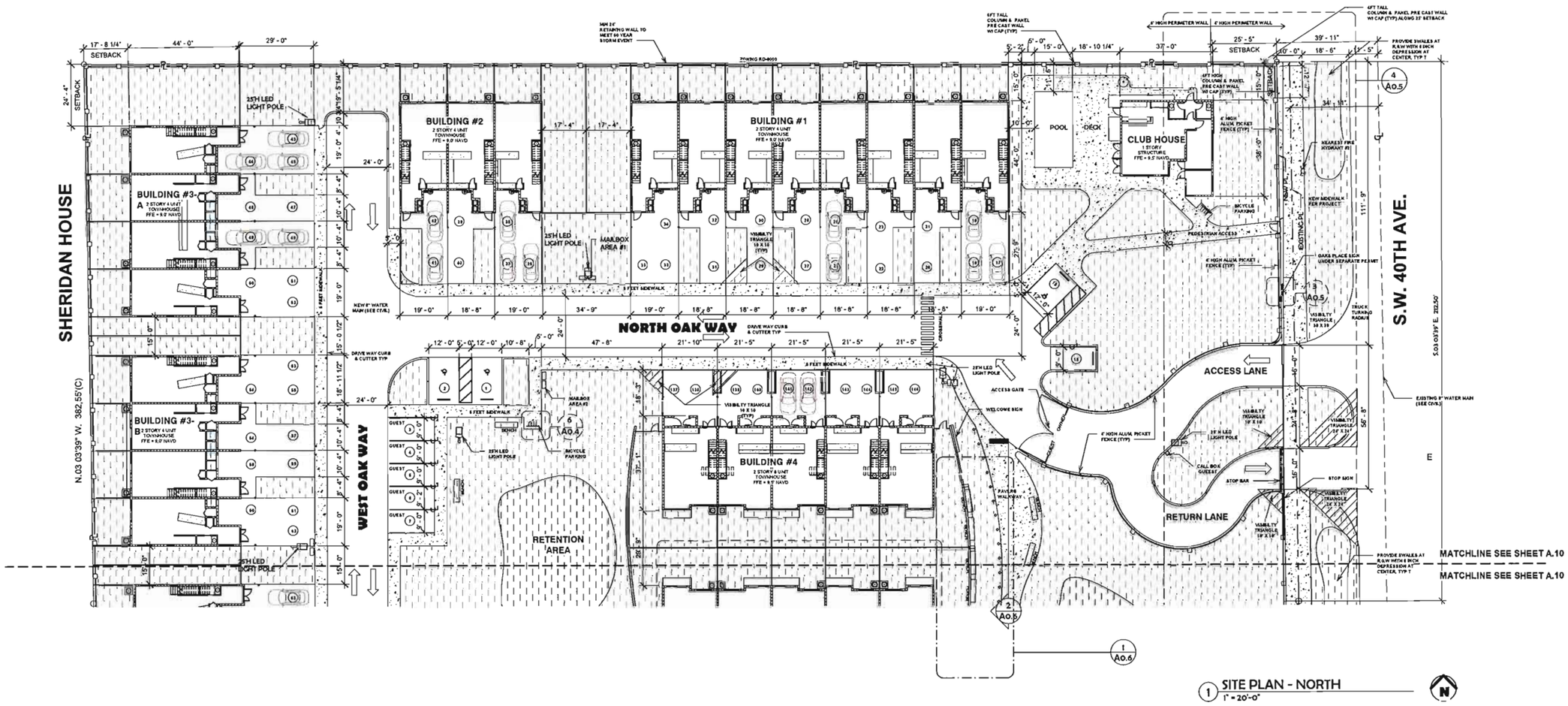
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

PERVIOUS PLAN & SITE DATA CHART

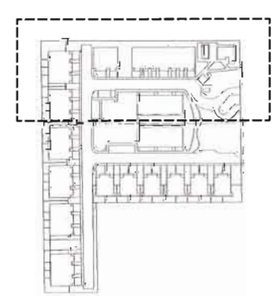
A0.1

PROJECT #: 16-019

DATE : 03-05-18



1 SITE PLAN - NORTH
1" = 20'-0"



KEY PLAN
1" = 160'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9202
FAX - (954) 925-6192
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5461-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: B2J DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

XX-XX-XX

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

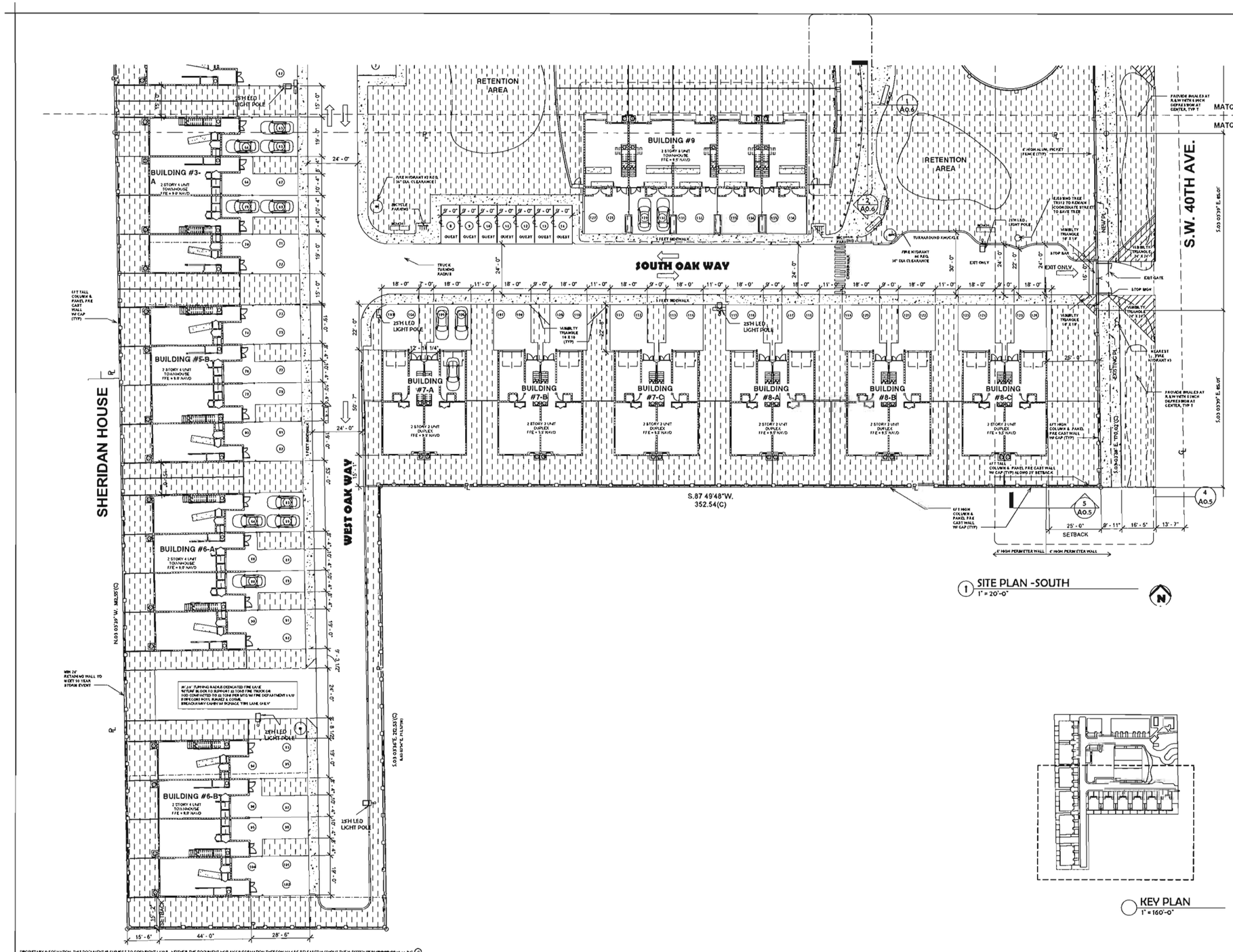
SITE PLAN NORTH

A0.2

PROJECT #: 16-019

DATE: 03-05-18

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLAR INC ©



1 SITE PLAN -SOUTH
1" = 20'-0"

KEY PLAN
1" = 160'-0"

SKLARchitecture
3310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-9293
www.SKLARchitecture.com
AA 0002849
IB 0000494
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14173

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5481-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: BCD DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

XX-XX-XX

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

SITE PLAN SOUTH

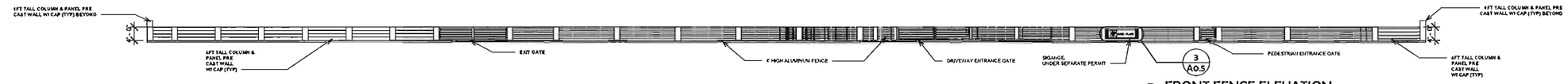
A0.3

PROJECT #: 16-019

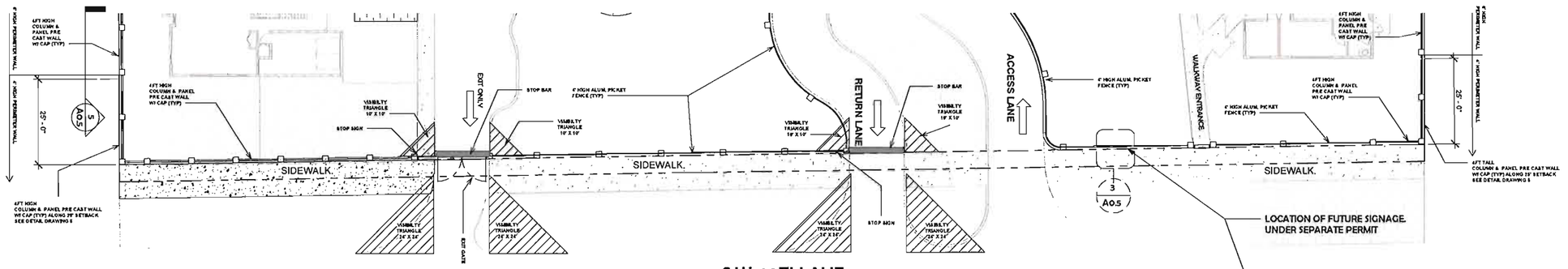
DATE: 03-05-18

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

Broward Gardens
RD-8000
RS-8000
RS-6000
CF
RM-1
RS-12000
SW 15th Ct
SW 20th Ave
Dixie Hwy
Dixie Hwy E
Dixie Hwy
Dixie Hwy
Dixie Hwy

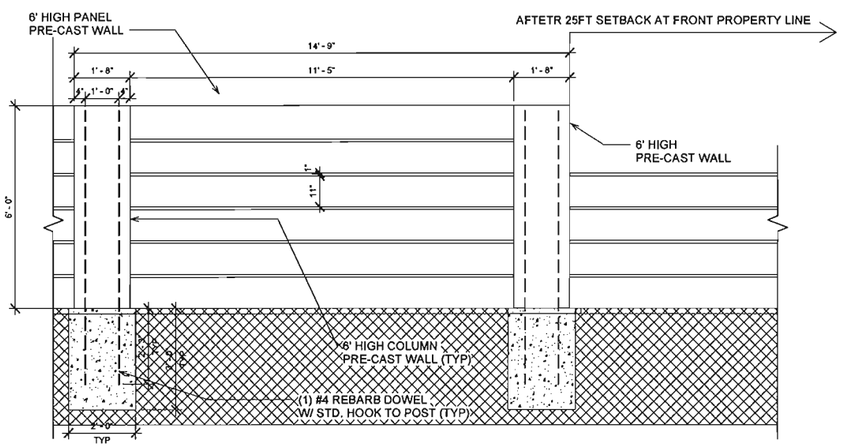


1 FRONT FENCE ELEVATION
1/16" = 1'-0"

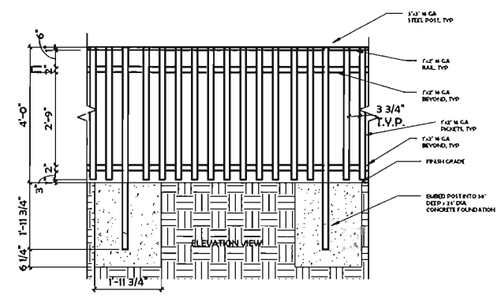


S.W 40TH AVE.

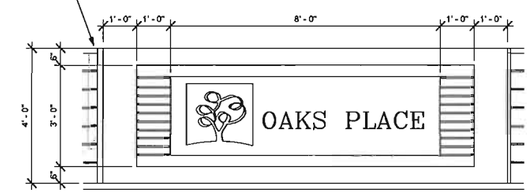
2 FRONT FENCE PLAN
1/16" = 1'-0"



5 PARTIAL PERIMETER WALL
1/2" = 1'-0"



4 PARTIAL ALUMINUM PICKET FENCE
1/2" = 1'-0"



PROPOSED AREA FOR ENTRY SIGN - UNDER SEPARATE PERMIT
3 1/2" = 1'-0"

ENTRY VIEWS FROM S.W. 40TH AVE.

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6592
www.SKLARchitecture.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5477 & 5461-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: B2J DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

XX-XX-XX

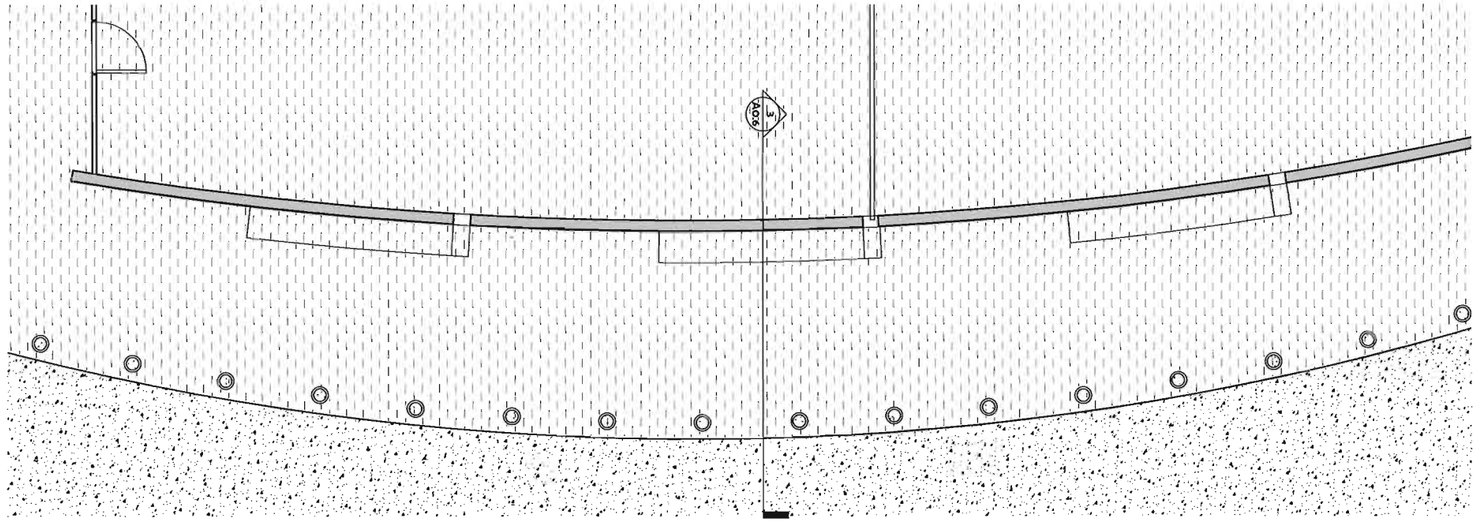
DRAWN BY:
Author
CHECKED BY:
AR SKLAR

ENTRANCE ELEVATION / SIGNAGE

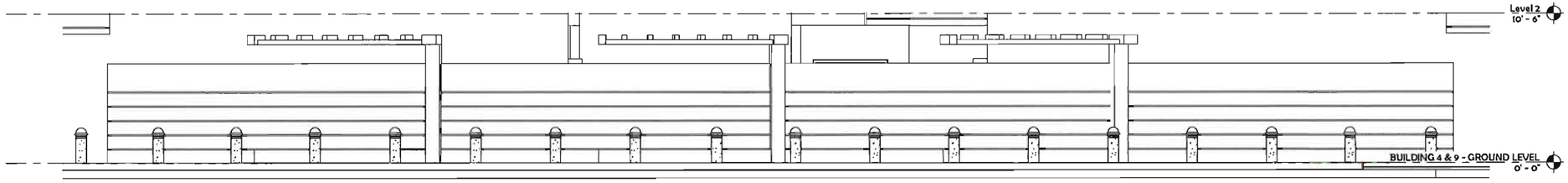
A0.5

PROJECT #: 16-019

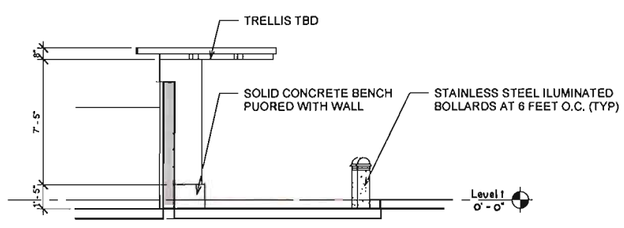
DATE: 03-05-18



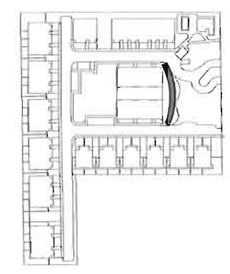
1 CURVED WALL/ TRELLIS SITE VIEW
1/4" = 1'-0"



2 CURVED WALL / TRELLIS ELEVATION
1/4" = 1'-0"



3 TRELLIS/ CURVED SECTION
1/4" = 1'-0"



SKLARchitecture
2210 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6592
www.SKLARchitect.com

AA 0002849
IB 0000694
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5461-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIA'S OAKS, LLC
DEVELOPER: B2J DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

XX-XX-XX

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

CURVED WALL/ TRELLIS

A0.6

PROJECT #: 16-019

DATE: 03-05-18

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

CONTEXTUAL AERIAL

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5461-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: B2J DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

XX-XX-XX

DRAWN BY: Author
CHECKED BY: ARI SKLAR

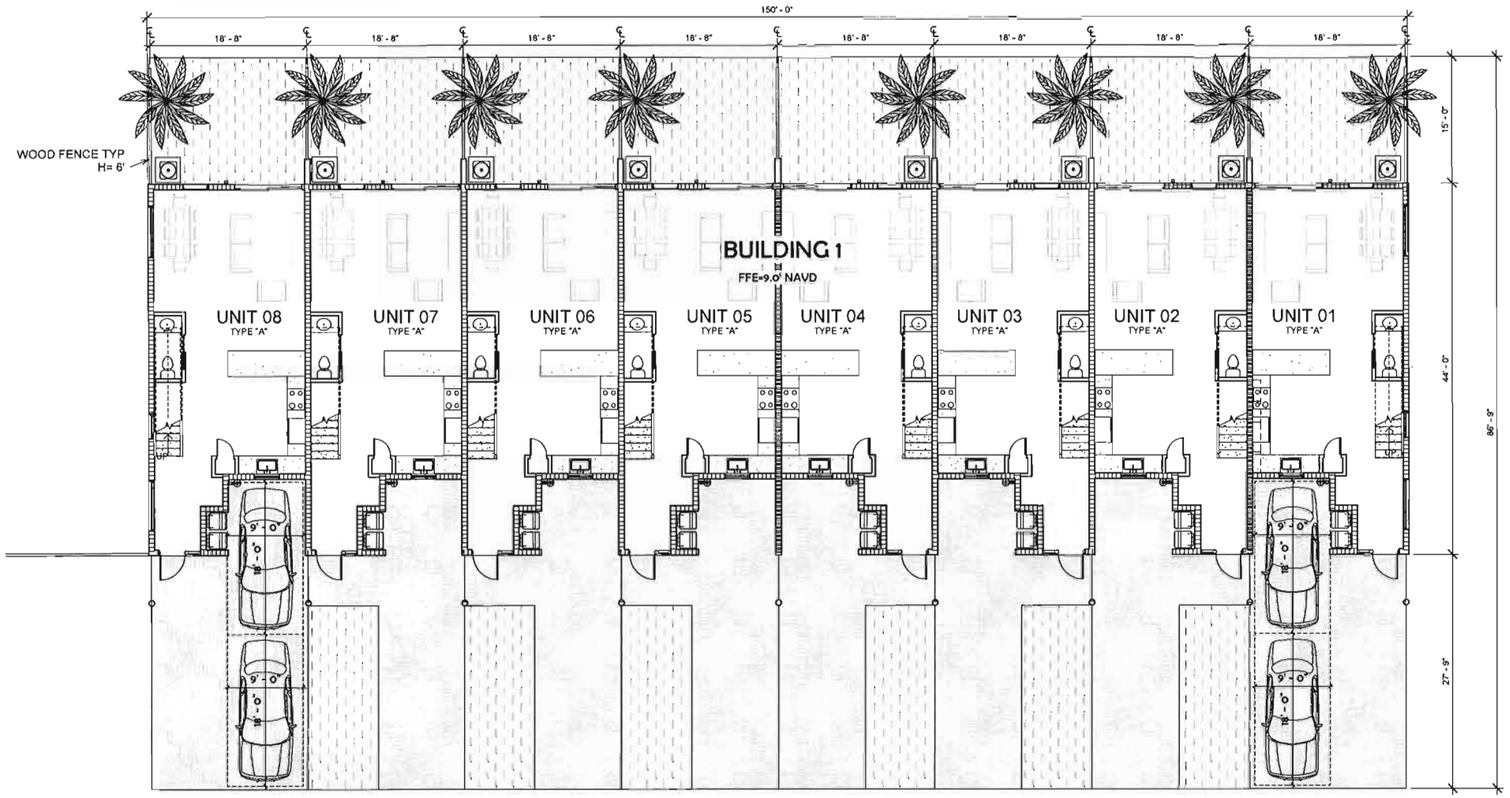
RENDERINGS

A0.7

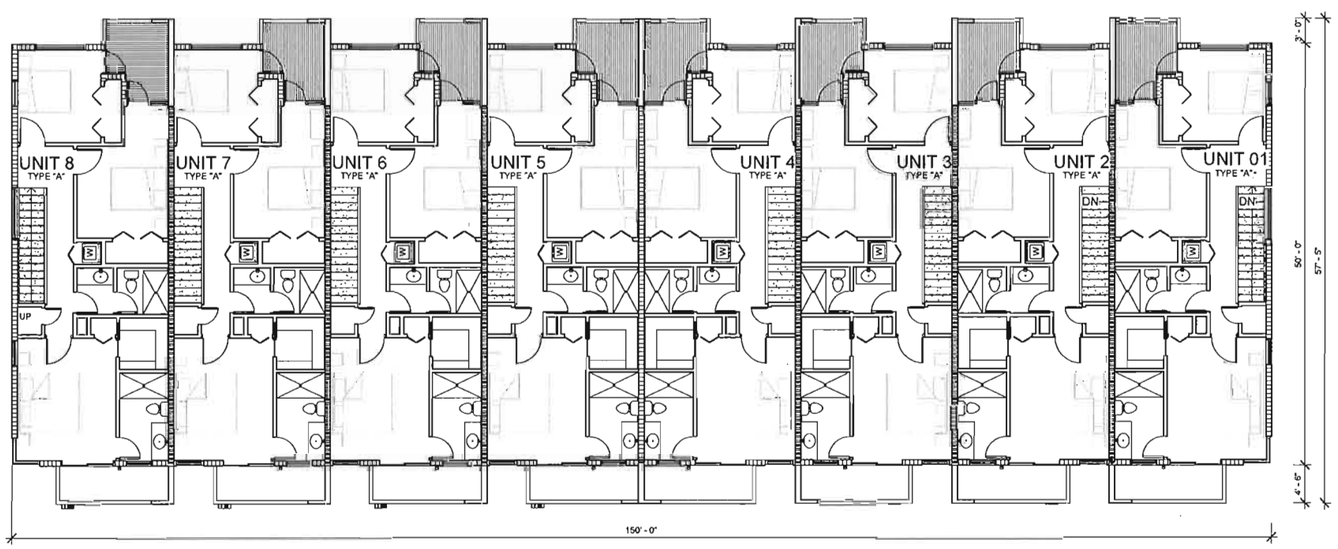
PROJECT #: 16-019

DATE: 03-05-18

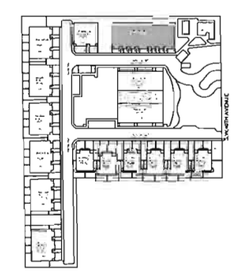
PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©



1 BUILDING 1 - GORUND FLOOR PLAN
1/8" = 1'-0"



2 BUILDING 1- SECOND FLOOR PLAN
1/8" = 1'-0"



PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THIS DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARCHITECTURE INC ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Davie, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

05-04-17

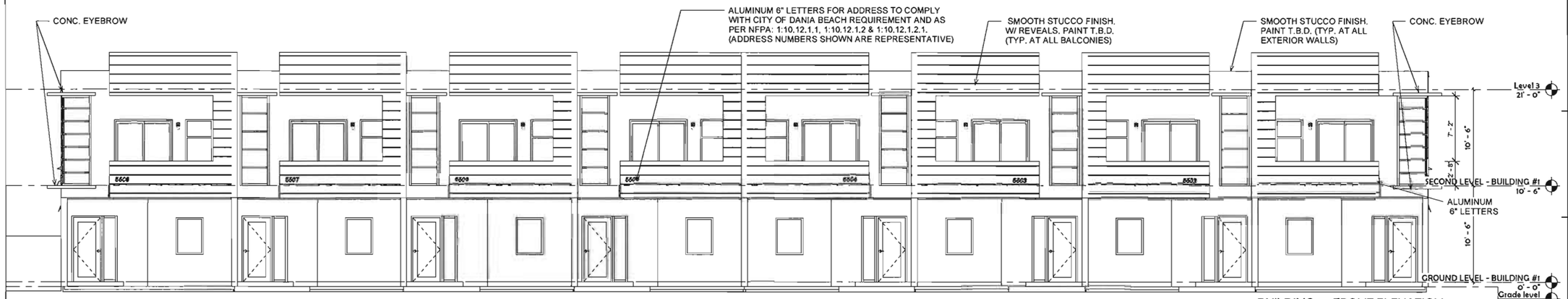
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

BUILDING 1 - FLOOR PLANS

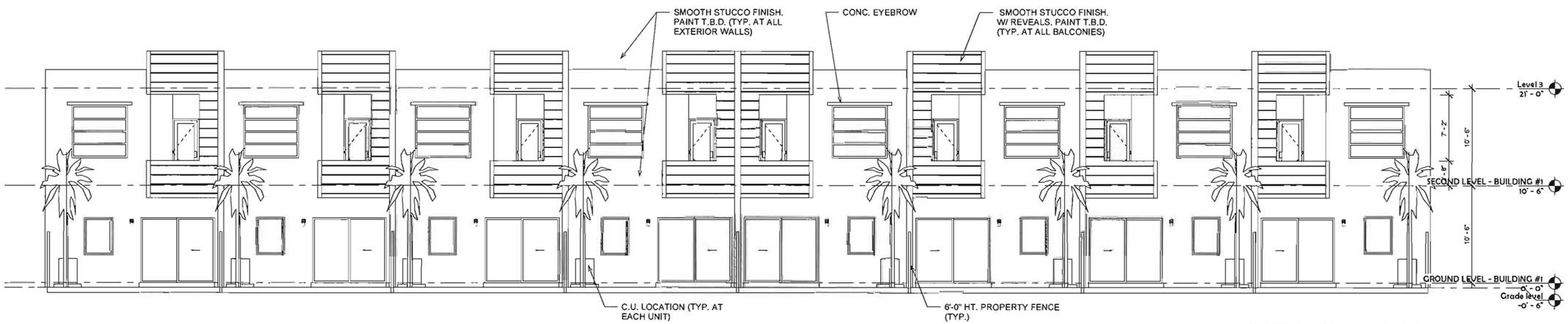
A1.0

PROJECT #: 16-019

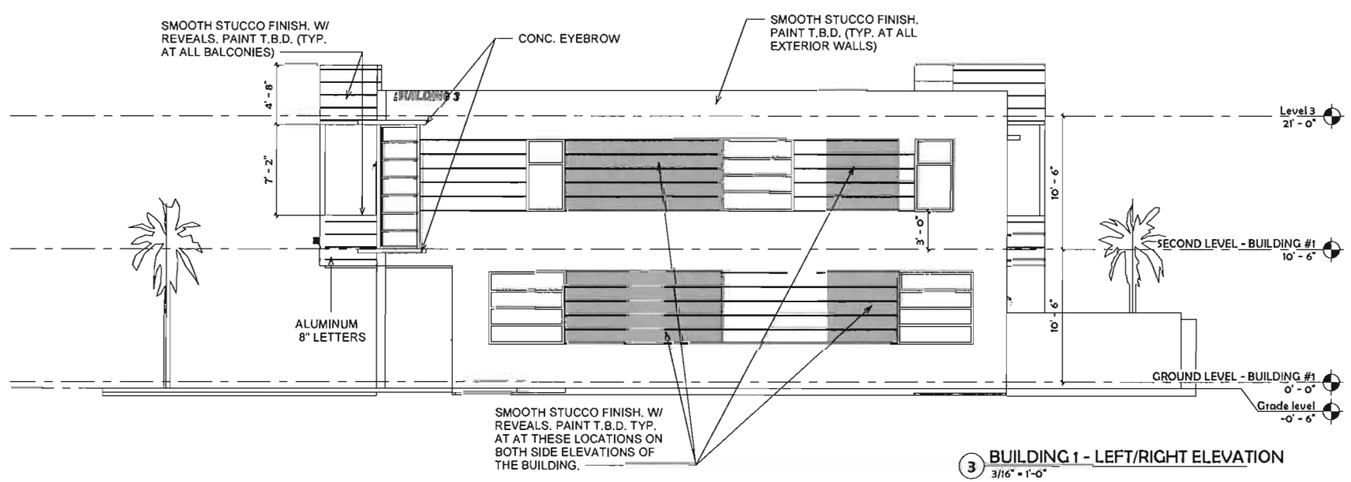
DATE: 07-11-16



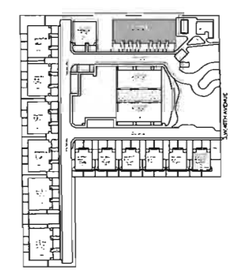
1 BUILDING 1 - FRONT ELEVATION
3/16" = 1'-0"



2 BUILDING 1 - REAR LEVATION
3/16" = 1'-0"



3 BUILDING 1 - LEFT/RIGHT ELEVATION
3/16" = 1'-0"



PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLAR ARCHITECTURE, P.C. ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6592
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Dania, Florida

- ☐ REVIEW SET
- ☒ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

05-04-17

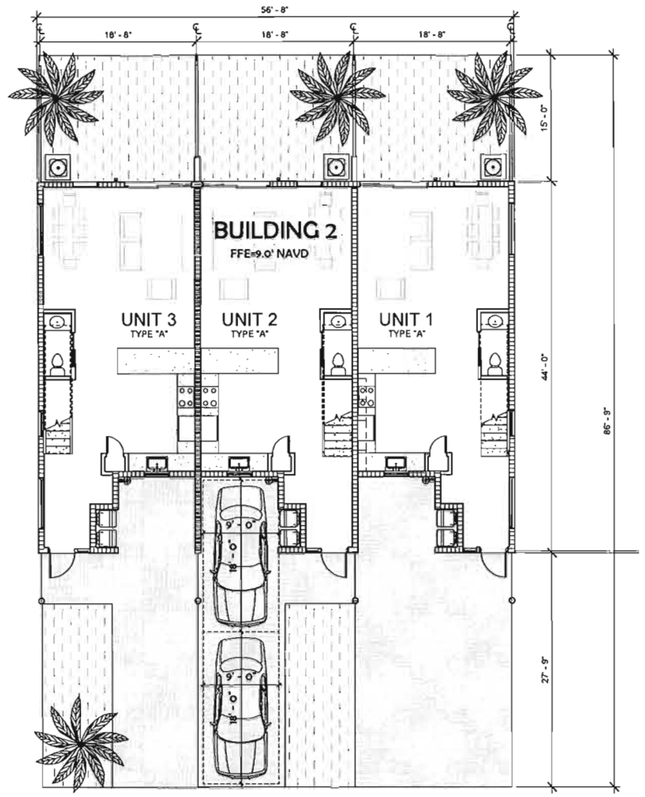
DRAWN BY:
Author: MV
CHECKED BY:
ARI SKLAR

BUILDING 1 - ELEVATIONS

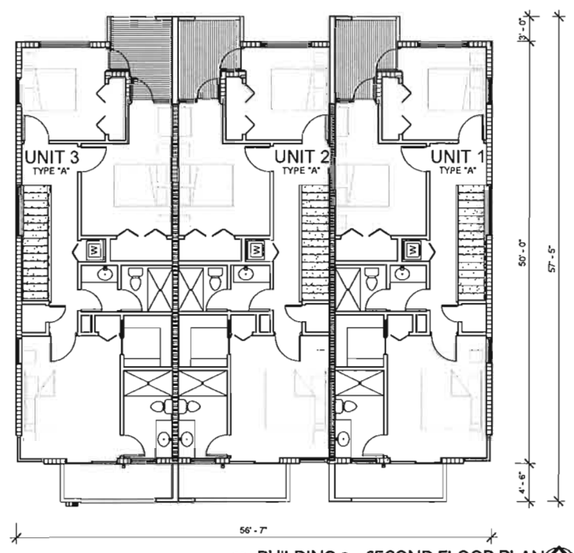
A1.1

PROJECT #: 16-019

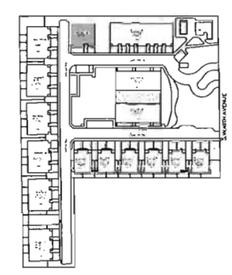
DATE: 07-11-16



1 BUILDING 2 - GORUND FLOOR PLAN
1/8" = 1'-0"



2 BUILDING 2 - SECOND FLOOR PLAN
1/8" = 1'-0"



PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 00000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Dania, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

05-04-17

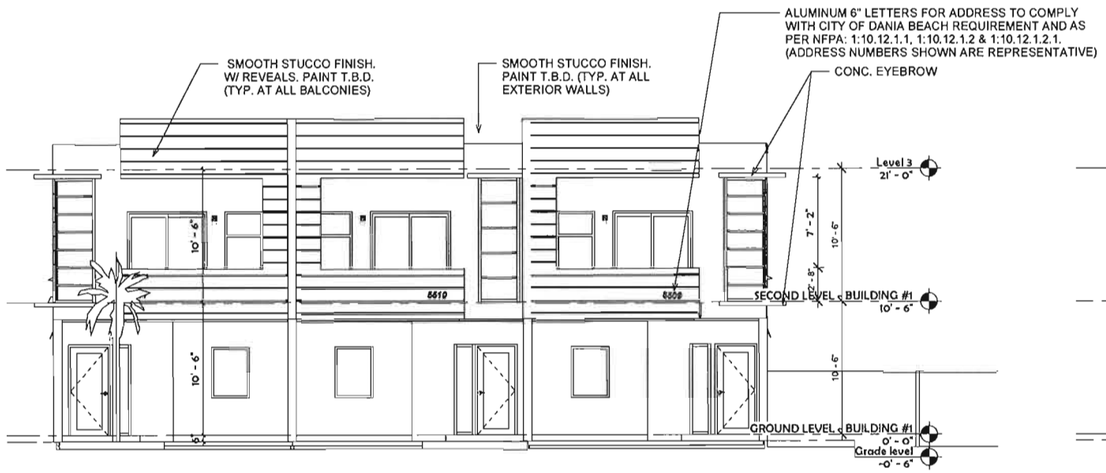
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

BUILDING 2 - FLOOR PLANS

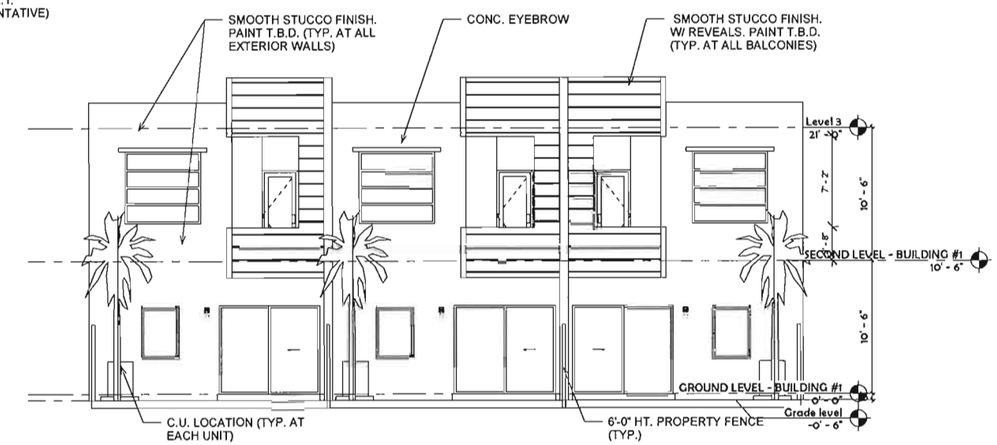
A1.2

PROJECT #: 16-019

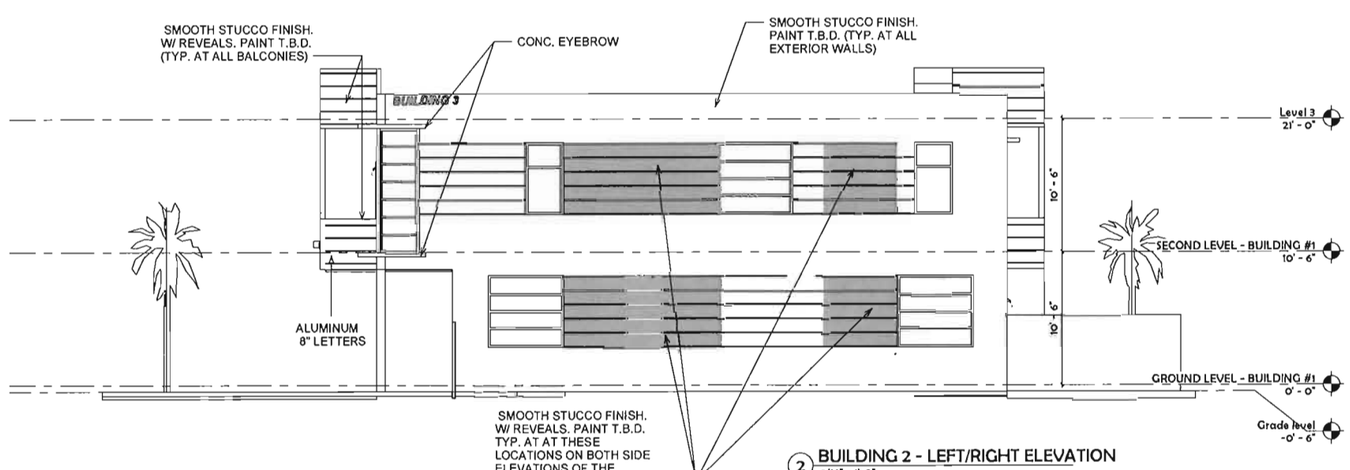
DATE: 07-11-16



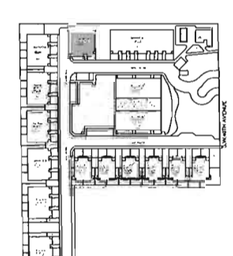
3 BUILDING 2 - FRONT ELEVATION
3/16" = 1'-0"



1 BLIILDING 2 - REAR ELEVATION
3/16" = 1'-0"



2 BUILDING 2 - LEFT/RIGHT ELEVATION
3/16" = 1'-0"



PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6192
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Dania, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

05-04-17

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

BUILDING 2 - ELEVATIONS

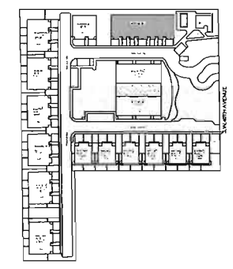
A1.3

PROJECT #: 16-019

DATE: 07-11-16

1 BUILDING 1 & 2- FRONT PERSPECTIVE VIEW

2 BUILDING 1 & 2 - REAR PERSPECTIVE VIEW



KEY PLAN
1" = 160'-0"

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLAR-ARCHITECTS INC. ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitects.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Davie, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

05-04-17

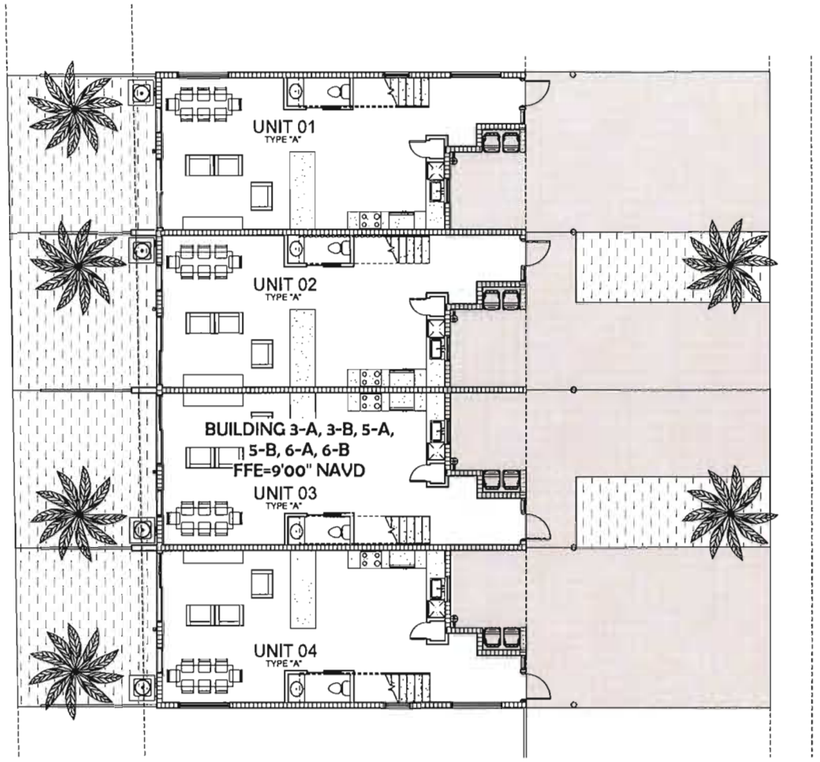
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

BUILDING 1 & 2- PERSPECTIVE VIEWS

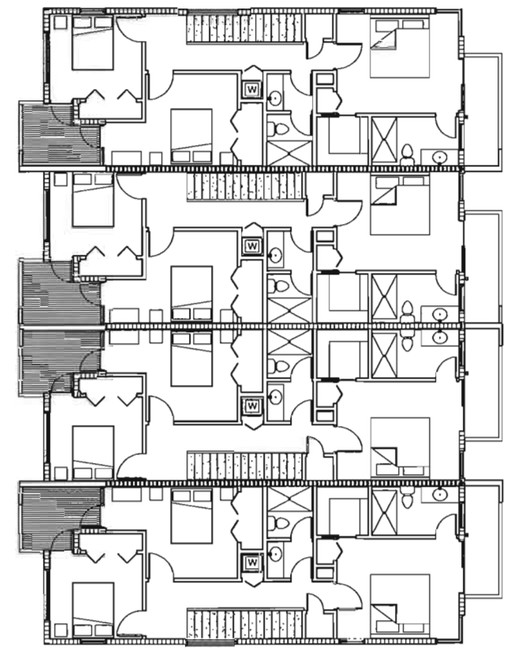
A1.4

PROJECT #: 16-019

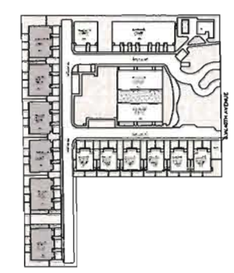
DATE: 07-11-16



1 BUILDING 3-A, 3-B, 5-A, 5-B, 6-A, 6-B - GROUND FLOOR (TYP.)
1/8" = 1'-0"



2 BUILDING 3-A,3-B,5-A - SECOND FLOOR (TYP.)
1/8" = 1'-0"



KEY PLAN
1" = 160'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-9292
www.SKLARchitect.com
AA 0002849
IB 0000811
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:

OAKS PLACE TOWNHOMES

5461 SW 40 TH AVE.
Davie, Florida

OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCI DEVELOPMENT, GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

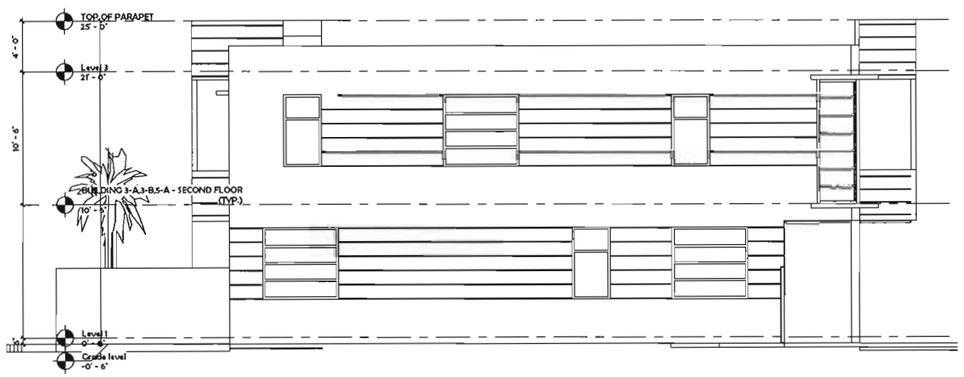
BUILDING 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - FLOOR PLAN

A2.0

PROJECT #: 16-019

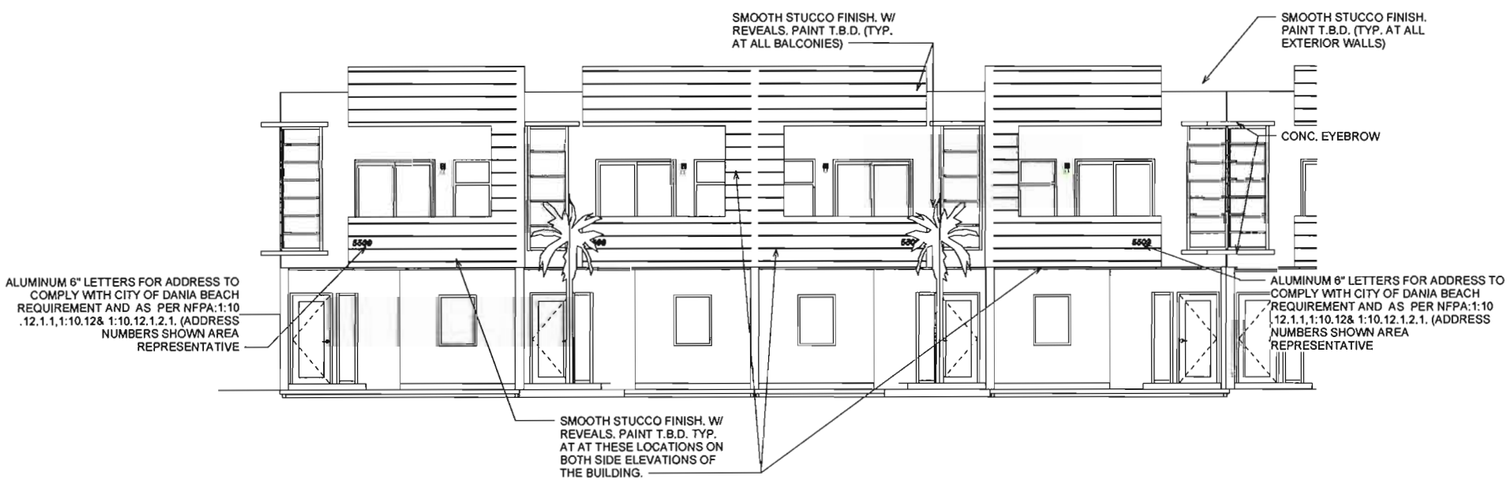
DATE : 07-11-16

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

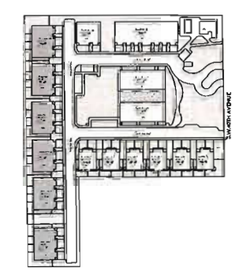


1 BUILDING 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - SIDE ELEVATION
3/16" = 1'-0"

2 BUILDING 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - REAR ELEVATION
3/16" = 1'-0"



3 BUILDING A-A, 3-B, 5-A, 5-B, 6-A & 6-B - FRONT ELEVATION
3/16" = 1'-0"



KEY PLAN
1" = 160'-0"

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

SKLARchitecture
2310 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 928-9292
FAX - (954) 928-9293
www.SKLARchitecture.com
AA 0003849
IB 0000914
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
3461 SW 40 TH AVE.
Dania, Florida
OWNER: BOD DANIA OAKS LLC
DEVELOPER: BOD DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☒ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 03-05-18

DRAWN BY:
Authon MV
CHECKED BY:
ARI SKLAR

BUILDING 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - ELEVATIONS

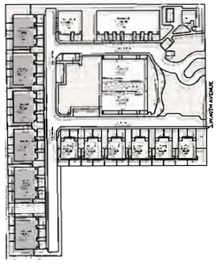
A2.1

PROJECT #: 16-019

DATE: 07-11-16

1 BUILDING 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - FRONT PERSPECTIVE

2 BUILDING 3-A, 3-B, 5-A, 5-B, 6-A & 6-B - REAR PERSPECTIVE



KEY PLAN
1" = 160'-0"

SKLARchitecture
2210 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-9293
www.SKLARchitect.com

AA 0003849
IB 0000614
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14173

REVISIONS

NEW DEVELOPMENT FOR:

OAKS PLACE TOWNHOMES

5461 SW 40 TH AVE.
Davie, Florida

OWNER: BCD DANIEL OAKS L.L.C
DEVELOPER: BCD DEVELOPMENT, GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

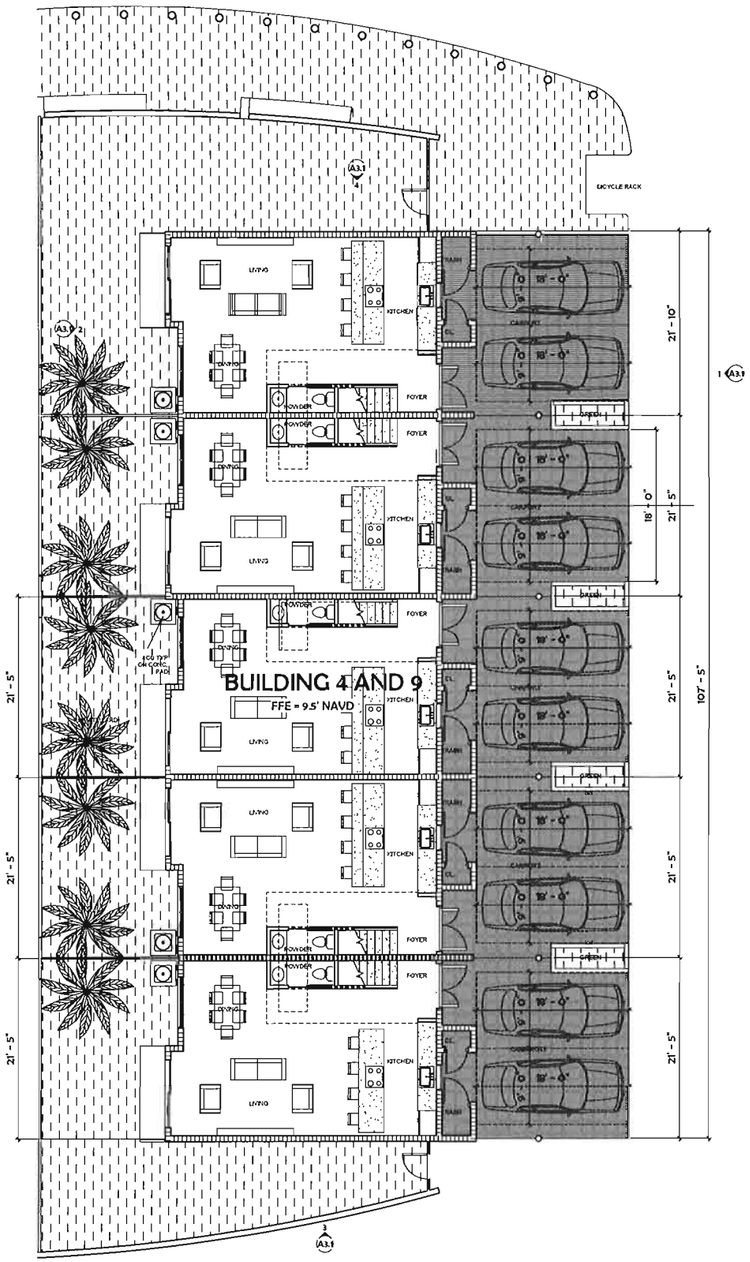
BUILDING 3-A, 3-B, 5-A, 5-B, 6-A, 6-B - PERSPECTIVE

A2.2

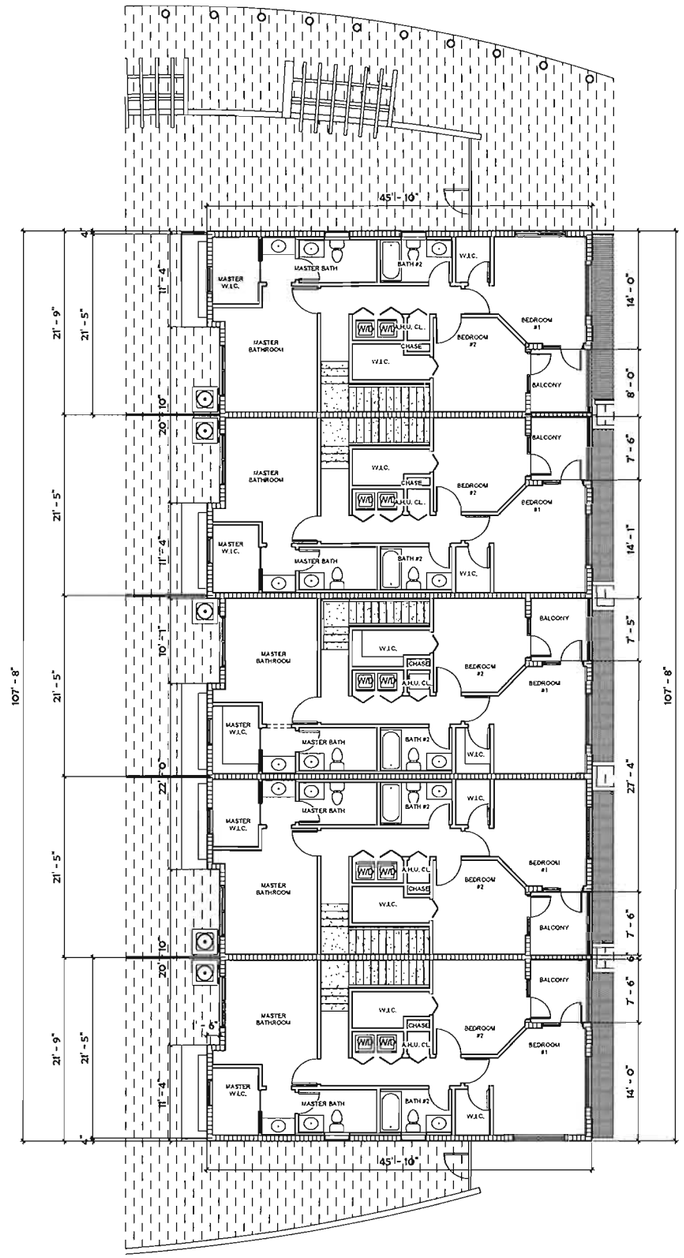
PROJECT #: 16-019

DATE: 07-11-16

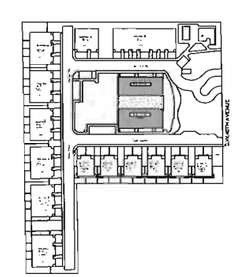
PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARarchitecture INC. ©



1 BUILDING 4 & 9 - GROUND FLOOR PLAN
1/8" = 1'-0"



2 BUILDING 4 - 9 - SECOND FLOOR PLAN
1/8" = 1'-0"



3 KEYPLAN
1" = 160'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Davie, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

BUILDING 4 & 9 - FLOOR PLANS

A3.0

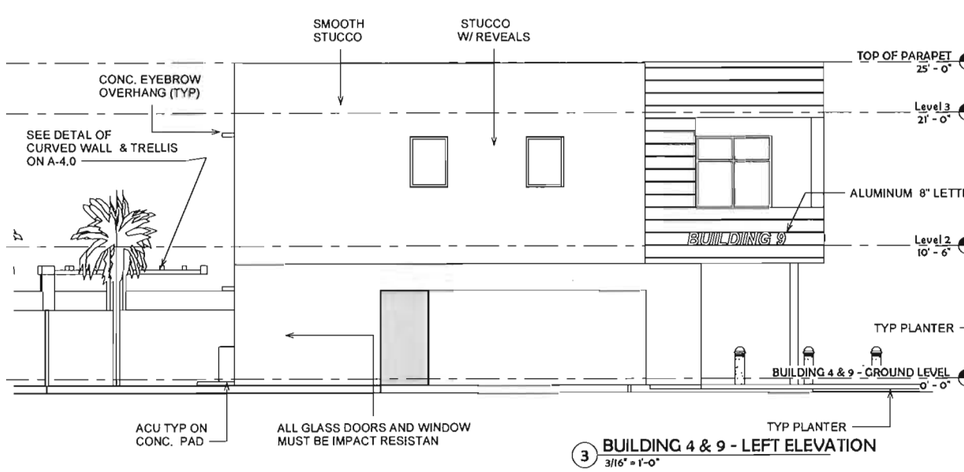
PROJECT #: 16-019

DATE: 07-11-16

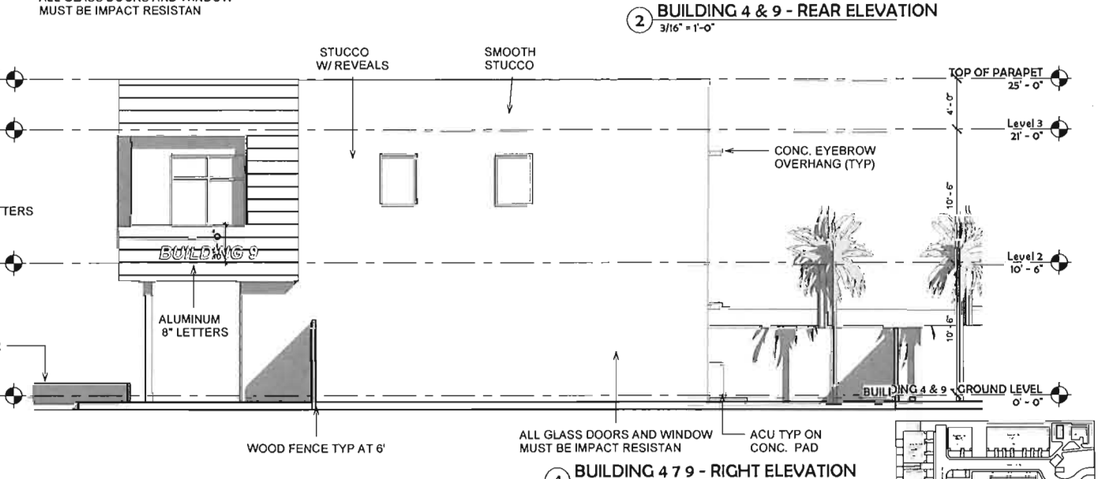
PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

1 BUILDING 4 & 9 - FRONT ELEAVTION
3/16" = 1'-0"

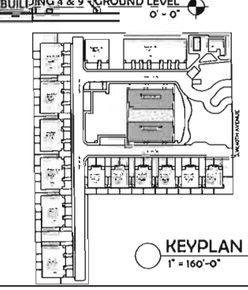
2 BUILDING 4 & 9 - REAR ELEVATION
3/16" = 1'-0"



3 BUILDING 4 & 9 - LEFT ELEVATION
3/16" = 1'-0"



4 BUILDING 4 7 9 - RIGHT ELEVATION
3/16" = 1'-0"



KEYPLAN
1" = 160'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6192
www.SKLARchitect.com
AA 0002849
IB 0000494
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Dania, Florida

- ☐ REVIEW SET
- ☒ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author: MV
CHECKED BY:
ARI SKLAR

BUILDING 4 & 9 - ELEVATIONS

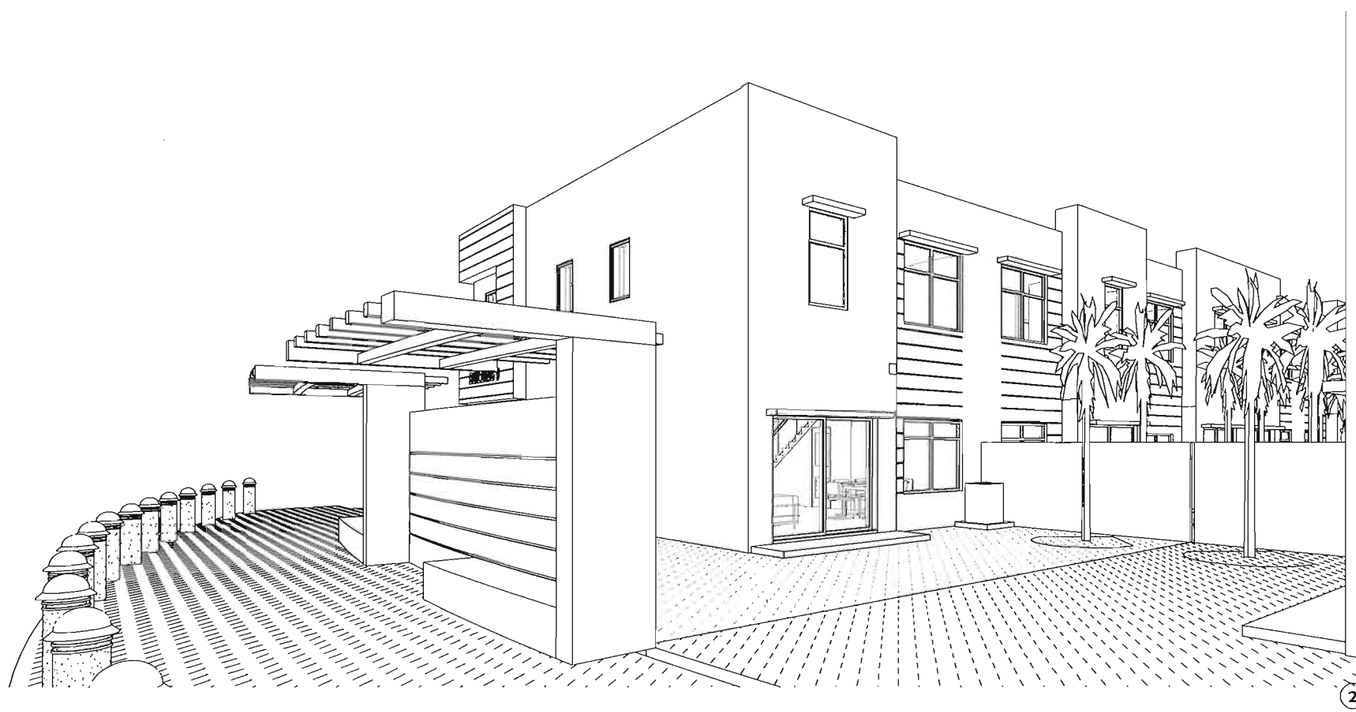
A3.1

PROJECT #: 16-019

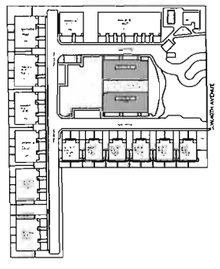
DATE: 07-11-16

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

1 BUILDINGS 4 & 9 - 3D VIEW FRONT



2 BUILDINGS 4 & 9 - 3D VIEW REAR



SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Dania, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

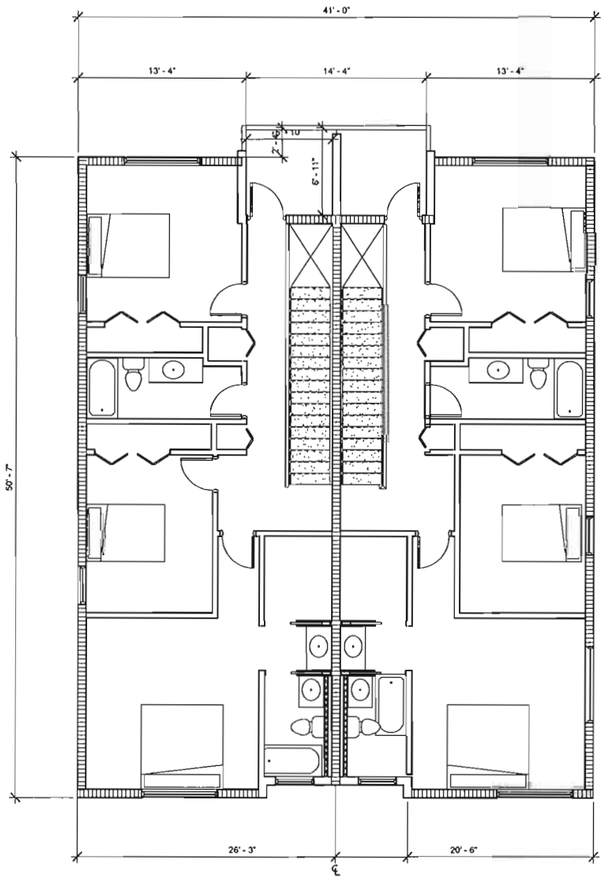
BUILDING 4 & 9 - PERSPECTIVE VIEWS

A3.2

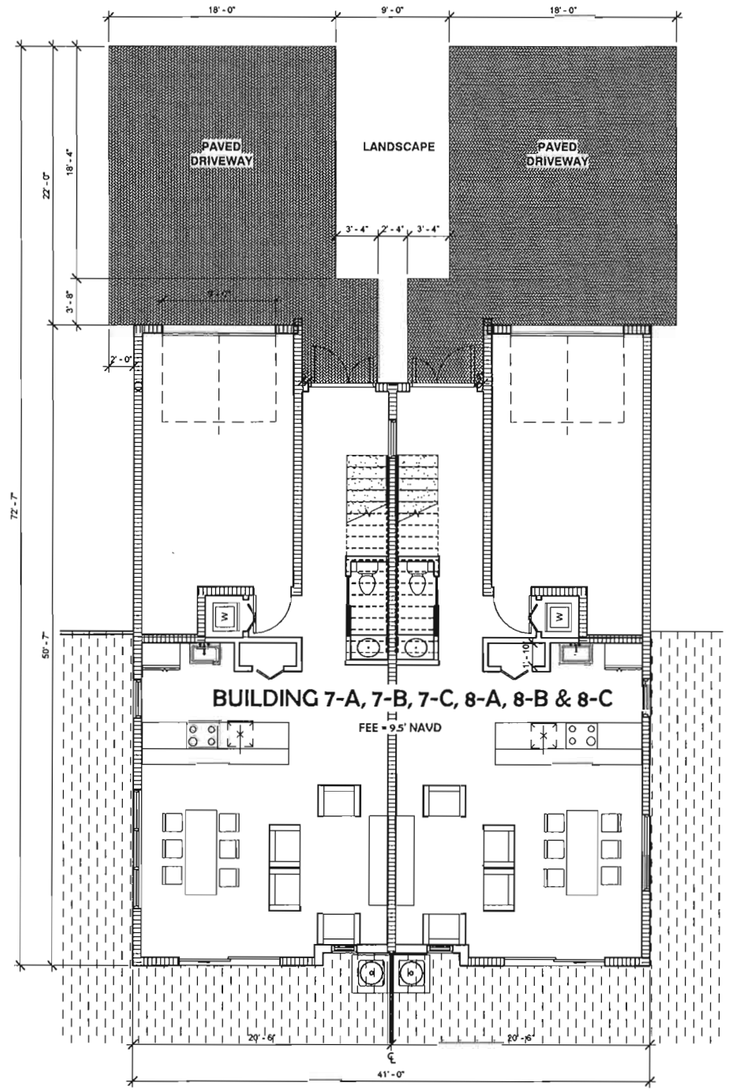
PROJECT #: 16-019

DATE: 07-11-16

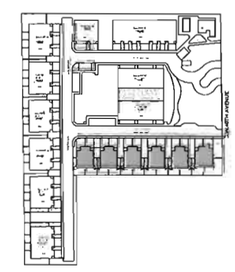
PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture, INC ©



BUILDING 7-A, 7-B, 8-A & 8-B - SECOND FLOOR PLAN
(2) (TYP)
3/16" = 1'-0"



BUILDING 7-A, 7-B, 8-A & 8-A - GROUND FLOOR PLAN
(1) (TYP)
3/16" = 1'-0"



SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6592
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW EXTERIOR BUILDING FOR:
PROJECT NAME
ADDRESS LINE 1
ADDRESS LINE 2

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

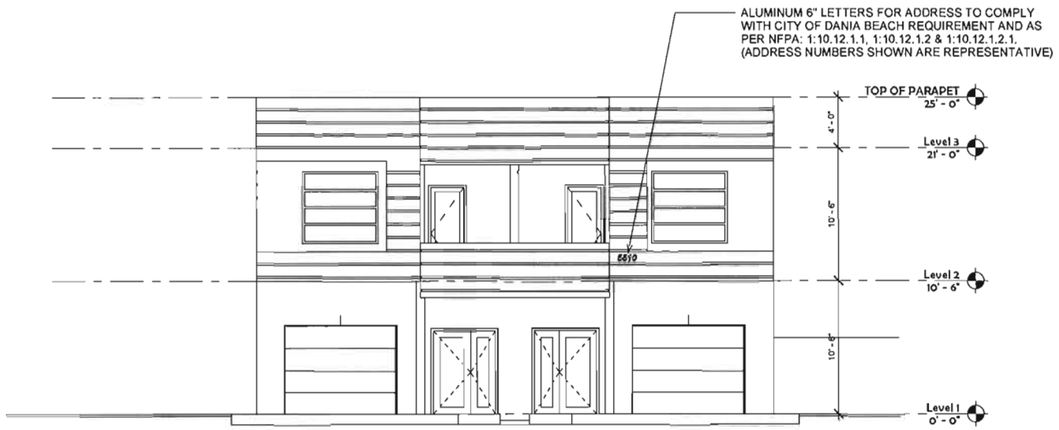
BUILDING 7-A, 7-B, 8-A & 8-B - FLOOR PLANS

A4.0

PROJECT #: XX-XXX

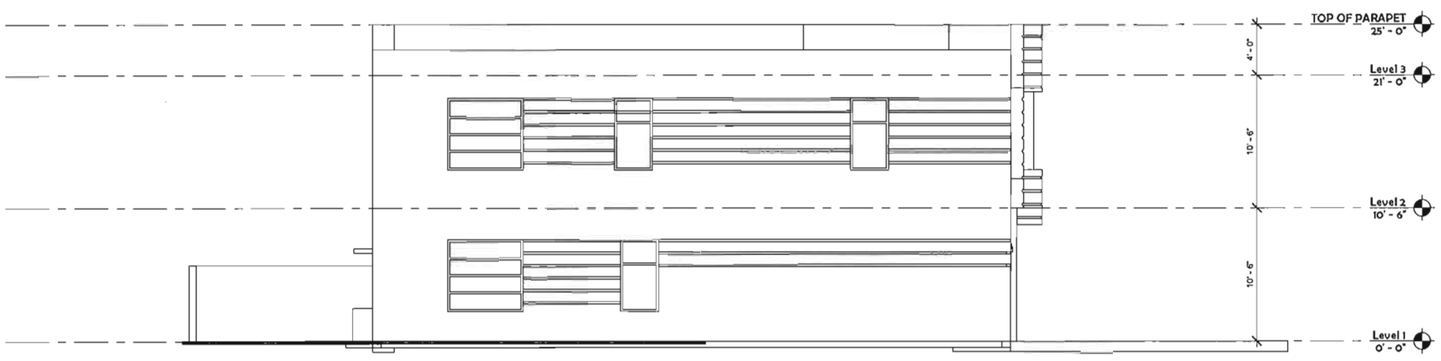
DATE: XX-XX-XX

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©



3 UNIT "TYPE C" OPTION 1 - FRONT ELEVATION (TYP)
3/16" = 1'-0"

1 UNIT "TYPE C" OPTION 1 - REAR ELEVATION (TYP)
3/16" = 1'-0"



2 UNIT "TYPE C" OPTION 1 - LEFT/RIGHT ELEVATION (TYP)
3/16" = 1'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6192
www.SKLARchitecture.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW EXTERIOR BUILDING FOR:
PROJECT NAME
ADDRESS LINE 1
ADDRESS LINE 2

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

BUILDING 7-A, 7-B, 7-C, 8-A, 8-B & 8-C - ELEVATIONS

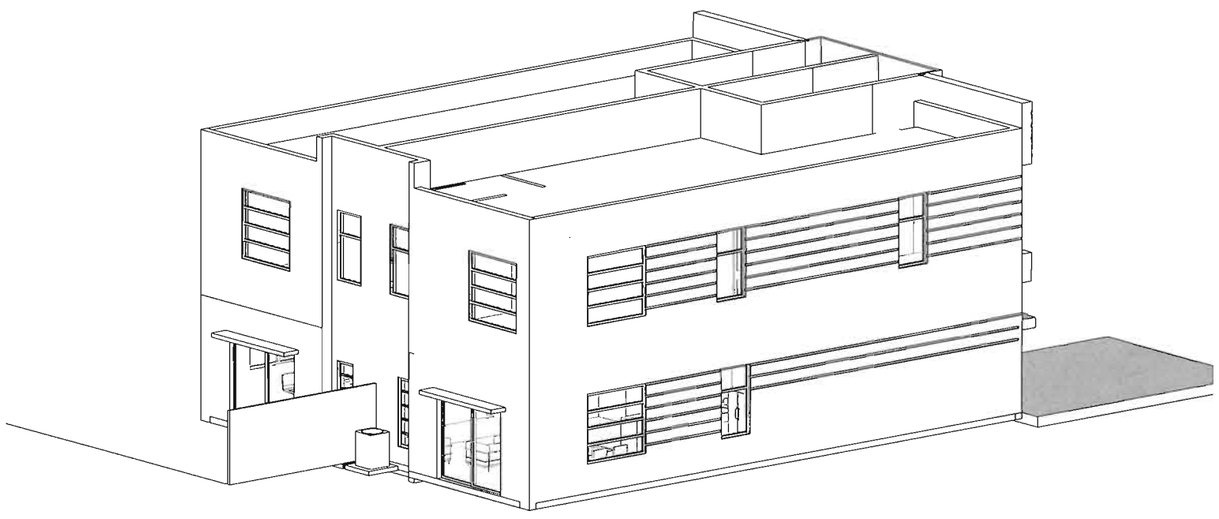
A4.1

PROJECT #: XX-XXX

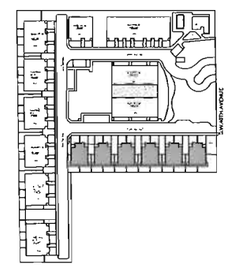
DATE: XX-XX-XX

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture P.C. ©

1 BUILDING 7-A, 7-B, 8-A & 8-B - FRONT PERSPECTIVE VIEW



2 BUILDING 7-A, 7-B, 8-A & 8-B - REAR PERSPECTIVE VIEW



SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com

AA 0002849
IB 0000494
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW EXTERIOR BUILDING FOR:
PROJECT NAME
ADDRESS LINE 1
ADDRESS LINE 2

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

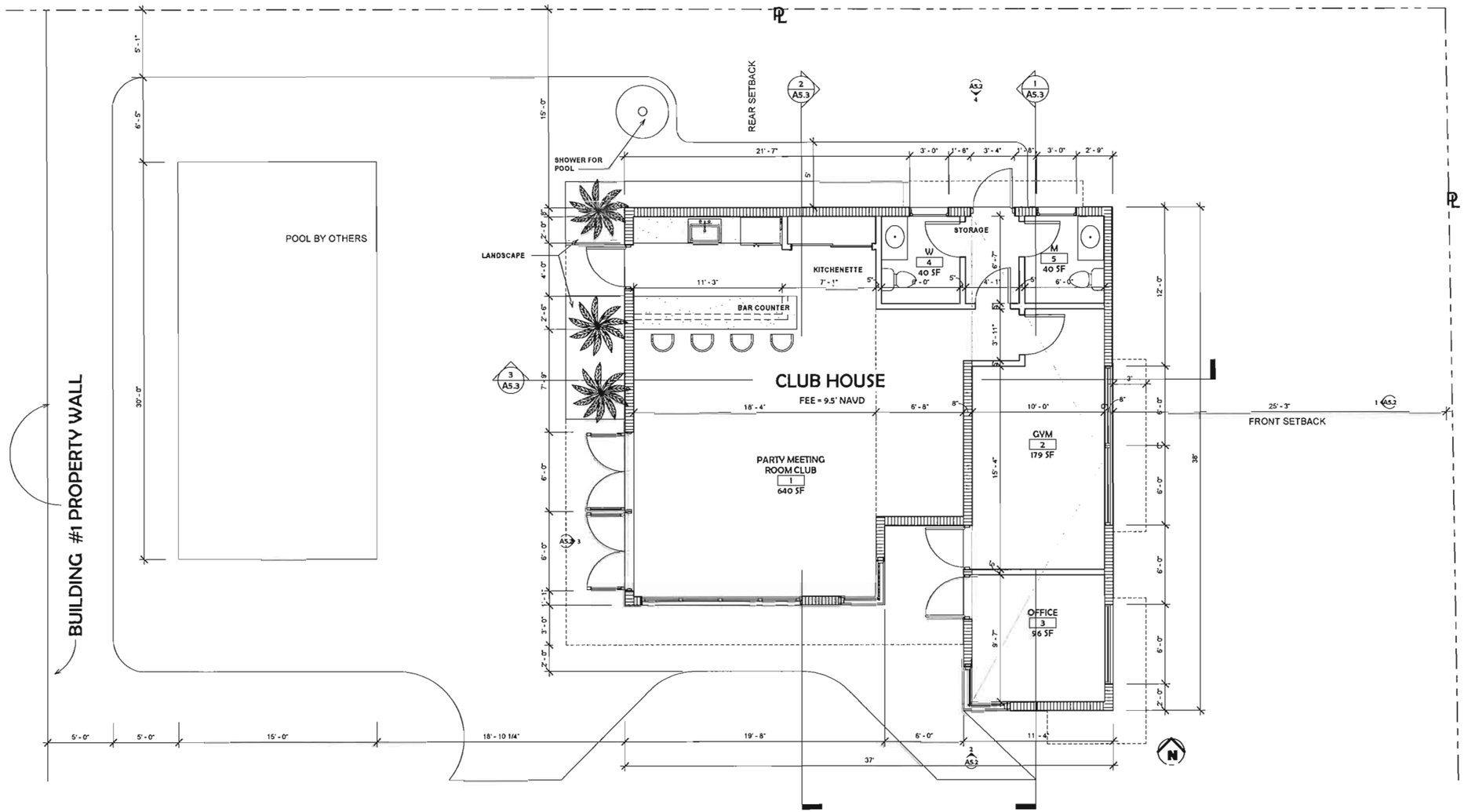
BUILDING 7-A, 7-B, 8-A & 8-B PERSPECTIVE

A4.2

PROJECT #: XX-XXX

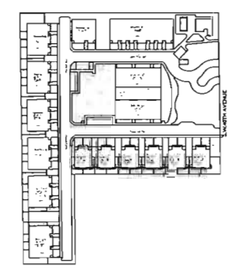
DATE: XX-XX-XX

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©



1 CLUB HOUSE - GROUND FLOOR PLAN
1/4" = 1'-0"

Club House TOTAL AREA 996 SF



KEY PLAN
1" = 160'-0"

SKLA
Architecture
2161 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9372
FAX - (954) 925-6792
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Dania, Florida
OWNER: BCD DANIA OAKS LLC
DEVELOPER: BCD DEVELOPMENT GROUP LLC

- REVIEW SET
- PRELIMINARY
- NOT FOR
- CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET 05-04-17
- BID SET
- CONSTRUCTION SET

DRAWN BY: Author
CHECKED BY: ARI SKLAR
ISSUE DATE:

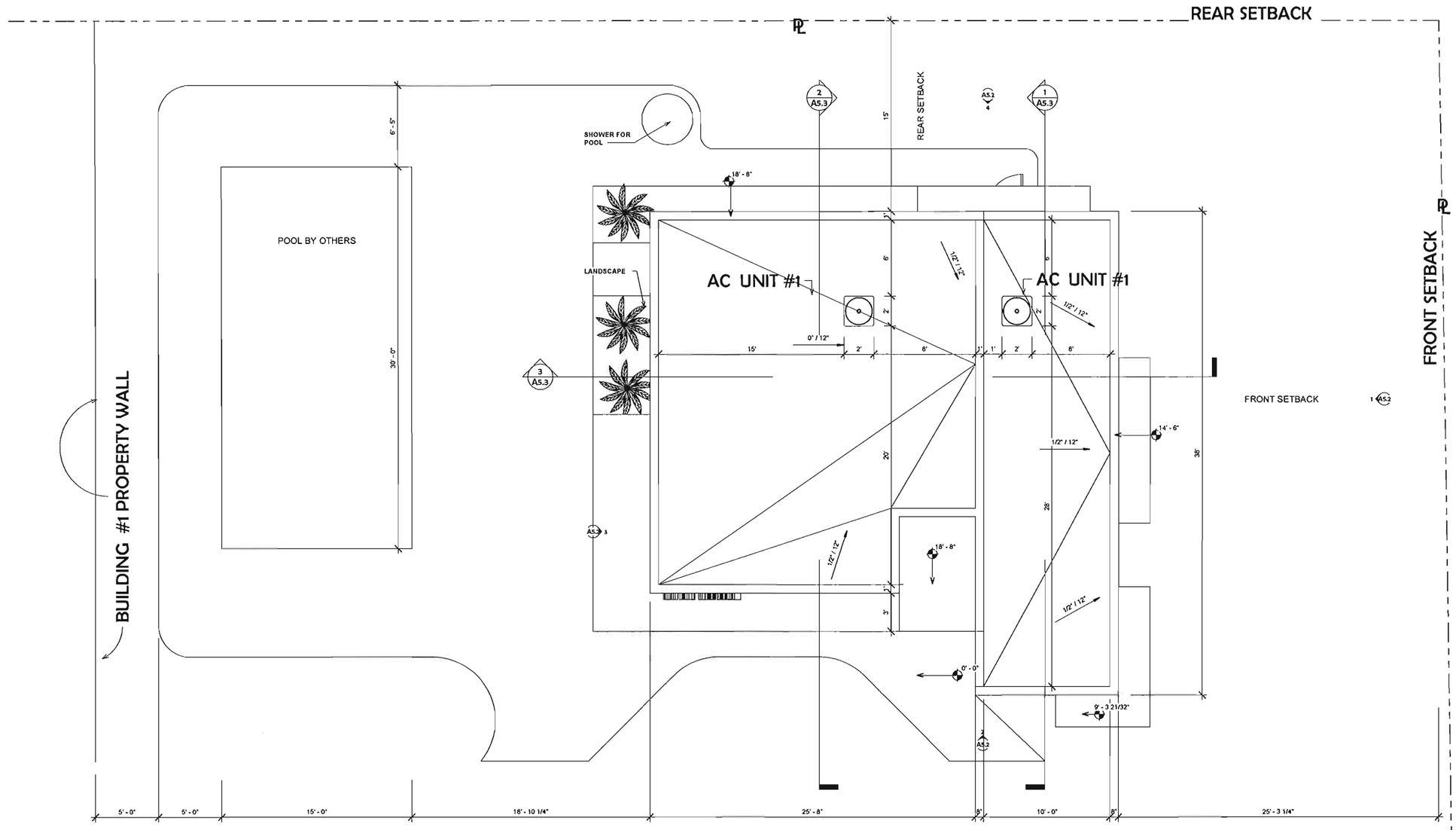
CLUB HOUSE - GROUND FLOOR PLAN

A5.0

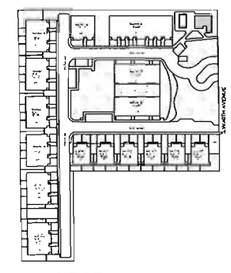
PROJECT # 16-019

DATE 07-11-16

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitect INC ©



1 CLUB HOUSE - ROOF PLAN
1/4" = 1'-0"



KEY PLAN
1" = 160'-0"

SKLA
Architecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9372
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Dania, Florida
OWNER: BCD DANIA OAKS LLC
DEVELOPER: 321 DEVELOPMENT GROUP LLC

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET 05-04-17
- BID SET
- CONSTRUCTION SET

DRAWN BY: Author
CHECKED BY: ARI SKLAR
ORIGINAL DATE:

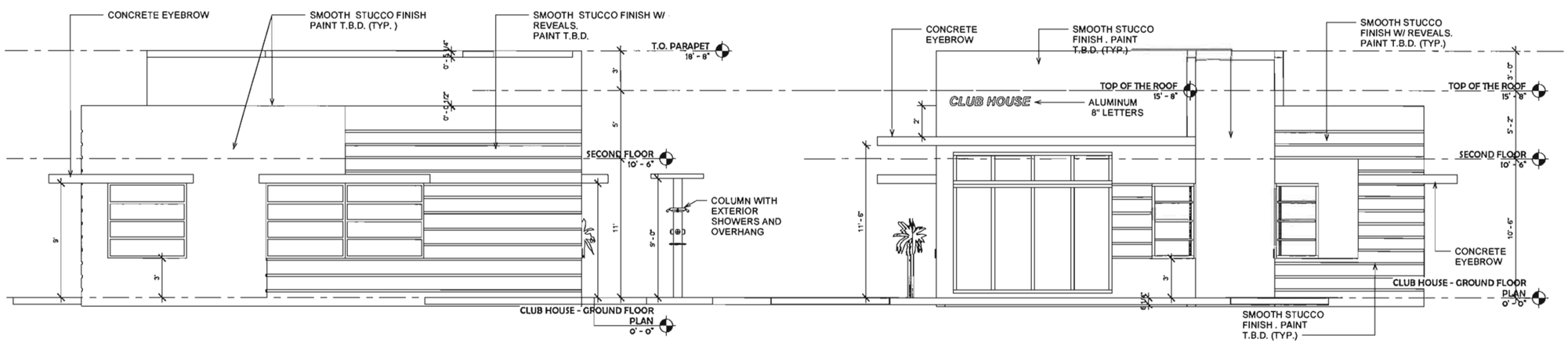
CLUB HOUSE ROOF PLAN

A5.1

PROJECT # 16-019

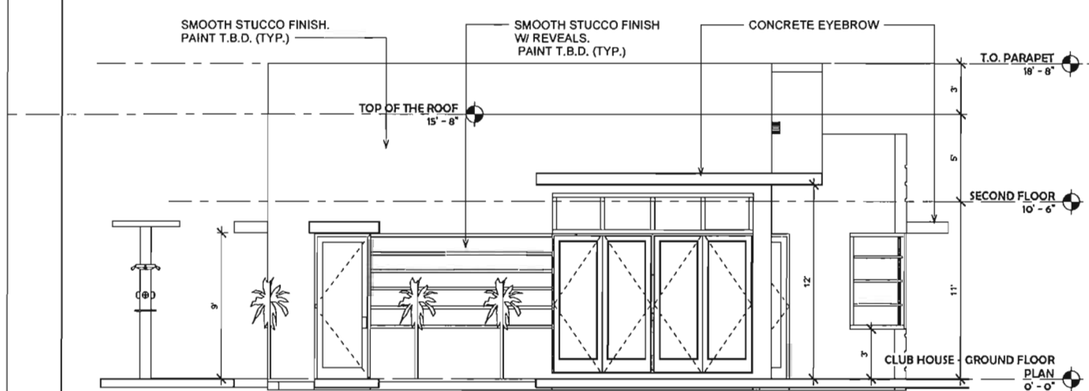
DATE 07-11-16

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

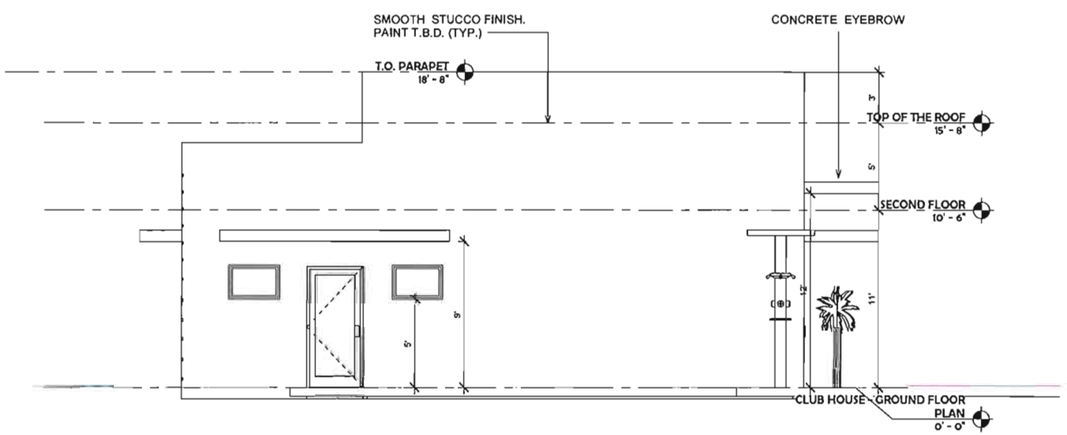


1 CLUB HOUSE- REAR ELEVATION
1/4" = 1'-0"

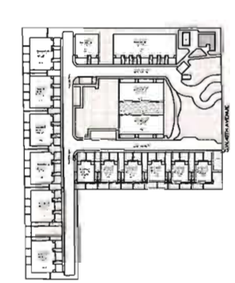
2 CLUB HOUSE - RIGHT SIDE ELEVATION
1/4" = 1'-0"



3 CLUB HOUSE - FRONT ELEVATION
1/4" = 1'-0"



4 CLUB HOUSE - LEFT SIDE ELEVATION
1/4" = 1'-0"



KEY PLAN
1" = 160'-0"

SKLA
Architecture
2161 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE,
Dania, Florida
OWNER: BCD DANIA OAKS LLC
DEVELOPER:B2J DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ ☒ PRELIMINARY
- ☐ ☐ NOT FOR
- ☐ ☐ CONSTRUCTION
- ☐ ☐ DRY RUN PERMIT SET
- PERMIT SET 05-04-17
- BID SET
- CONSTRUCTION SET

DRAWN BY:
Author MV
CHECKED BY:
ARI SKLAR

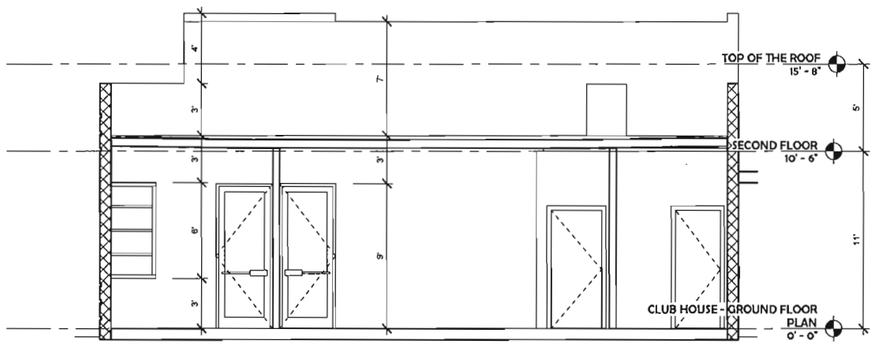
CLUB HOUSE
ELEVATIONS

A5.2

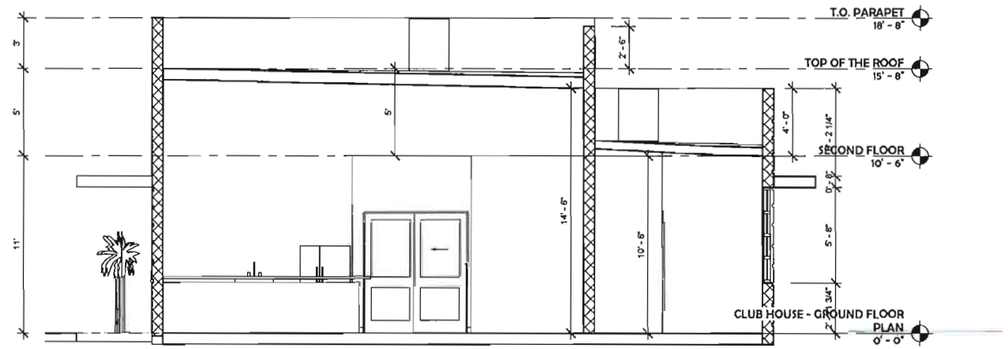
PROJECT # 16-019

DATE 07-11-16

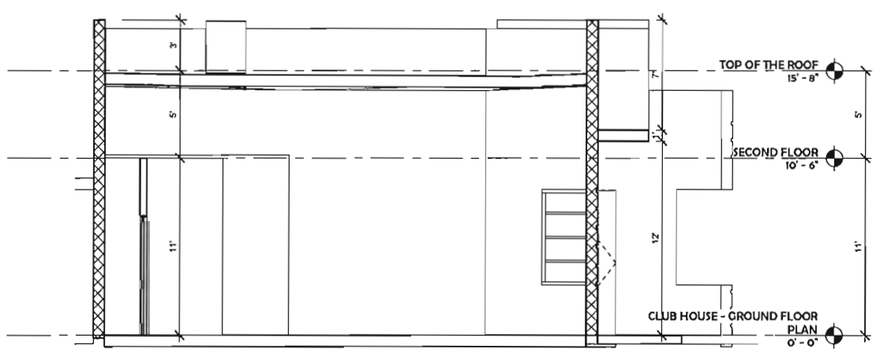
PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitect INC. ©



1 CLUB HOUSE - SECTION 1
1/4" = 1'-0"



3 CLUB HOUSE - SECTION 3
1/4" = 1'-0"



2 CLUB HOUSE - SECTION 2
1/4" = 1'-0"

SKLA R chitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Davie, Florida
OWNER: BCD DANIA OAKS LLC
DEVELOPER:BCD DEVELOPMENT GROUP LLC

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET 05-04-17
- BID SET
- CONSTRUCTION SET

DRAWN BY
Author
CHECKED BY
ARI SKLAR
ORIGINAL DATE:

CLUB HOUSE - SECTIONS

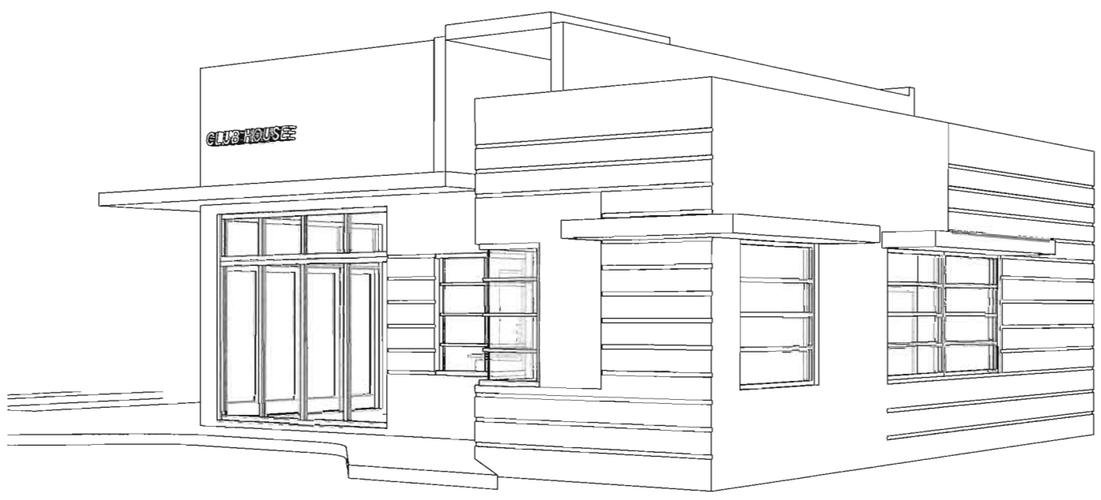
A5.3

PROJECT # 16-019

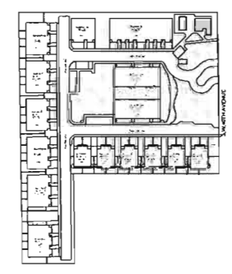
DATE 07-11-16

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitect INC. ©

1 CLUB HOUSE - SOUTH WEST CORNER PERSPECTIVE



2 CLUB HOUSE - SOUTH EAST CORNER PERSPECTIVE



KEY PLAN
1" = 160'-0"

SKLA
Architecture
2161 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Dania, Florida
OWNER: BCD DANIA OAKS,LLC
DEVELOPER:BCD DEVELOPMENT GROUP LLC

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET 05-04-17
- BID SET
- CONSTRUCTION SET

DRAWN BY
Author
CHECKED BY
ARI SKLAR
SUBMITTAL DATE:

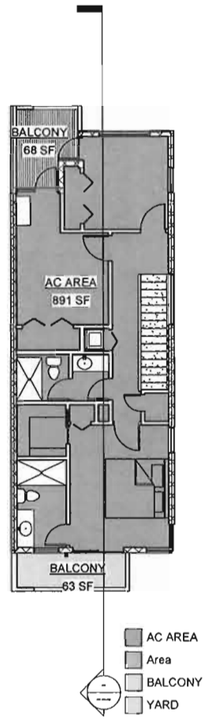
CLUB HOUSE - PERSPECTIVES

A5.4

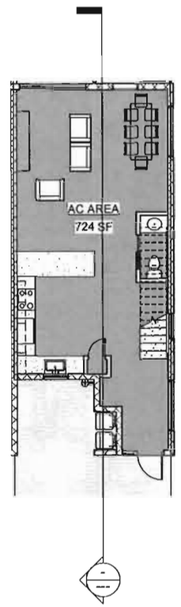
PROJECT #16-019

DATE 07-11-16

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLAR INC ©

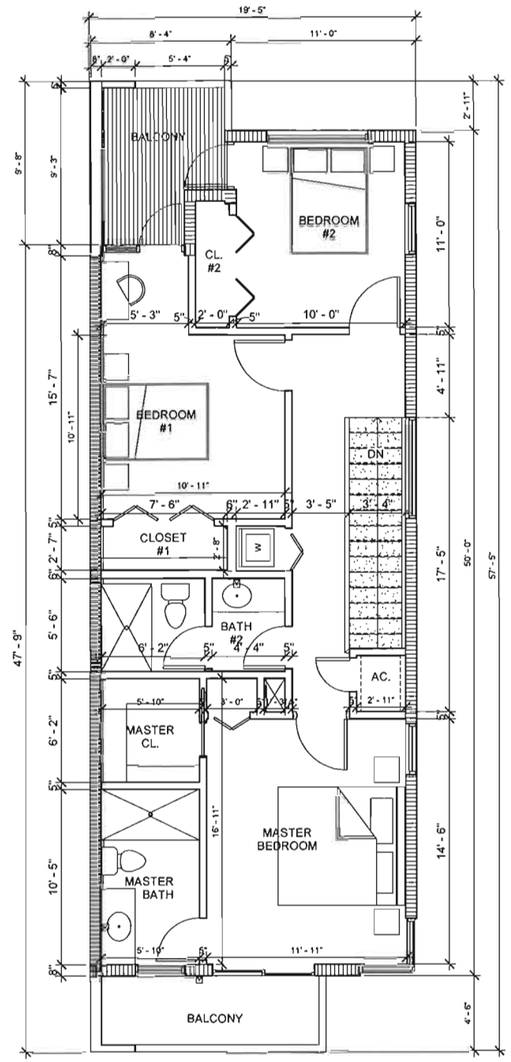


4 Area level 2
1/8" = 1'-0"

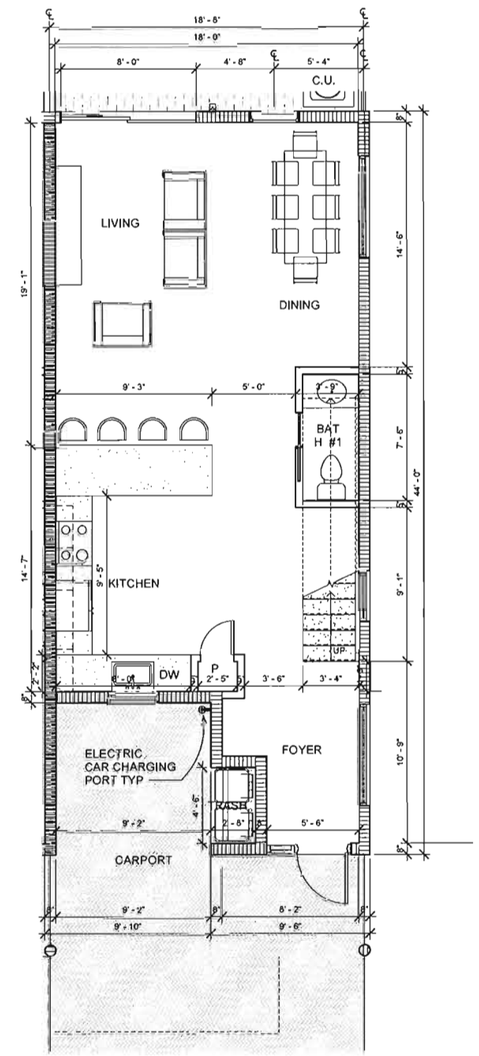


3 Area level 1
1/8" = 1'-0"

AC AREA CALCULATION		
Level	Name	Area
GROUND LEVEL - BUILDING #1	AC AREA	724 SF
SECOND LEVEL - BUILDING #1	AC AREA	891 SF
AC AREA: 2		1615 SF
Not Placed	Area	Not Placed
Not Placed	Area	Not Placed
Area: 2		0 SF
SECOND LEVEL - BUILDING #1	BALCONY	68 SF
SECOND LEVEL - BUILDING #1	BALCONY	63 SF
BALCONY: 2		131 SF
GROUND LEVEL - BUILDING #1	YARD	258 SF
YARD: 1		258 SF
Total Area		2005 SF



2 UNIT "TYPE A" - SECOND FLOOR PLAN (TYP)
1/4" = 1'-0"



1 UNIT "TYPE A" - GROUND FLOOR PLAN (TYP)
1/4" = 1'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6192
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Davie, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

05-04-17

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

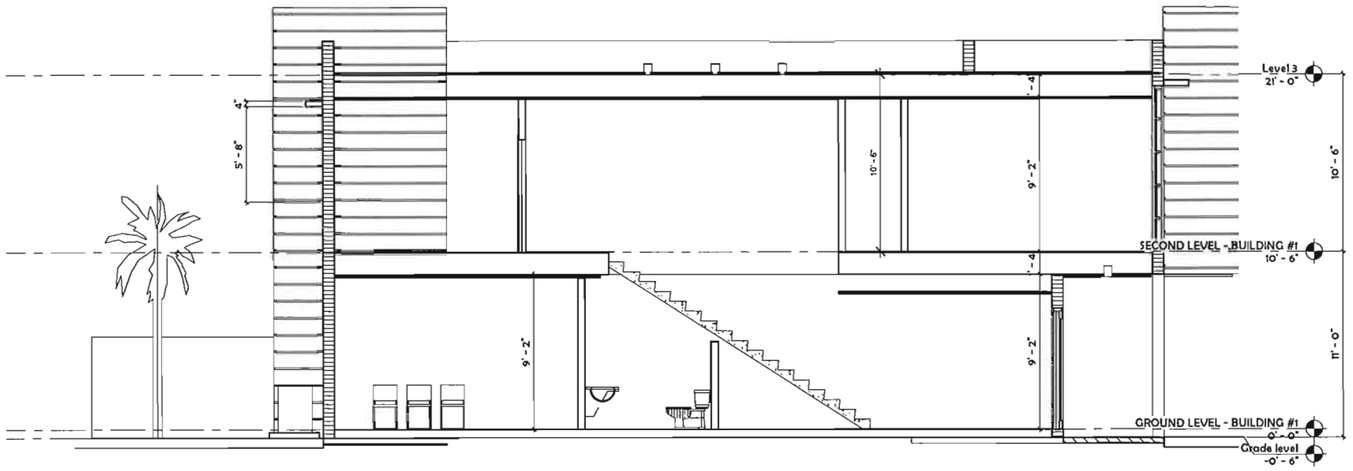
UNIT "TYPE A" - FLOOR PLANS

A6.0

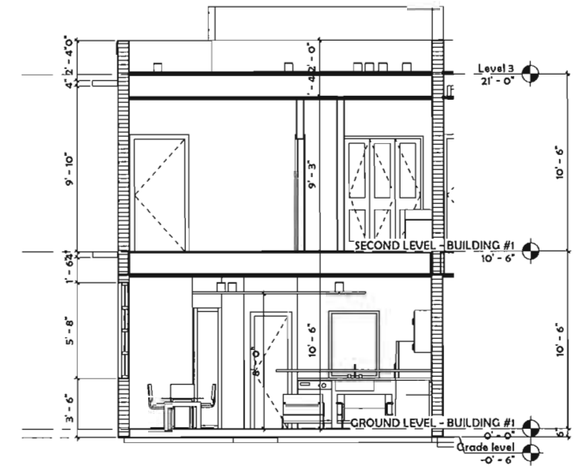
PROJECT #: 16-019

DATE: 07-11-16

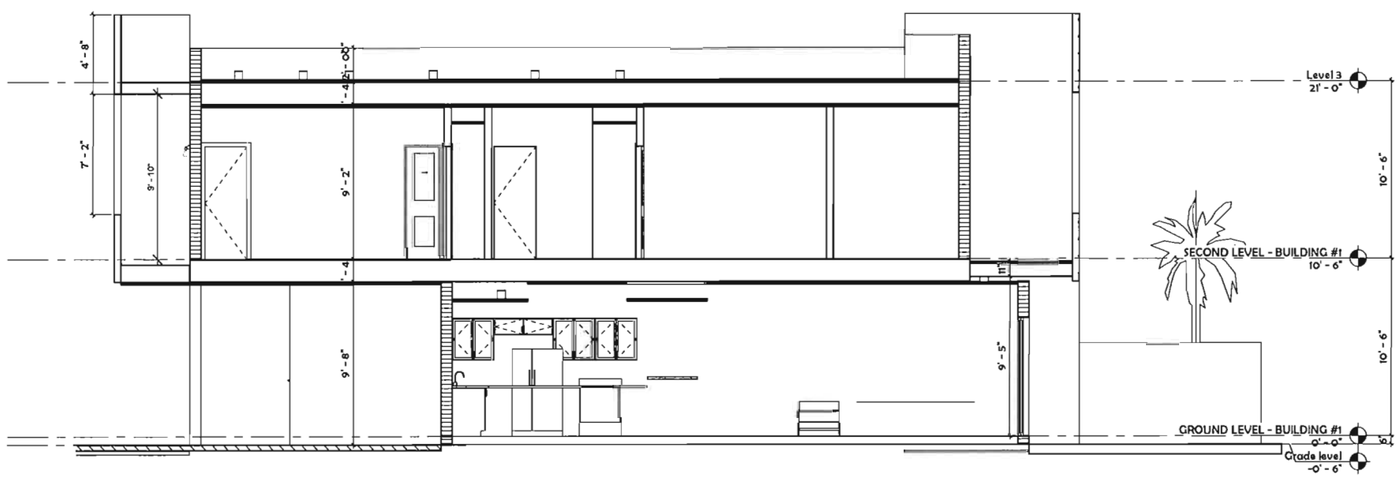
PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©



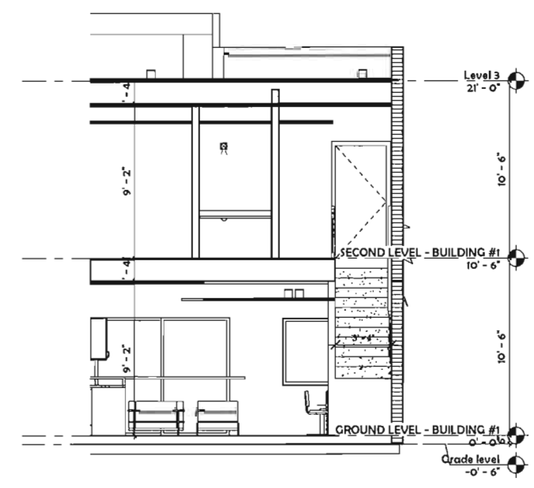
1 UNIT "TYPE A" - LONGITUDINAL SECTION 1
1/4" = 1'-0"



3 UNIT "TYPE A" CROSS SECTION 1
1/4" = 1'-0"



2 UNIT "TYPE A" - LONGITUDINAL SECTION 2
1/4" = 1'-0"



4 UNIT "TYPE A" CROSS SECTION 2
1/4" = 1'-0"

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLAR ARCHITECTURE INC. ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6592
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Dania, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

05-04-17

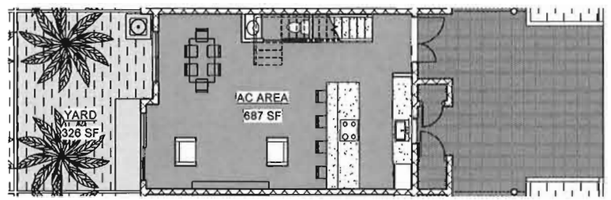
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

UNIT "TYPE A" - SECTIONS

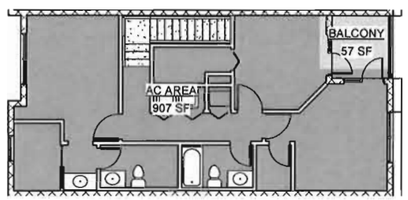
A6.1

PROJECT #: 16-019

DATE: 07-11-16

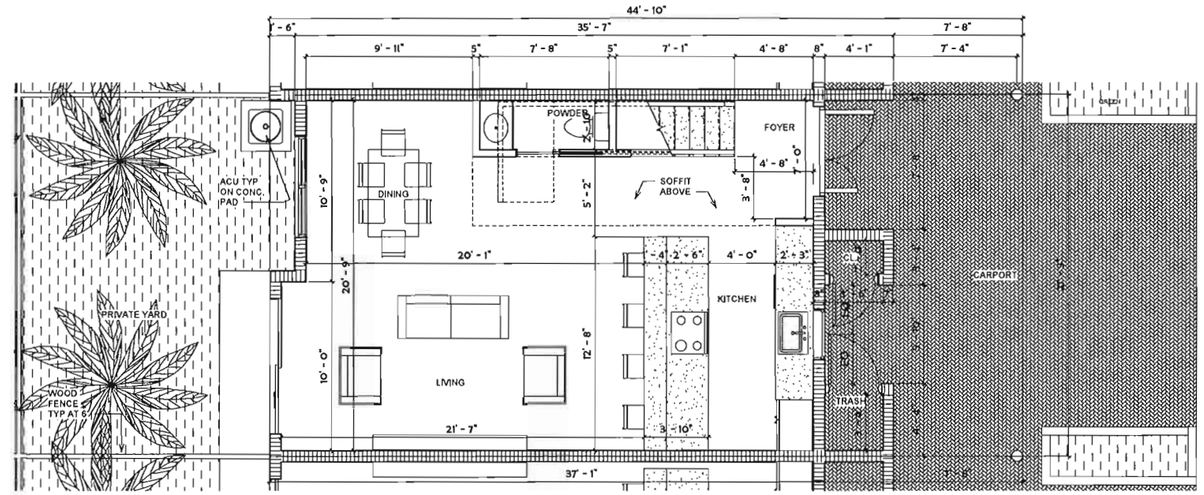


3 Area Level 1
1/8" = 1'-0"



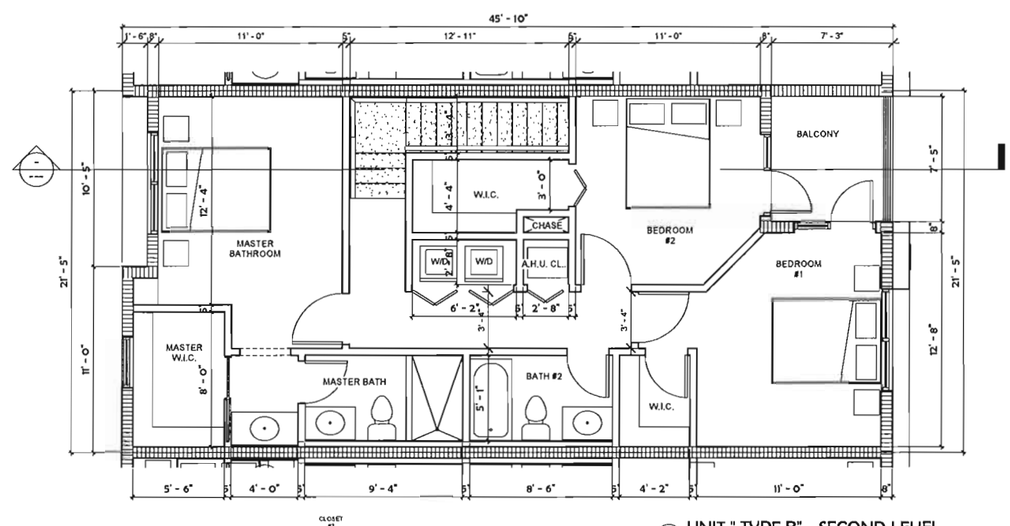
4 Area Level 2
1/8" = 1'-0"

AC AREA CALCULATION		
Level	Name	Area
BUILDING 4 & 9 - GROUND LEVEL	AC AREA	687 SF
Level 2	AC AREA	907 SF
AC AREA: 2		1594 SF
Level 2	BALCONY	57 SF
BALCONY: 1		57 SF
BUILDING 4 & 9 - GROUND LEVEL	YARD	326 SF
YARD: 1		326 SF
Total Area		1977 SF



1 UNIT " TYPE B" - GROUND LEVEL (TYP)
1/4" = 1'-0"

732 SQ.FT.



2 UNIT " TYPE B" - SECOND LEVEL
1/4" = 1'-0"

909 SQ.FT.

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL. 33020
TEL - (954) 925-9292
FAX - (954) 925-6192
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.,
Davie, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

UNIT "TYPE B" FLOOR PLANS

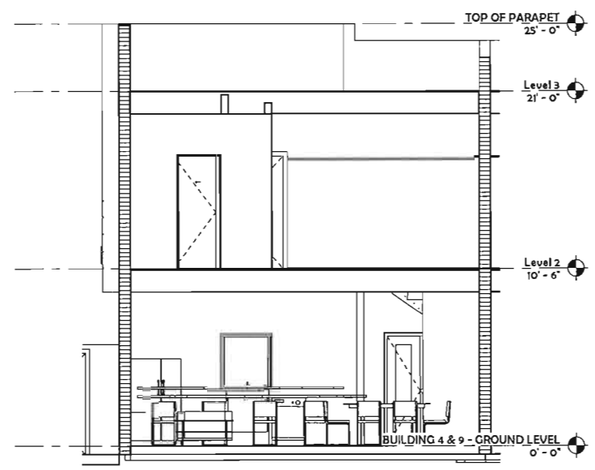
A6.2

PROJECT #: 16-019

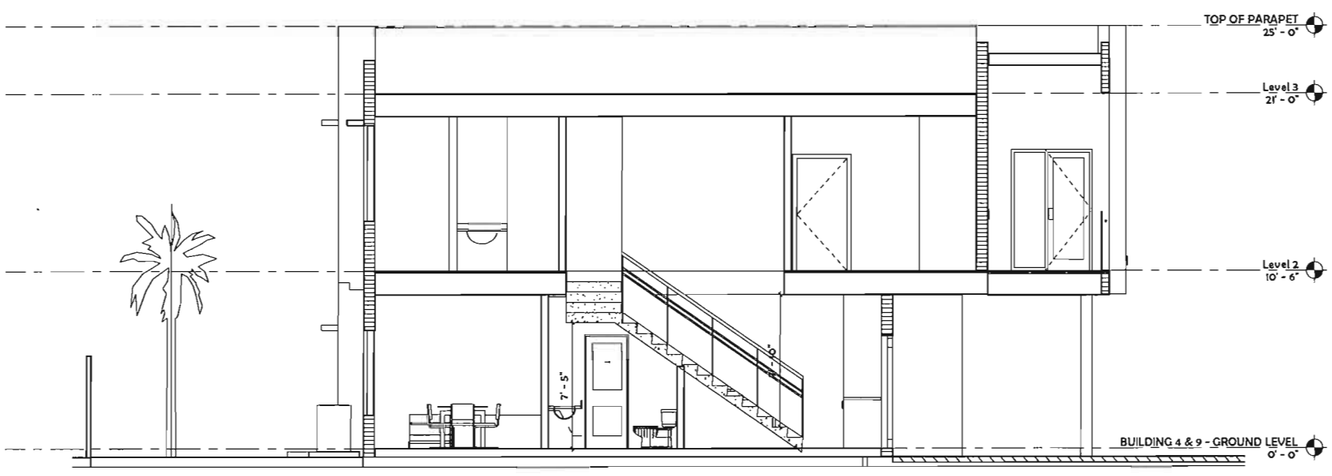
DATE: 07-11-16

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

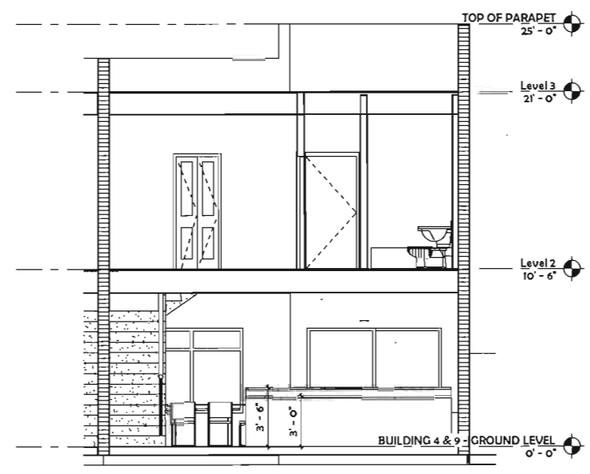
1 UINT "TYPE B" - LONGITUDINAL SECTION 1
1/4" = 1'-0"



3 UNIT "TYPE B" - CROSS SECTION 1
1/4" = 1'-0"



2 UNIT "TYPE B" - LONGITUDINAL SECTION 2
1/4" = 1'-0"



4 UNIT "TYPE B" - CROSS SECTION 2
1/4" = 1'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR:
OAKS PLACE TOWNHOMES
5461 SW 40 TH AVE.
Davie, Florida

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

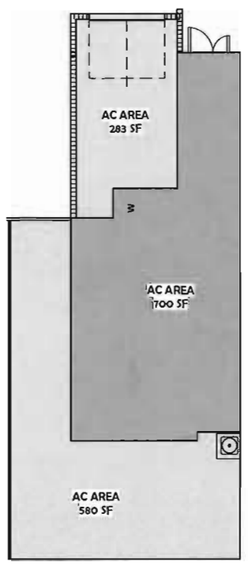
UNIT "TYPE B" - SECTIONS

A6.3

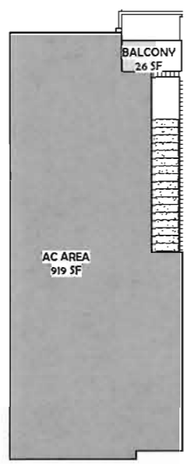
PROJECT #: 16-019

DATE: 07-11-16

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

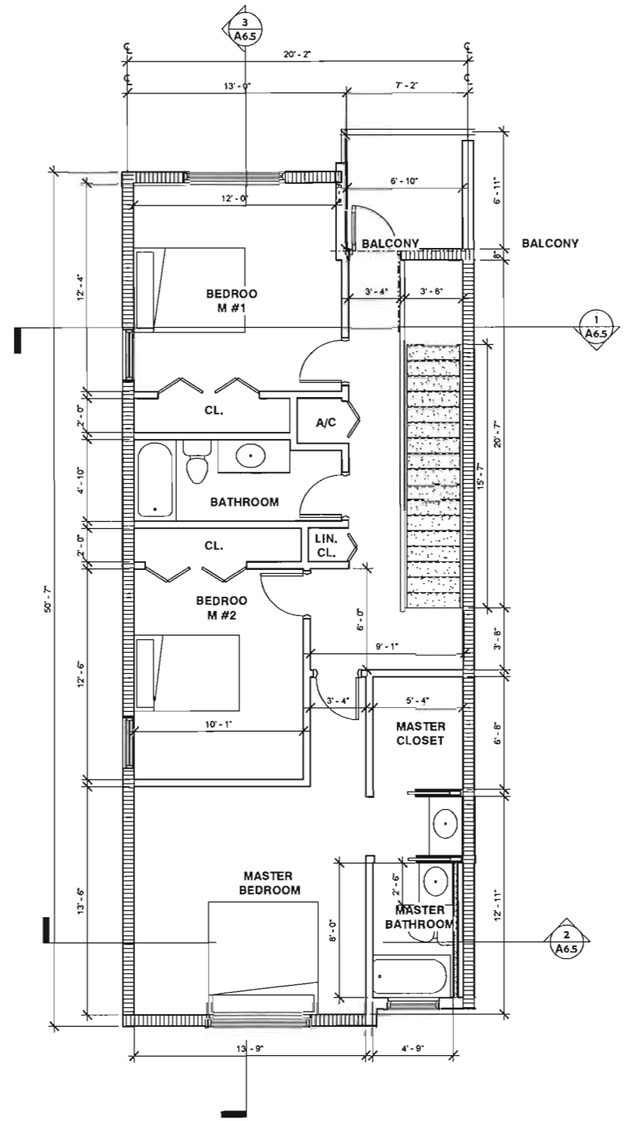


3 AREA GROUND LEVEL
1/8" = 1'-0"

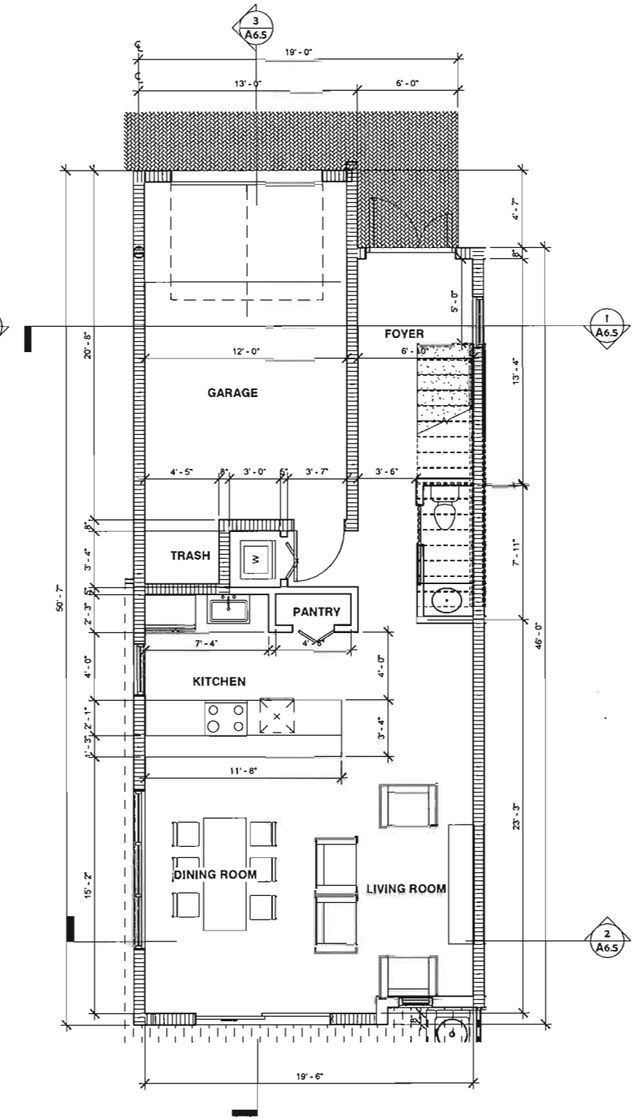


4 AREA SECOND LEVEL
1/8" = 1'-0"

AC AREA CALCULATION		
Level	Name	Area
Ground level	AC Area	700 SF
Second level	AC Area	919 SF
TOTAL AC AREA		1,619 SF
Ground level	Garage	283 SF
Ground level	Yard	580 SF
Second level	Balcony	26 SF
TOTAL NON-AC AREA		889 SF
TOTAL NON-AC AREA		



2 UNIT "TYPE C" OPTION 1 - SECOND FLOOR PLAN
1/4" = 1'-0"



1 UNIT "TYPE C" OPTION 1 - GROUND FLOOR PLAN
1/4" = 1'-0"

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-4292
www.SKLARchitecture.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW EXTERIOR BUILDING FOR:
PROJECT NAME
ADDRESS LINE 1
ADDRESS LINE 2

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

03-05-18

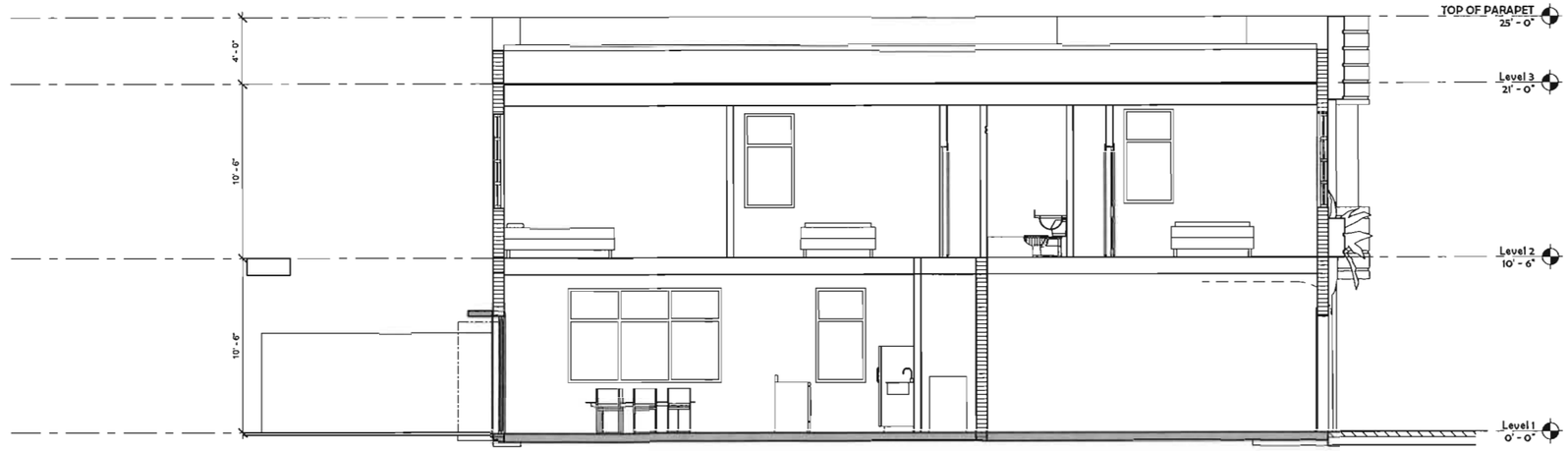
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

UNIT "TYPE C" - FLOOR PLANS

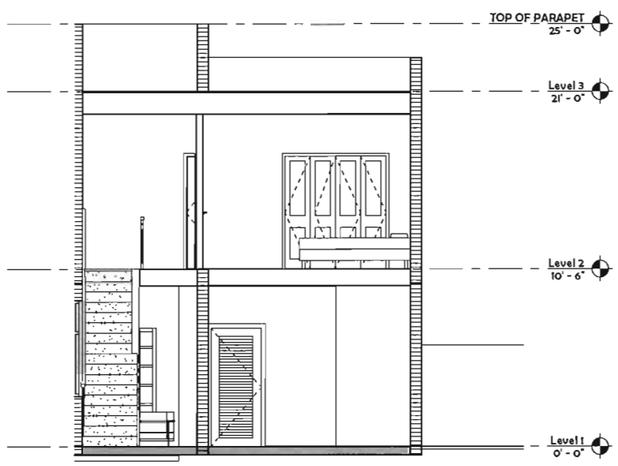
A6.4

PROJECT #: XX-XXX

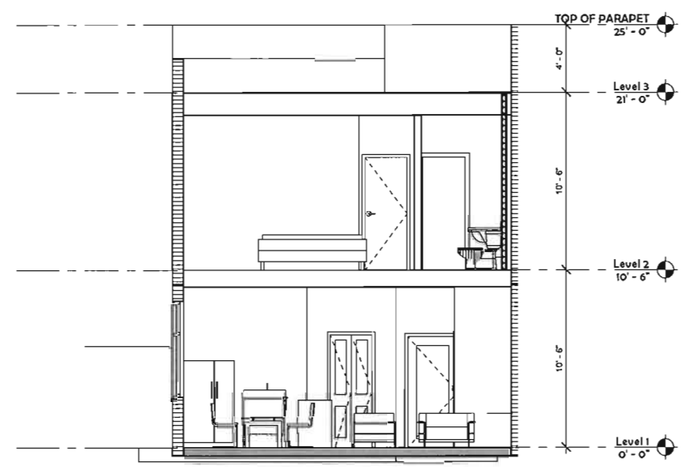
DATE: XX-XX-XX



3 UNIT " TYPE C" - LONGITUDINAL SECTION
1/4" = 1'-0"



1 UNIT "TYPE C" - CORSS SECTION 2
1/4" = 1'-0"



2 UNIT "TYPE C" - CROSS SECTION 1
1/4" = 1'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW EXTERIOR BUILDING FOR:
PROJECT NAME
ADDRESS LINE 1
ADDRESS LINE 2

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

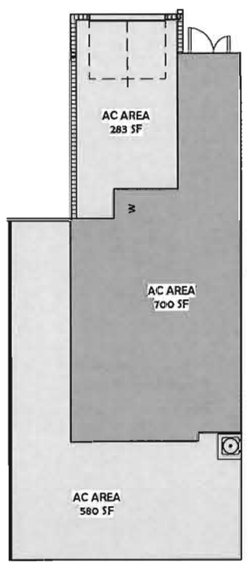
UNIT "TYPE C" - SECTIONS

A6.5

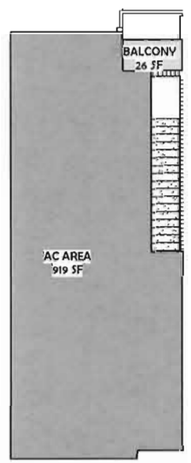
PROJECT #: XX-XXX

DATE: XX-XX-XX

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

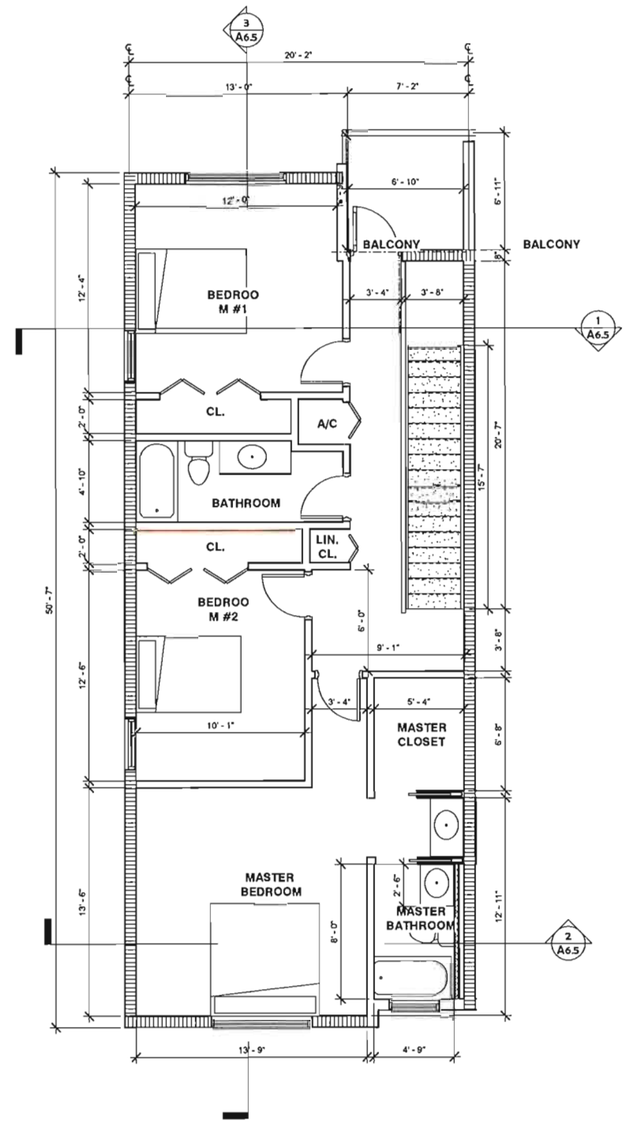


3 AREA GROUND LEVEL
1/8" = 1'-0"

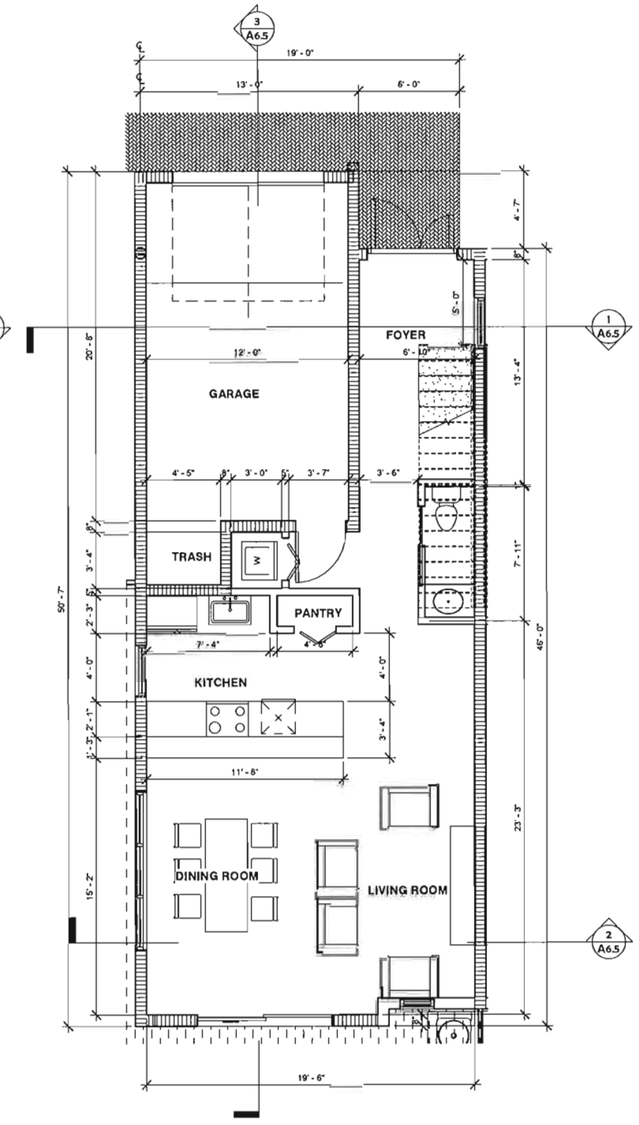


4 AREA SECOND LEVEL
1/8" = 1'-0"

AC AREA CALCULATION		
Level	Name	Area
Ground level	AC Area	700 SF
Second level	AC Area	919 SF
TOTAL AC AREA		1,619 SF
Ground level	Garage	283 SF
Ground level	Yard	580 SF
Second level	Balcony	26 SF
TOTAL NON-AC AREA		889 SF
TOTAL NON-AC AREA		



2 UNIT "TYPE C" OPTION 1 - SECOND FLOOR PLAN
1/4" = 1'-0"



1 UNIT "TYPE C" OPTION 1 - GROUND FLOOR PLAN
1/4" = 1'-0"

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW EXTERIOR BUILDING FOR:
PROJECT NAME
ADDRESS LINE 1
ADDRESS LINE 2

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY: Author
CHECKED BY: ARI SKLAR

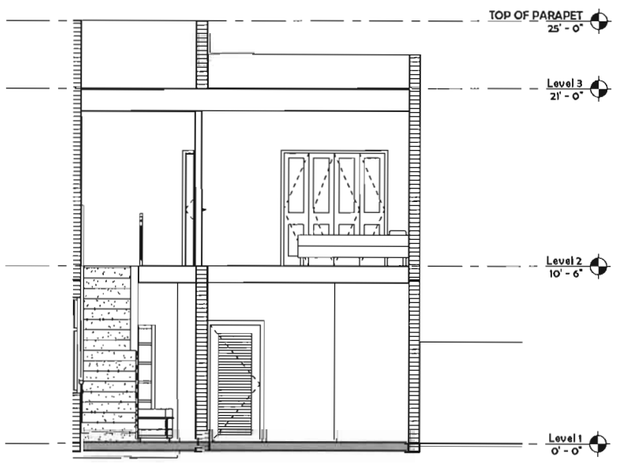
UNIT "TYPE C" - FLOOR PLANS

A6.4

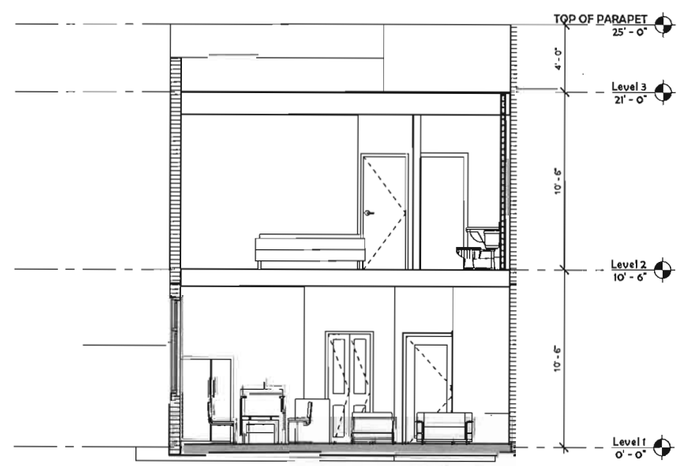
PROJECT #: XX-XXX

DATE: XX-XX-XX

3 UNIT " TYPE C" - LONGITUDINAL SECTION
1/4" = 1'-0"



1 UNIT "TYPE C" - CORSS SECTION 2
1/4" = 1'-0"



2 UNIT "TYPE C" - CROSS SECTION 1
1/4" = 1'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0002849
IB 0000694
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW EXTERIOR BUILDING FOR:
PROJECT NAME
ADDRESS LINE 1
ADDRESS LINE 2

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

03-05-18

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

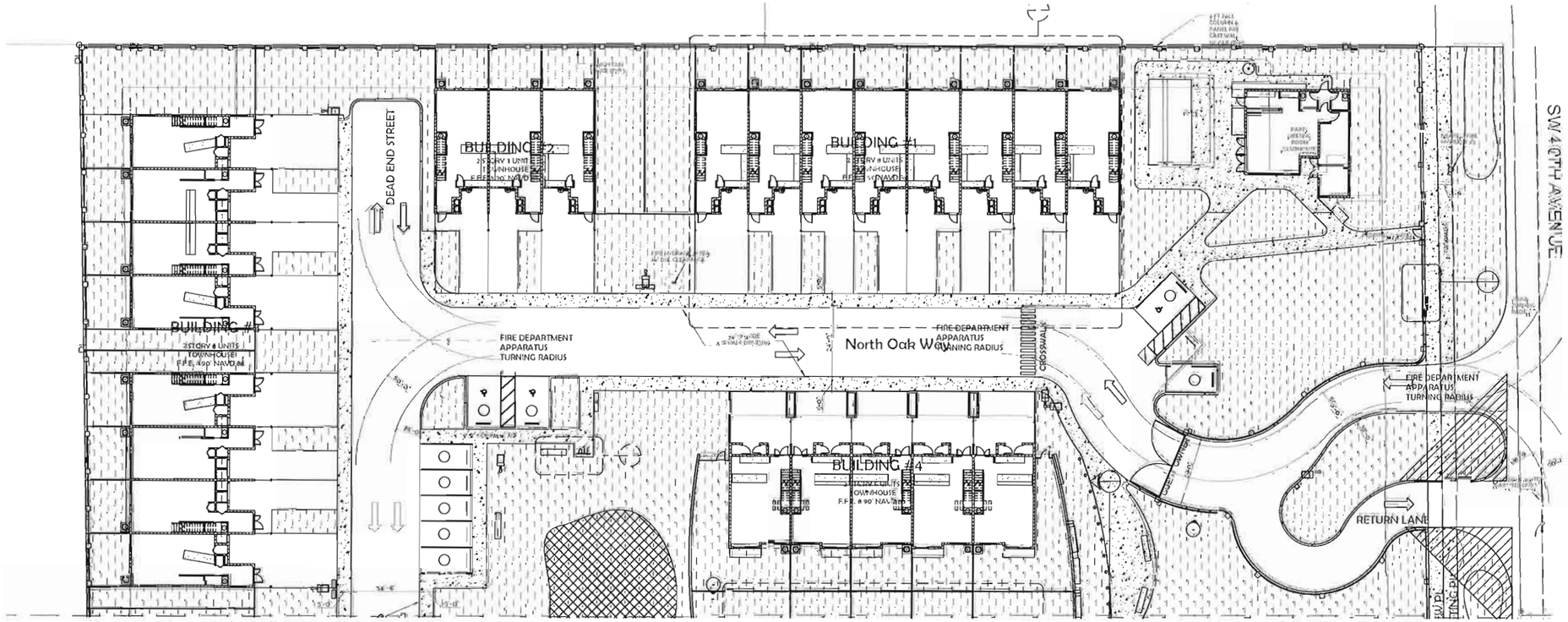
UNIT "TYPE C" - SECTIONS

A6.5

PROJECT #: XX-XXX

DATE: XX-XX-XX

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©



1 LIFE SAFETY - NORTH SITE PLAN
1" = 20'-0"

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9922
FAX - (954) 925-6592
www.SKLARchitect.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5461-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: B2J DEVELOPMENT GROUP, LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

XX-XX-XX

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

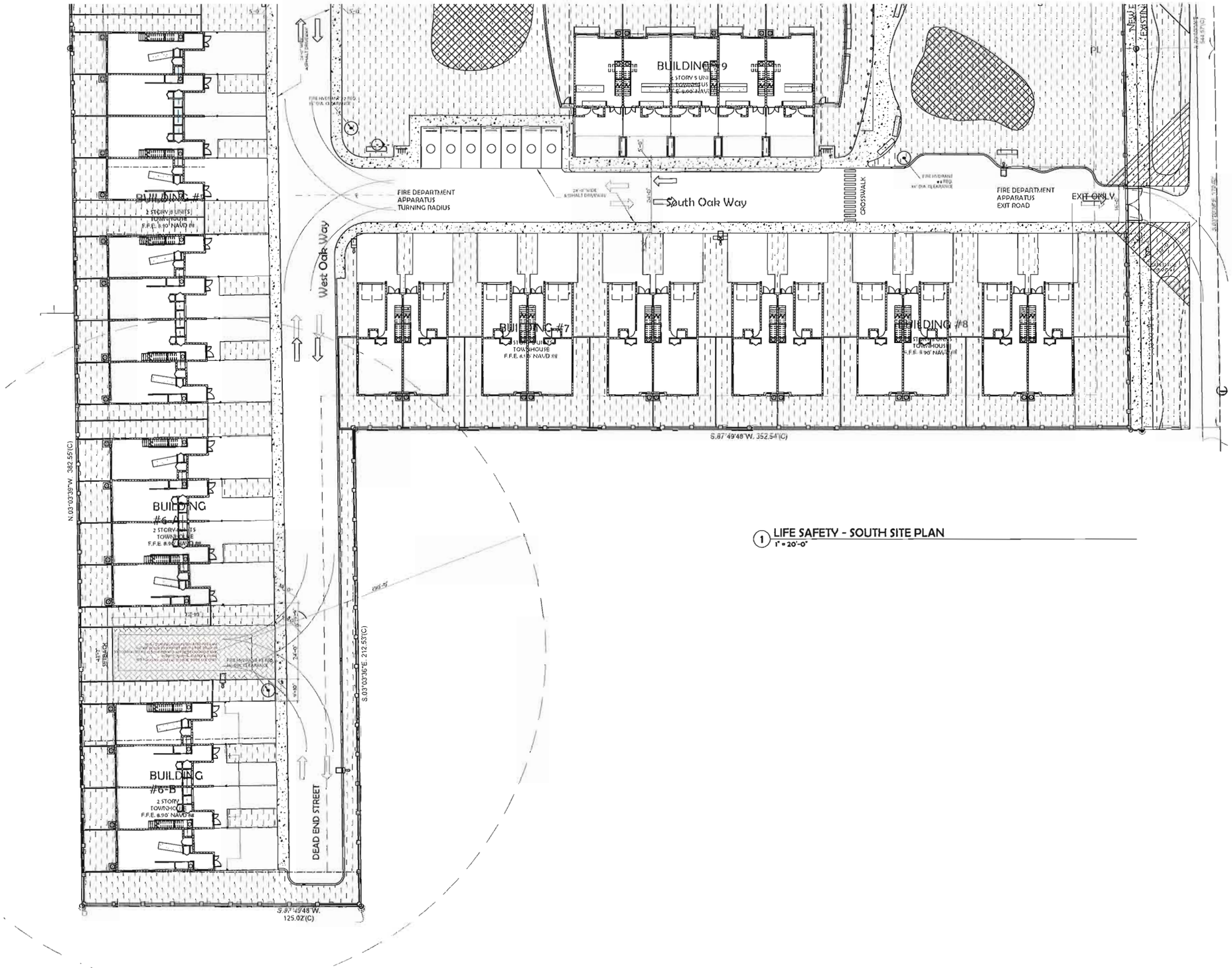
FIRE & LIFE SAFETY

LS 1.0

PROJECT #: 16-019

DATE: 03-05-18

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©



1 LIFE SAFETY - SOUTH SITE PLAN
1" = 20'-0"

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6591
www.SKLARchitecture.com
AA 0002849
IB 0000894
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5481-5525 SW 40TH AVE.
DANIA BEACH, FL 33314

OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: B2J DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

XX-XX-XX

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

FIRE & LIFE SAFETY

LS 1.1

PROJECT #: 16-019

DATE: 03-05-18

I. APPLICABLE CODES

A. GENERAL
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DAINA BEACH PUBLIC WORKS DEPARTMENT, BROWARD COUNTY PUBLIC HEALTH UNIT (BCPHU), SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.

B. CONSTRUCTION SAFETY
ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

C. TRENCH SAFETY ACT
1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
a. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
b. A WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
c. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHERE A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2, TO THE ENGINEER PRIOR TO STARTING WORK.

D. SURVEY DATA
ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

II. PRECONSTRUCTION RESPONSIBILITIES

A. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE WITH BCWWS AND DANIA BEACH PUBLIC WORKS.

B. THE CONTRACTOR SHALL OBTAIN A SUNSHINE CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

C. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

D. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

F. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

III. INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY THE CITY OF DANIA BEACH'S PUBLIC WORKS DEPARTMENT AND THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1. STORM DRAINAGE
2. SANITARY SEWER
3. WATER SYSTEM
4. SUBGRADE
5. LIMEROCK BASE
6. ASPHALTIC CONCRETE
7. FINAL

B. ALL WATER AND SEWER INSPECTIONS SHALL BE MADE BY BCWWS. ALL OTHER INSPECTIONS WILL BE MADE BY THE CITY OF DAINA BEACH'S PUBLIC WORKS DEPARTMENT. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

IV. SHOP DRAWINGS

PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY MANHOLES, CATCH BASINS, FIRE HYDRANTS, VALVES AND OTHER ACCESSORIES. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

SUBMITTALS OF SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

V. TEMPORARY FACILITIES

A. TEMPORARY UTILITIES
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

B. TRAFFIC REGULATION
1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OF NORTH LAUDERDALE.

VI. EARTHWORK

A. GENERAL
1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.
2. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
4. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.
5. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.

B. ON-SITE
1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL UNDER THOSE AREAS TO BE PAVED SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET BELOW FINISHED GRADE AND FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.
2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 FOR THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

C. OFF-SITE
1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN THE RIGHT-OF-WAY SHALL BE REMOVED.

VII. STORM DRAINAGE

A. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L76-79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.

B. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.

C. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

D. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

E. CATCH BASINS SHALL BE PRECAST WITH 3000 PSI CONCRETE AND GRADE 40 REINFORCING STEEL.

VIII. PAVING

A. GENERAL
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE LIMEROCK BASE AND PRIOR TO THE PLACEMENT OF THE PAVEMENT.

B. MATERIALS
1. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM OF 60% CARBONATES (CALCIUM AND MAGNESIUM) WITH A MINIMUM LBR OF 100.
2. PRIME COAT AND TACK COAT SHALL MEET FLORIDA DEPARTMENT OF TRANSPROTATION (FDOT) STANDARDS.
3. SURFACE COURSE SHALL BE EQUAL TO FDOT TYPE S-1 AND TYPE S-III TOP ASPHALTIC CONCRETE.

C. INSTALLATION
1. LIMEROCK BASE MATERIAL SHALL BE 12" THICK AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 2" THICK.
4. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH FDOT STANDARDS.
5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS.

D. TESTING
ALL SUBGRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER.

IX. SIGNING AND MARKING

A. ALL PAVEMENT MARING SHALL BE HOT APPLIED THERMOPLASTIC MANUFACTURED AND APPLIED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS SECTION 711.

B. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

C. REFLECTIVE PAVEMENT MARKERS SHALL BE CLASS A MARKERS MANUFACTURED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 706 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

X. WATER DISTRIBUTION AND GRAVITY SEWER SYSTEMS

SEE SHEET C10 WATER AND SEWER MAIN SEPARATION AND WATER SYSTEM NOTES.
SEE C10 AND C11 FOR WATER AND SEWER DETAILS.

XI. PROJECT CLOSEOUT

A. CLEANING UP
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OR CITY OF NORTH LAUDERDALE'S PUBLIC WORKS DEPARTMENT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACOTRS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY ROADWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED, SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. PROJECT RECORD DOCUMENTS
1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINNER "AS-BUILT" PLANS SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE "AS-BUILTS".
3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.
4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.
5. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
7. AS-BUILT INFORMATION ON THE WATER SYSTEM SHALL INCLUDE LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100' SPACING.
8. CERTIFIED ELEVATION CERTIFICATE OF THE FINISH FLOORS ARE REQUIRED IN NAVD 1988, PRIOR TO THE PERMIT CLOSE-OUT.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
CLOVERDALE, FL 32921
TEL: (954)434-5605 FAX: (954)434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REYONA BORO-JACKSON, P.E.
FL. P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BCD DANIA OAKS, LLC
DEVELOPER
B2J DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

REVISIONS:

#	DATE	DESCRIPTION

GEA PROJECT NO. : 1604
DATE: 02-23-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: LB
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

GENERAL NOTES

C1 of 11

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).

3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVNG THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.

7. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATION.

9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

11. FILTER FABRIC SHALL BE INSTALLED UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.

12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.

13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

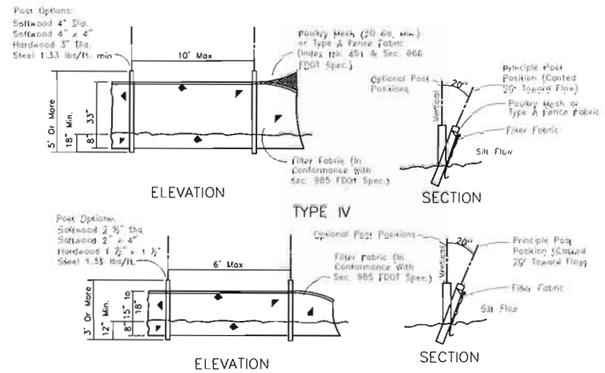
15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.

16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

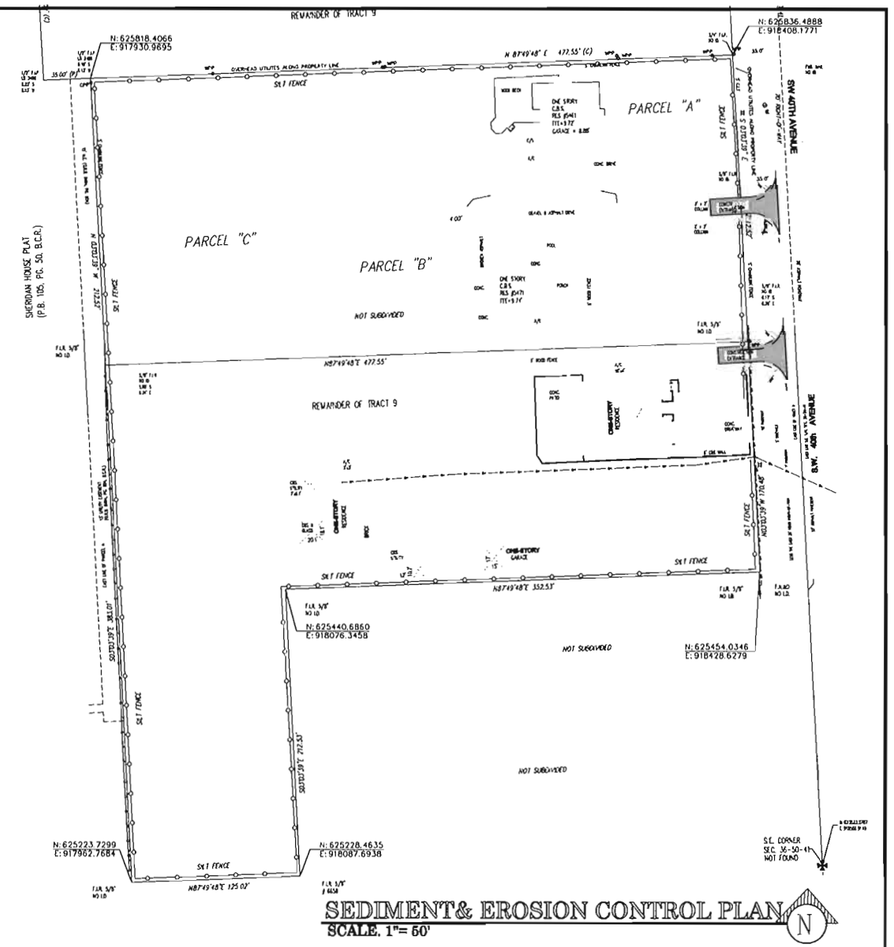
19. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.



NOTE: FOR SLIT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

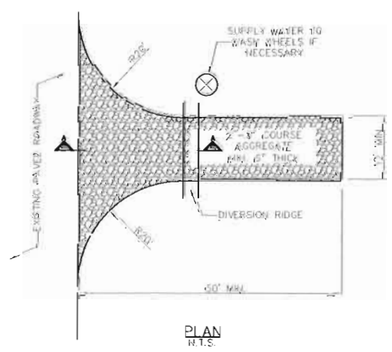
SILT FENCE DETAIL

N.T.S.



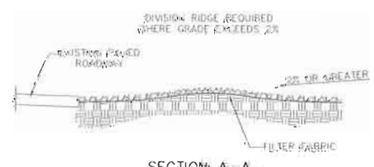
SEDIMENT& EROSION CONTROL PLAN

SCALE. 1"= 60'



PLAN

N.T.S.

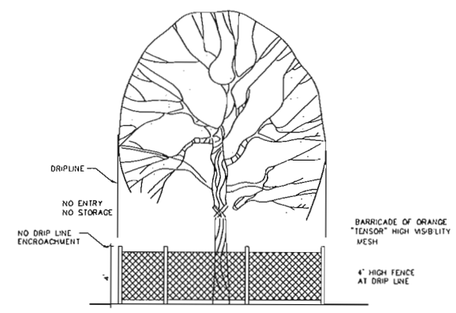


SECTION A-A

N.T.S.

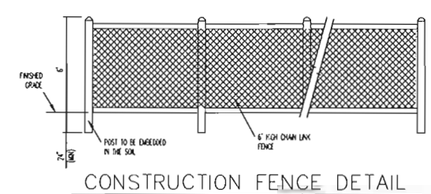
TEMPORARY GRAVEL CONTRUCTION ENTRANCE

N.T.S.



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.



CONSTRUCTION FENCE DETAIL

N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11360 TEMPLE STREET
CROSSCITY, FL. 32630
TEL: (904) 463-8005 FAX: (904) 434-6804
CERTIFICATE OF AUTHORIZATION NUMBER 30250

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5463 SW 40TH AVENUE
OWNER:
BCD DANIA OAKS, LLC
DEVELOPER
BCI DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

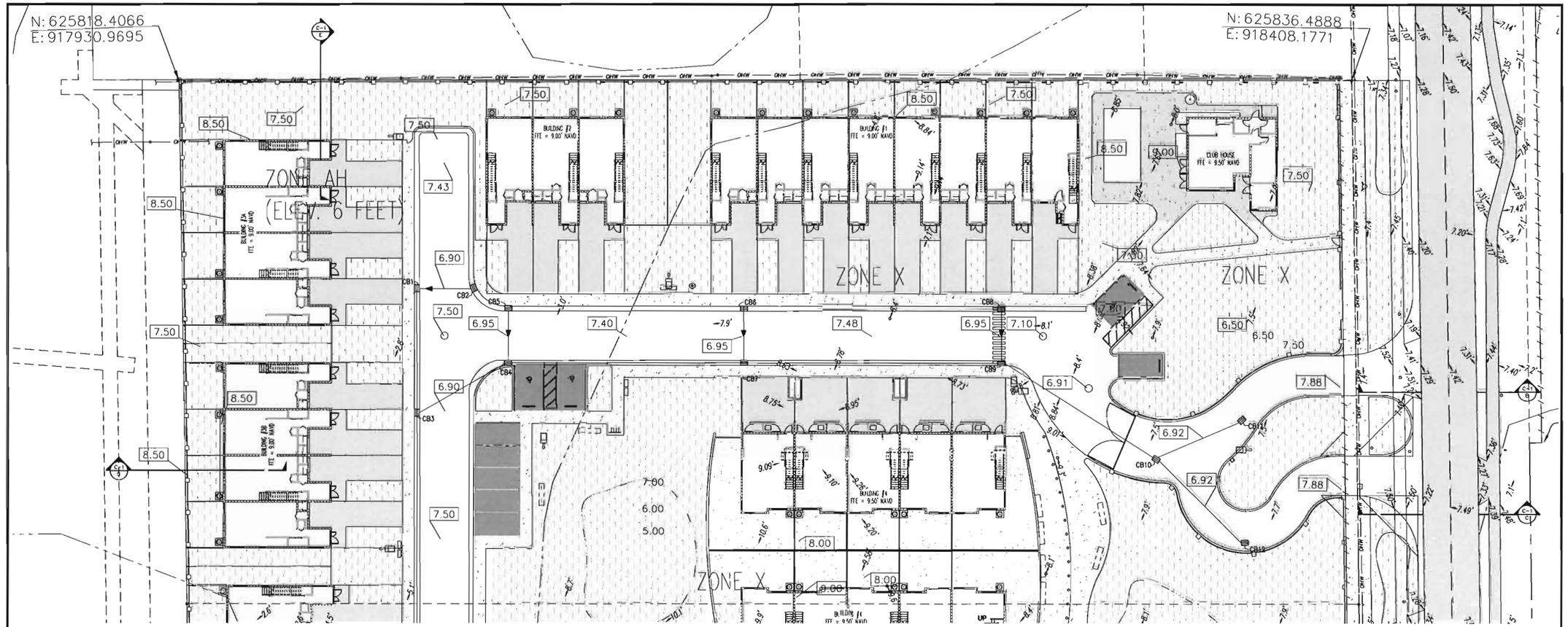
REVISIONS

No.	DATE	DESCRIPTION

GEA PROJECT NO.: 16061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN

C2 OF 11



PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"= 20'

LEGEND

- PROPERTY LINE
- PROP. SEWER
- EXIST. WATER
- PROP. WATER
- DRAINAGE INLET
- FLOW LINE
- PROPOSED 5/8" WATER METER
- PROP. 2" IRRIGATION METER
- FIRE HYDRANT ASSEMBLY
- PROP. SEWER MANHOLE
- EXIST. SEWER MANHOLE
- CLEAN OUT
- PROP. GRADE
- SIDEWALK

GATOR ENGINEERING ASSOCIATES, INC.
11380 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-9905 FAX: (954) 434-6904
CERTIFICATE OF AUTHORIZATION NUMBER 30250

SEAL

DATE:
REVIEWED BY: RODO-JACKSON, P.E.
FL. P.E. NO.: 38550

NEW TOWN-HOUSES FOR:

OAKS PLACE TOWNHOMES

5401 SW 40TH AVENUE

OWNER
BCD DANIA OAKS, LLC

DEVELOPER
BCI DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

REVISIONS

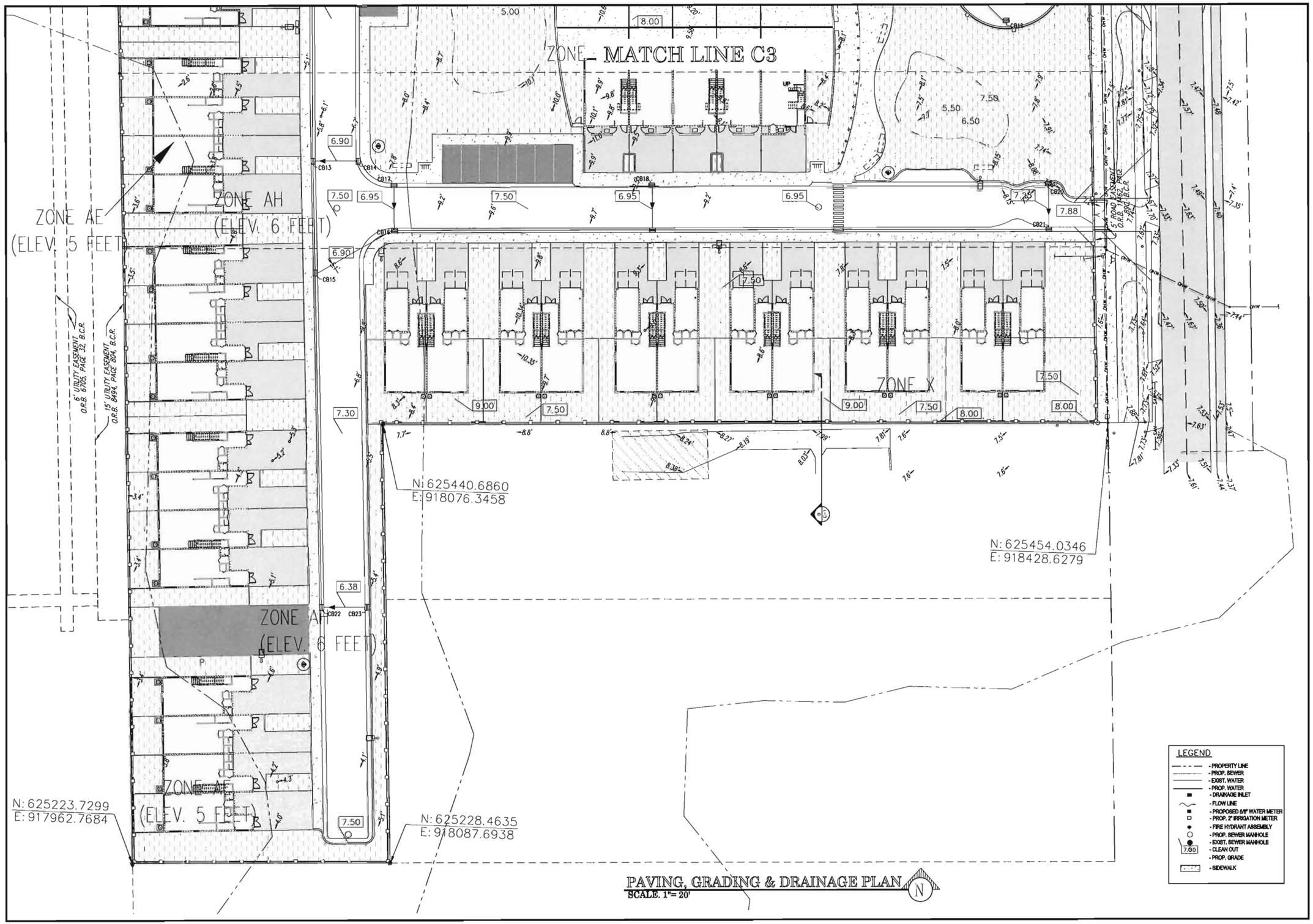
#	DATE	DESCRIPTION

GEA PROJECT NO.: 16061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.R.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

P, G & D PLAN (1)

C3 of 11



PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"= 20'

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-0665 FAX: (954) 434-8904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL. P.E. NO.: 39552

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5465 SW 40TH AVENUE
OWNER:
BCID DANIA OAKS, LLC
DEVELOPER:
BCI DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

REVISIONS

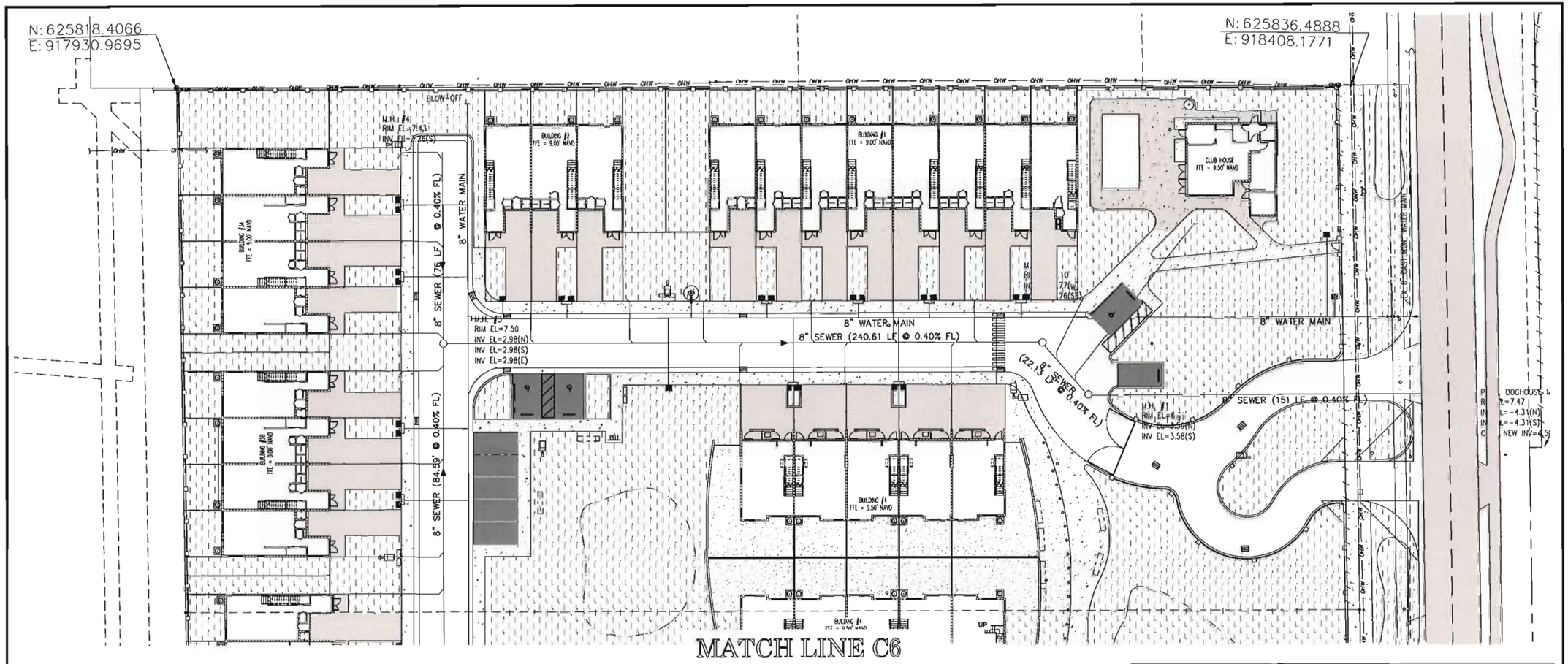
1	DATE	DESCRIPTION

GEA PROJECT NO. : 15061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

P, G & D PLAN

C4 of 11



WATER & SEWER PLAN
SCALE. 1"= 20'

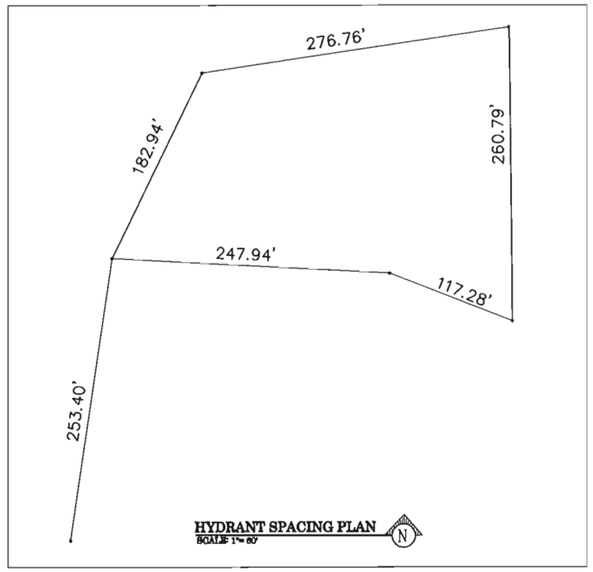
WATER NOTES:
1. A 36 INCH DIAMETER AREA MUST BE MAINTAINED CLEAR OF LANDSCAPING AROUND ALL FIRE HYRDANTS.

DEMAND TABLE

Type Demand	Type Unit	Demand /Unit	Unit	No. of Units	Demand
Water Demand	Single Family Resident	199 gpd	ea.	67	13,333 gpd
Wastewater Demand	Single Family Resident	142 gpd	ea.	67	9,963 gpd
Solid Waste Demand	Single Family Resident	8.9 lb/d	ea.	67	5,963 lb/d

LEGEND

- PROPERTY LINE
- PROP. SEWER
- EXIST. WATER
- PROP. WATER
- DRAINAGE INLET
- FLOW LINE
- PROPOSED 5/8" WATER METER
- PROP. 2" IRRIGATION METER
- FIRE HYDRANT ASSEMBLY
- PROP. SEWER MANHOLE
- EXIST. SEWER MANHOLE
- CLEAN OUT
- SIDEWALK



HYDRANT SPACING PLAN
SCALE 1"= 60'

GATOR ENGINEERING ASSOCIATES, INC.
11360 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-9005 FAX: (954) 434-8904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL. P.E. NO.: 39550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BCD DANIA OAKS, LLC
DEVELOPER
BRJ DEVELOPMENT, GROUP LLC

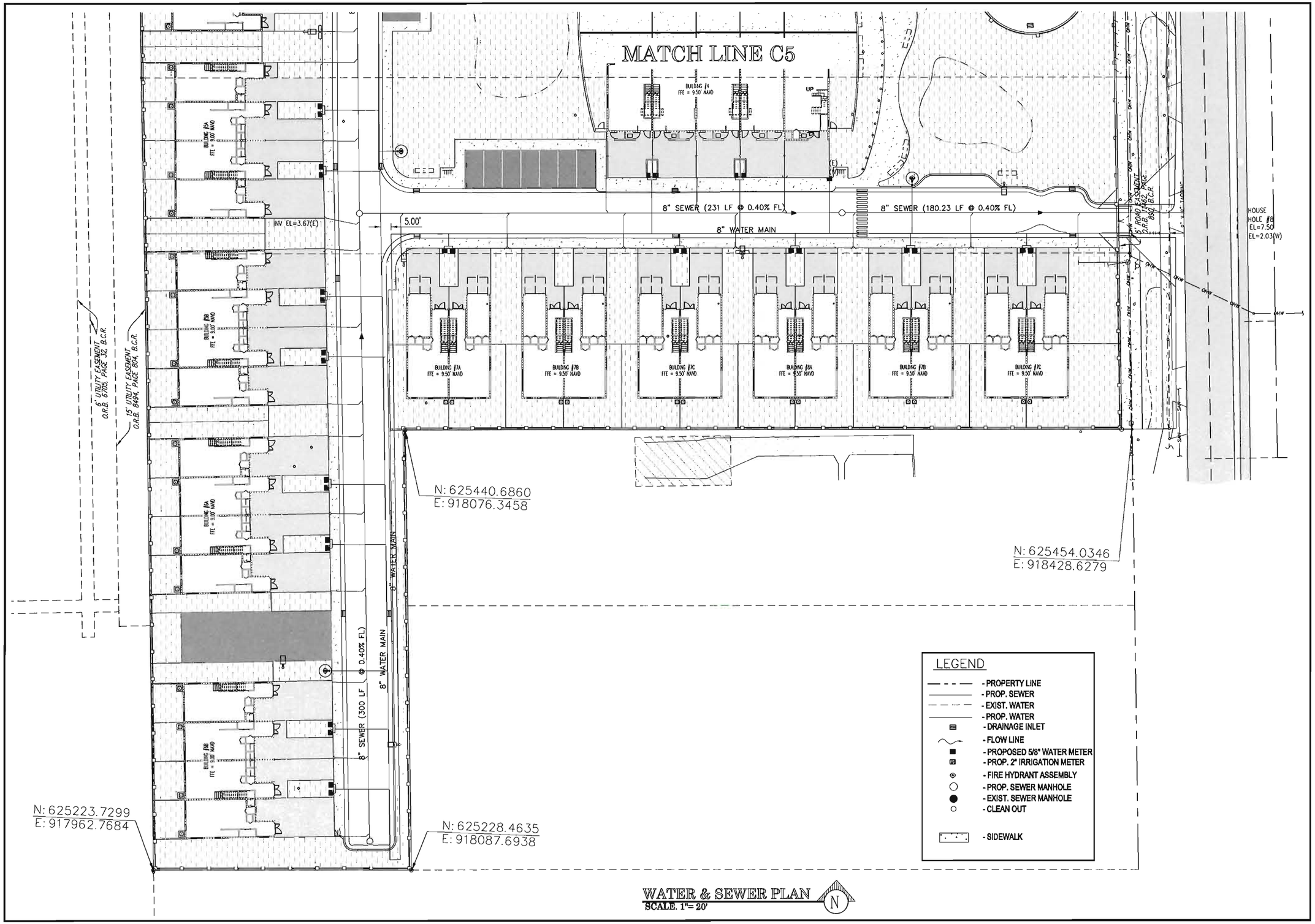
FOR SITE PLAN APPROVAL ONLY

REVISIONS

GEA PROJECT NO. : 18061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.R.
CHECKED BY: T.L.J.
APPROVED BY: R.B.J.

SHEET TITLE
W&S PLAN

C5 of 11



WATER & SEWER PLAN
SCALE. 1"= 20'

GATOR ENGINEERING ASSOCIATES, INC.
11360 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-8505 FAX: (954) 434-8504
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
PREPARED BY: BORO-JACKSON, P.E.
FL.P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BOD DANIA OAKS, LLC
DEVELOPER
BRJ DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

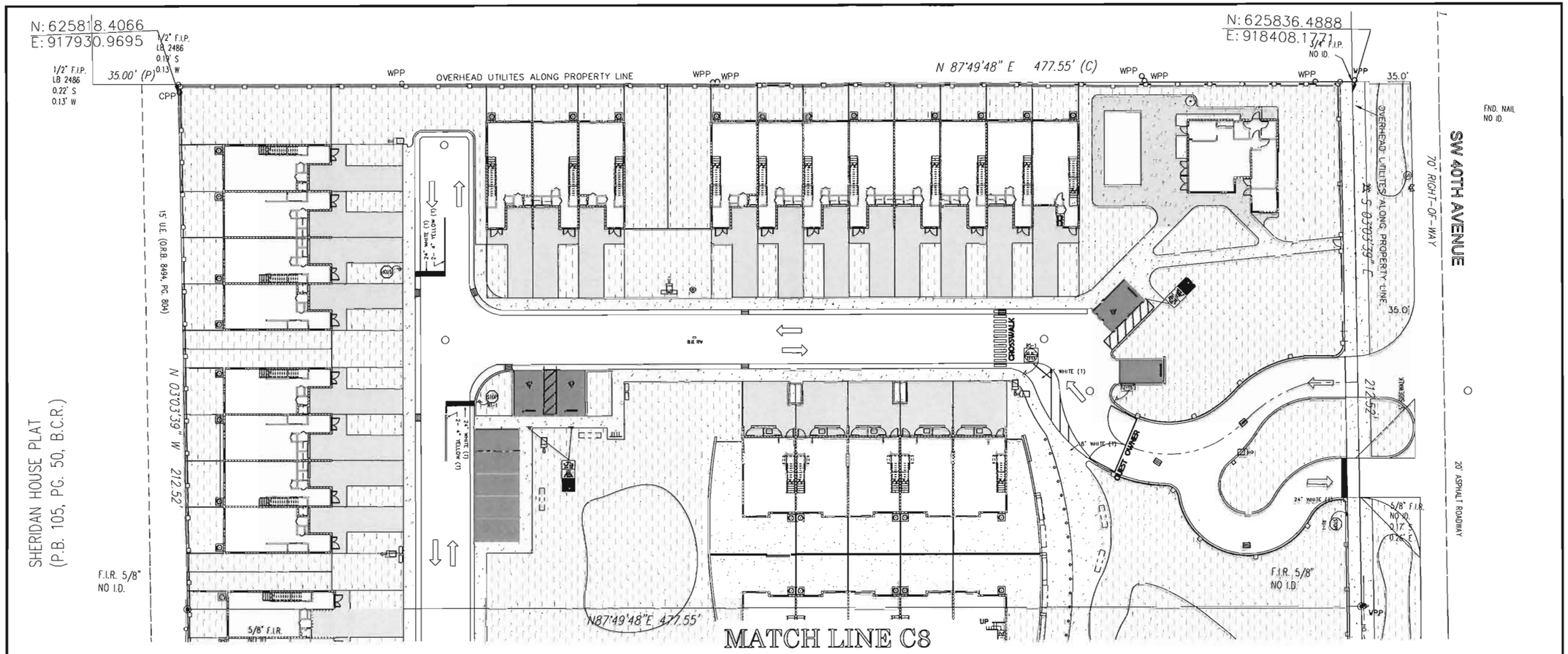
REVISIONS

GEA PROJECT NO.: 16061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

W&S PLAN

C6 of 11



SIGNING & MARKING PLAN

SCALE. 1"= 20'

NOTES:

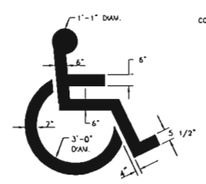
1) CONTRACTOR SHALL USE THERMOPLASTIC FOR MARKINGS UNLESS OTHERWISE SPECIFIED ON PLANS.

2) PAVEMENT MARKINGS SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS LATEST EDITION. THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS."

3) ALL SIGNS SHALL BE HIGH INTENSITY.

R1-1

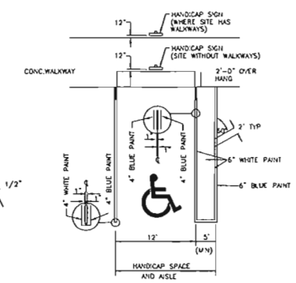
STOP SIGN DETAIL

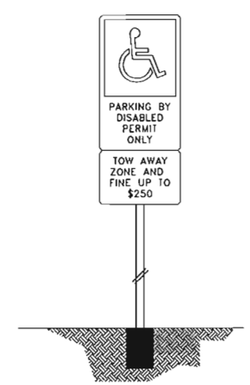


SYMBOL SHALL BE PAINTED WITH HIGHWAY WHITE PAINT AND TO THE DIMENSIONS SHOWN.

SYMBOL PAINT DETAIL

N.T.S.





TYPICAL HANDICAP PARKING

N.T.S.

LEGEND

- THESE ARROW ARE NOT MARKINGS THEY ARE TO SHOW DIRECTION OF TRAVEL ONLY
- PROP. SEWER MANHOLE
- PROP. DRAINAGE INLET
- PROP. SIGN
- RAIVD — RAISED PAVEMENT MARKER

GATOR ENGINEERING ASSOCIATES, INC.
31590 TRAILER ESTATES, IT
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BORO-JACKSON, P.E.
FL P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5401 SW 40TH AVENUE
OWNER:
BCD DANIA OAKS, LLC
DEVELOPER
BCD DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

REVISIONS

GEA PROJECT NO. : 15061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: RBJ
DRAWN BY: LB
CHECKED BY: RB
APPROVED BY: RBJ

SHEET TITLE

SIGNING & MARKING PLAN

C7 OF 11

MATCH LINE C7

N87°49'48"E 477.55'

F.I.R. 5/8" NO I.D.

5/8" F.I.R. NO ID 1.60' S 0.21' E

24" WHITE (1) 2-4" YELLOW (1)

CROSSWALK

15' PARKWAY

5' SIDEWALK

EAST LINE OF TRACT 9

EAST LINE S.E. 1/4 SEC. 36-50-41

S.W. 40th AVENUE

22' ASPHALT PAVEMENT

LESS THE EAST 35' ROAD RIGHT-OF-WAY

N00°07'20"W 119.48'

N87°49'48"E 352.53'

F.I.R. 5/8" NO I.D.

F.N.&D. NO I.D.

N: 625440.6860
E: 918076.3458

N: 625454.0346
E: 918428.6279

NOT SUBDIVIDED

15' UTILITY EASEMENT (O.R.B. 8494, PG. 804, B.C.R.)

EAST LINE OF PARCEL A

S03°03'39"E 383.01'

S03°03'39"E 212.53'

N: 625228.4635
E: 918087.6938

:625223.7299
:917962.7684

N87°49'48"E 125.02'

F.I.R. 5/8" # 6658

LEGEND

⇦ ⇨	THESE ARROW ARE NOT MARKINGS THEY ARE TO SHOW DIRECTION OF TRAVEL ONLY
○	PROP. SEWER MANHOLE
▤	PROP. DRAINAGE INLET
▲	PROP. SIGN
RPM	RAISED PAVEMENT MARKER

SIGNING & MARKING PLAN

SCALE: 1"= 20'

N

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-8505 FAX: (954) 434-6904
CERTIFICATE OF AUTHORIZATION NUMBER 32250

SEAL

DATE:
PETRONA BORRO-JACKSON, P.E.
FL. P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BCD DANIA OAKS, LLC
DEVELOPER
BRI DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

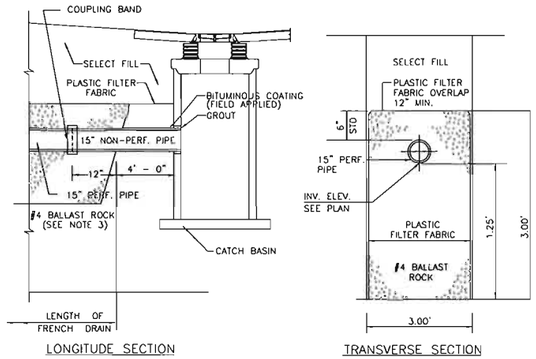
REVISIONS

#	DATE	DESCRIPTION

GEA PROJECT NO. 18061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: F.B.J.
DRAWN BY: L.R.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
SIGNING & MARKING PLAN

C8 of 11



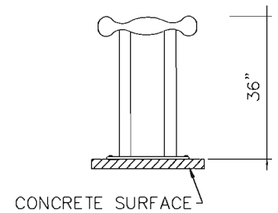
LONGITUDE SECTION

TRANSVERSE SECTION

NOTES:

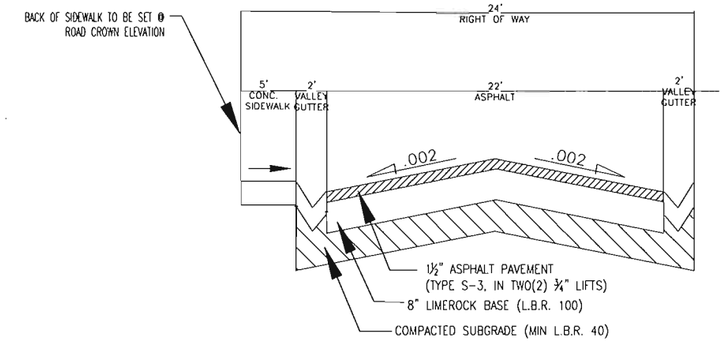
1. PLASTIC FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
2. THE DEPTH OF THE EXFILTRATION TRENCH SHALL BE 3.00 FEET.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

TYPICAL DETAIL – EXFILTRATION TRENCH
N.T.S.

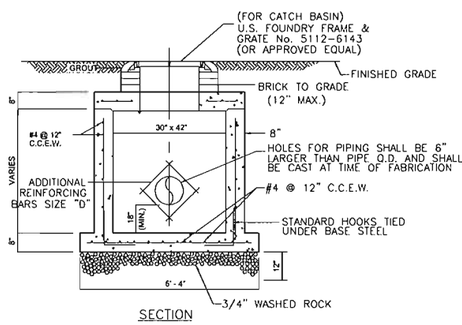


BIKE RACK DETAIL
N.T.S.

DETAIL NOTES:
STEEL WITH BLACK FINISH
FOOTPLATE BOLTED (4) TO CONCRETE SURFACE
RACK WILL SECURE 2 BIKES

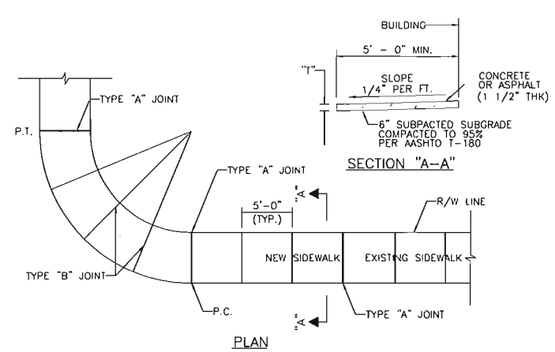


SECTION A–A
TYPICAL ROADWAY SECTION
N.T.S.



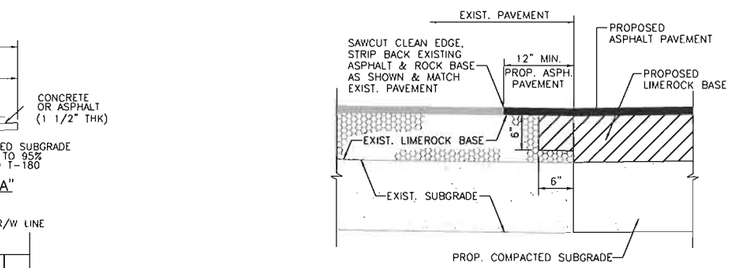
SECTION

PRECAST DRAINAGE CATCH BASIN
N.T.S.

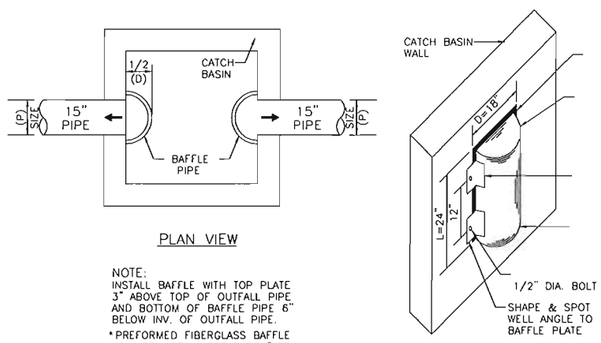


SECTION "A–A"

PLAN



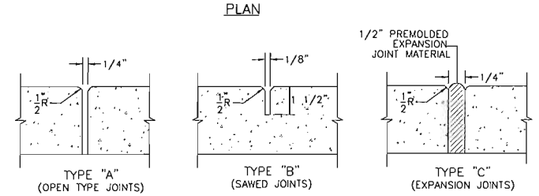
PAVEMENT CONNECTION DETAIL
N.T.S.



PLAN VIEW

NOTE:
INSTALL BAFFLE WITH TOP PLATE 3" ABOVE TOP OF OUTFALL PIPE AND BOTTOM OF BAFFLE PIPE 6" BELOW INV. OF OUTFALL PIPE.
* PREFORMED FIBERGLASS BAFFLE MAY BE USED INSTEAD OF PIPE

TYPICAL DETAIL – POLLUTION CONTROL BAFFLE
N.T.S.



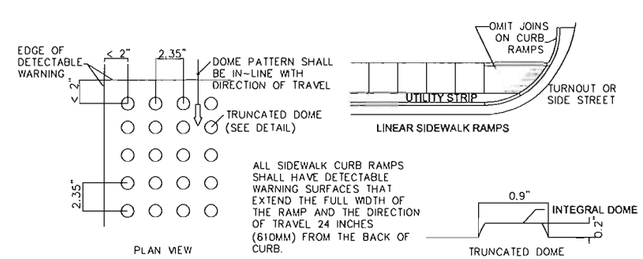
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	5' – 0" CENTER TO CENTER ON SIDEWALKS.
"C"	WHERE SIDEWALKS ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.

TABLE OF SIDEWALK THICKNESS – "T"	
LOCATION	"T"
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

NOTE: * AT THE DISCRETION OF ENGINEER.

SIDEWALK CONSTRUCTION
N.T.S.



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND THE DIRECTION OF TRAVEL 24 INCHES (610MM) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING
N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30220

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL. P.E. NO. 38552

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BCD DANIA OAKS, LLC
DEVELOPER
B2J DEVELOPMENT, GROUP LLC

FOR SITE PLAN APPROVAL ONLY

REVISIONS
#	DATE	DESCRIPTION

GEA PROJECT NO. : 16061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J
DRAWN BY: L.B.
CHECKED BY: R.B.J
APPROVED BY: R.B.J

SHEET TITLE
SITE DETAILS

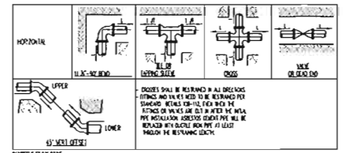
811 Know what's below. Call before you dig.

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (4)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (7)	Water Main, 3 ft. minimum	Water Main; (1) where a 1 ft. minimum vertical separation cannot be achieved, the sewer must be sleeved 3 diameters	Alternate 3 ft. minimum; Water Main
VACUUM SANITARY SEWER	Water Main, 3 ft. minimum	Water Main; (2) 10 ft. preferred 6 ft. minimum	Alternate 3 ft. minimum; Water Main
GRAVITY SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER	Water Main, 10 ft. preferred 3 ft. minimum	Water Main; (2) 18 ft. preferred 6 ft. minimum	Alternate 3 ft. minimum; Water Main
ON-SITE SEWAGE DISPOSAL & DRAINFIELD SYSTEM	10 ft. minimum	—	—

1. PROP OR BEARING ANY HOSE, CONTACTOR SHALL EXPOSE ALL UTILITY CROSSINGS THAT MAY POSSIBLY STRIKE THE PROJECT AREA.
2. THE ABOVE NOTES SHALL APPLY ON THE GROUND DEPTH OF ALL CONTRACTOR PLANS SUBMITTED TO THE COUNTY.

(1) THE 12 INCH SHALL CROSS ABOVE 12 INCH PIPE, AND THE 12 INCH SLEEVE THE 12 INCH PIPE, THE SEWER SEPARATION IS 6 INCHES.
(2) RECLAIMED WATER REQUIRED WHEN PIPE IS OF SMALLER DIAMETER.
(3) 10 FT. FOR GRAVITY SANITARY SEWER MAIN THE BOTTOM OF THE WATER MAIN IS ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) 18" VERTICAL MINIMUM SEPARATION REQUIRED BY FDEP, UNLESS OTHERWISE APPROVED.



- CROSSES SHALL BE REQUIRED IN ALL DIRECTIONS
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 108-112, TEE'S, BEND, THE FITTINGS OR VALVES ARE OUT IN AREA THE MAIN MODIFICATION, EXISTING STANDARD PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AS LEAST MEDIUM THE RESTRAINING LENGTH.

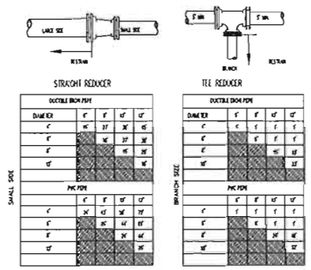
DUCTILE IRON PIPE

	HORIZONTAL, L (FEET)						45 VERTICAL OFFSET (FEET)	
Diameter	11.25°	22.5°	45°	90°	Tee or Cross	Tee or Dead End	UPPER	LOWER
4	1	2	4	10	3	20	9	3
6	2	3	6	14	11	26	12	4
8	2	4	8	17	20	32	16	5
10	2	5	10	21	27	44	19	6
12	3	5	10	24	34	52	22	6

PVC PIPE

	HORIZONTAL, L (FEET)						45 VERTICAL OFFSET (FEET)	
Diameter	11.25°	22.5°	45°	90°	Tee or Cross	Tee or Dead End	UPPER	LOWER
4	2	3	5	12	5	32	11	3
6	2	4	7	16	12	45	15	5
8	3	5	9	21	19	58	25	6
10	3	5	11	25	43	71	32	7
12	3	6	12	29	55	83	35	7

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY CLEAR IRON WITH THE FOLLOWING ASSUMPTIONS
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 90%
SAFETY FACTOR: 1.5 SAFETY FACTOR
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, CONTACT OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.



THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY CLEAR IRON WITH THE FOLLOWING ASSUMPTIONS
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 90%
SAFETY FACTOR: 1.5 SAFETY FACTOR
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, CONTACT OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

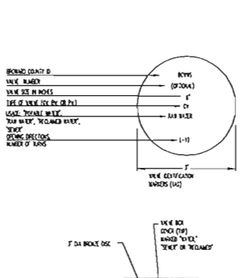
WATER SYSTEM NOTES

1. Specifications for this project shall be the BCWWS and City of Hollywood
2. Ductile iron water main pipe shall conform to the requirements of A.N.S.I. A.W.W.A. C-151/A 21.51-02 and lined and coated per A.N.S.I. A.W.W.A. C-104/A-21.4-03. 20" and smaller pipe shall be pressure class 350; 24" and larger, pipe shall be pressure class 250.
3. All P.V.C. mains shall be series 1120, class 150 (DR 18) pressure pipe, conforming to A.N.S.I. A.W.W.A. C-900-97, or latest revision, and shall have push on joints, and iron pipe O.D.
4. Fittings shall be ductile iron meeting A.N.S.I. A.W.W.A. C-110/A21.10-03. Fittings must be cement lined and seal coated per A.N.S.I. A.W.W.A.C-104/A-21.4-03.
5. Topping valves shall be Mueller H667 or approved equal.
6. Gate valves 3" or less shall be NIBCO T-133 OR T-136 with malleable hand wheels. No substitutions allowed.
7. Tapping sleeves shall be Mueller H615 or approved equal.
8. Restrained joint pipe shall be used for all bends, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.
9. All valves shall be furnished with extension type cast iron valve boxes of proper length for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.
10. Gate valves 4" or larger shall meet A.N.S.I. A.W.W.A. C-500-D2 specification (latest revision). Valves shall be Mueller Co. or approved equal.
11. Fire hydrants shall be breakaway Mueller Co. Centurion model #A-423, or American Darling type F.H.
12. Fire hydrants shall be installed with the center of the nozzle 18" above finished grade.
13. All meter service connections shall be bronze from plug valve. No gate valves are to be used (2" or less).
14. Proposed water mains shall be desinfected in accordance with ANSI/AWWA standards C651-05 and bacteriologically tested for two consecutive days. Bacteriological tests will be performed by a certified environmental testing laboratory and be witnessed by the engineer of record and BCWWS inspector.
15. All connections to existing mains shall be made under the direction of Broward County Water and Wastewater Engineering Division.
16. Pipe shall be tested under constant pressure of 150 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula: $O = SD\ P\ /\ 148{,}000$

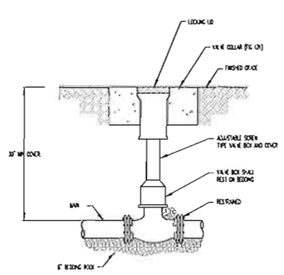
    O = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
    D = DIAMETER OF THE PIPE TESTED, IN INCHES.
    S = TOTAL LENGTH OF PIPE TESTED, IN FEET.
    P = AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.

17. Disinfection of mains shall comply with A.N.S.I. A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 1500 feet.
18. Dead end water mains 6" or larger shall terminate with a fire hydrant.
19. No connections to the existing lines shall be made until the pressure and bacteriological test have been performed in the proposed water mains and the system is acceptable to BCWWS the City of Hollywood and Broward County Public Health Unit (BCPHU).
20. All service lines shall be copper tubing, type "K", or plasticized polyethylene 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.
21. Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe whenever possible.
22. Where sanitary sewer force mains must cross a water main with less than 18" vertical separation, both the sewer and water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6" must be maintained at all crossings.
23. A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.
24. In cases where it is not possible to maintain a 10 foot horizontal separation the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18" above the top of the sewer.
25. Where it is not possible to maintain a vertical distance of 18" in parallel installations the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP and/or PVC C-900, with a minimum vertical clearance of 6". The water main should be above the sewer. Joints on the water main shall be located as far apart as possible from the joints on the sewer or force main (staggered joints).
26. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
27. Where a new pipe conflicts with an existing pipe with less than 18" vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.
28. All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.
29. Retainer glands/megalug shall be used only if authorized by the Engineer and shall conform to A.N.S.I. A.W.W.A. standards C 111/A-21.11-00, or latest revision.
30. All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.
31. Glands shall be CLOW Corporation model F-1058, standard fire protection equipment company, or approved equal. A.S.T.M. A588.
32. Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type. All service saddles shall conform to A.N.S.I. A.W.W.A. C 111/A-21.11-00 and
33. All P.V.C. pipe shall be installed in accordance with the Uni-Bell plastic pipe Association's "Guide for installation of P.V.C. pressure pipe for Municipal water distribution system". Water distribution pipe shall be of "BLUE" color.
34. Detecte tape on all P.V.C. mains shall be installed 18" above the water main. with a #12 wire.
35. All P.V.C. mains must have #6 copper wire, single stand, placed on top of pipe ,shall be electrically continuous over the entire length of the pipe, and fastened every 10' revison.
36. All DIP shall be installed in accordance with A.N.S.I. A.W.W.A. C-600-05, or latest manufacturer.
37. Pipe deflection shall not exceed 75% of the maximum deflection recommended by the pipe.
38. A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans. Rocks or stones larger than 3/4" diameter found in the trench shall be removed for a depth of at least 6" below the bottom of the
39. All details and notes on this sheet shall be applicable unless otherwise indicated elsewhere in plans or specifications.
40. All water main installations shall comply with the color coding requirements of Chapter
41. A minimum cover of 30" is require for DIP.

UTILITY LOCATES
DETAIL 100
NTS

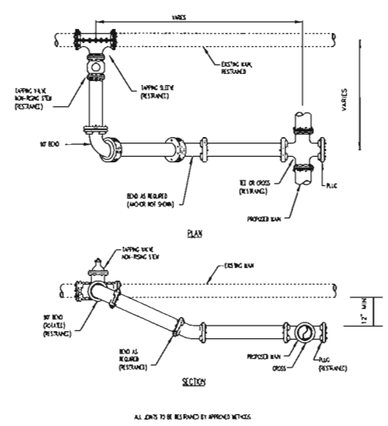


WATER MAIN SEPARATION
DETAIL 106
NTS



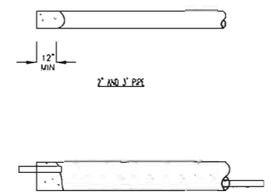
SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE

RESTRAINED JOINT REQUIREMENTS
SPECIALTY FITTINGS
DETAIL 109
NTS



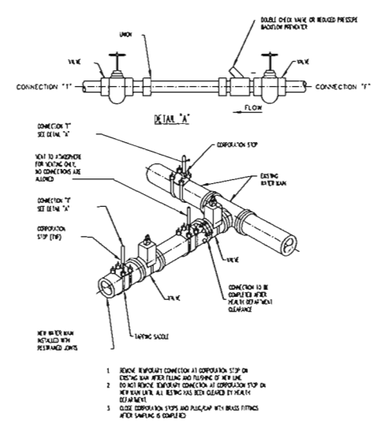
ALL JOINTS TO BE RESTRAINED BY APPROVED METHODS.

RESTRAINED JOINT REQUIREMENTS
REDUCING FITTINGS
DETAIL 107
NTS



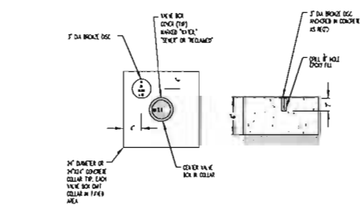
1. INSTALL 2" PIPE AS NEEDED OR LARGE TO BE ABANDONED SHOWN IN PLAN WITH CLOSE FITTING PROVIDE CLOSE
2. PLUG FLOWABLE FILL FROM ONE END OF TRENCH IN POINTS ALONG THE PIPELINE, WITH PIPE IS FILLED AS SPECIFIED IN THE DESIGNED FROM 2" PIPES. REMOVE 2" PIPE AND FILL WITH CLOSE FITTING PROVIDE CLOSE

PIPE TO BE ABANDONED
DETAIL 142
NTS



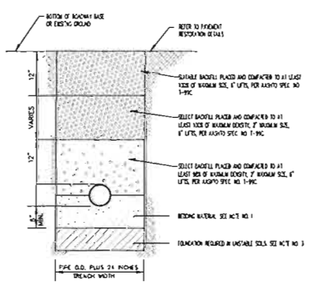
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FLUSHING AND PASSING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN CLEARED BY HEALTH DEPARTMENT.
3. CLOSE CORPORATION STOPS AND PLUG/CAP WITH BRASS FITTINGS AFTER SAMPLING IS COMPLETED

VALVE COLLAR AND IDENTIFICATION MARKER
DETAIL 120
NTS



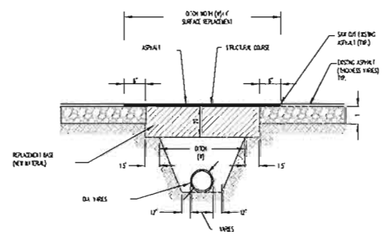
VALVE BOX DETAIL
DETAIL 123
NTS

TYPICAL CONNECTION TO EXISTING MAIN
DETAIL 131
NTS



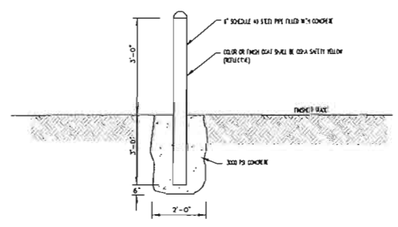
1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 6" MAX SIZE, COMPACTED TO AT LEAST 100% OF MAX DENSITY, 6" LIFTS, PER ASHTO SPEC NO 1-PVC.
2. WHERE REQUIRED, BEDDING AND BEDDING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, MUCKING PEAT, MUCK OR OTHER ORGANIC SOILS, CLAYEY SILTS AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE OWNER OF RECORD

TYPICAL TRENCH BACKFILL
DETAIL 180
NTS



1. BASE MATERIAL ONCE DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER ASTM D-1557.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70% BELOW FOR LOCAL LIMESTONE
6. SUB GRADE MATERIAL SHALL BE COMPACTED AND MOCKED AND SHALL HAVE A MINIMUM LBR OF 40
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 3" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM SPREADING, UNTIL REPLACED WITH A PERMANENT PATCH
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS

RESTORATION OF ROADWAY CUT FOR PERPENDICULAR UTILITY INSTALLATION
DETAIL 183
NTS



BOLLARD
DETAIL 194
NTS

FILLING AND FLUSHING CONNECTION
DETAIL 205
NTS

GATOR ENGINEERING ASSOCIATES, INC.
1390 TEMPLE STREET
COCONUT CREEK, FL 33066
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

RAYMY RICHNA BORO-JACKSON, P.E.
FL P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BCD DANIA OAKS, LLC
DEVELOPER
BZJ DEVELOPMENT, GROUP LLC

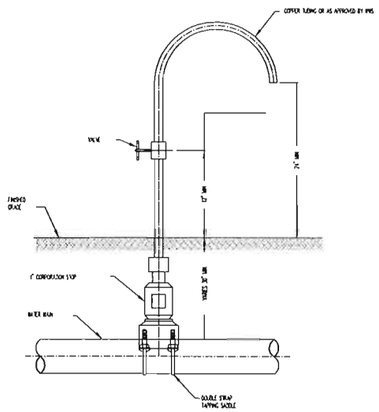
FOR SITE PLAN APPROVAL ONLY

REVISIONS		
No.	DATE	DESCRIPTION

GEA PROJECT NO.: 16061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

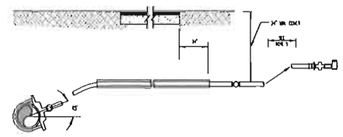
SHEET TITLE

WATER DETAILS



1. SAMPLE POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT
2. CORPORATION STOP SHALL BE CLOSED AND PLUGGED/CAPPED WITH A BRASS FITTING AFTER HEALTH DEPARTMENT CLEARANCE
3. SAMPLING POINTS MAY BE PLACED AT THE ENDS OF WATER SERVICES BEFORE THE METERS AND ON BLOW OFFS FOR TERMINAL WATER MAINS, WHERE SERVICES AND BLOW OFFS ARE REQUIRED BY THE PLANS

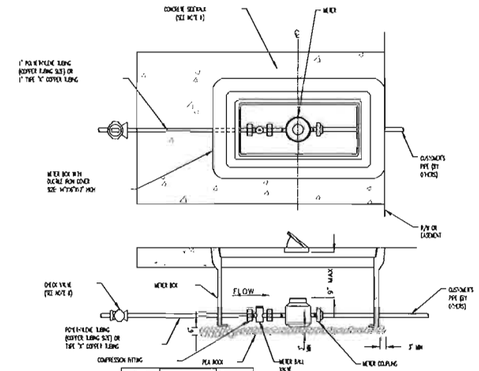
SAMPLING POINT
DETAIL 208
NTS



1. SADDLE TYPE WATER METER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER AND THEY SHALL BE CLOSER THAN 18" TO A JOINT.
2. 1" SERVICE REQUIRES A 2" MINIMUM WOOD BARRELED GLOBE VALVE.
3. 2" SERVICE REQUIRES A 3" MINIMUM WOOD BARRELED GLOBE VALVE.
4. ALL GLOBE VALVE SHALL EXTEND A MINIMUM OF 3" BEYOND THE EDGE OF FITTING CONNECTION.
5. FOR 1" SERVICE LINES THE MINIMUM BACKFILL SHALL BE 30".
6. FOR 2" SERVICE LINES THE MINIMUM BACKFILL SHALL BE 36".
7. ALL GLOBE VALVE SHALL BE FITTED WITH NO-ROTATE NUTS AND BLACK NITRI WEATHERS TAPE.
8. THE MAINTENANCE OF COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE CHECK VALVE, NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.
9. THE CHECK VALVE IS TO BE INSTALLED 3 FEET BEFORE THE METER VALVE

THIS DETAIL APPLIES ONLY TO RESIDENTIAL HOMES WITH METER SIZES THAN 3/4" (1.0), AND INCLUDING 1" WITHIN EASEMENTS

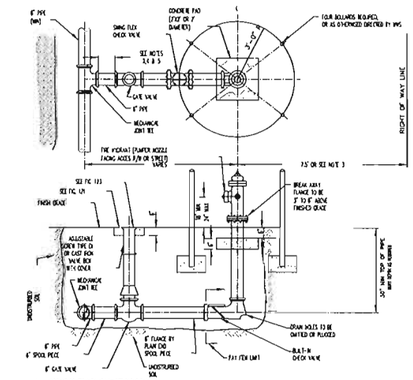
TYPE 1 WATER SERVICE CONNECTION
DETAIL 221
NTS



METER SIZE	LATING LENGTH (A)	HEIGHT (B)
3/4"	7.5	4.34

1. ALL STRUCTURES TO BE TRAFFIC BEARING TYPE
2. R/W LINE OR EASEMENT LINE IS THE CUSTOMER'S SIDE OF METER BOXES
3. WMS RESPONSIBILITY ENDS AT THE CUSTOMER'S SIDE OF METER BOXES
4. CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL, WITH A MINIMUM RADIUS SHALL BE 12" FOR 1" TUBING
5. ALL METERS WILL BE SUPPLIED AND INSTALLED BY WMS. METER WILL HAVE IRON PIPE THREAD MALE CONNECTION ON EACH END.
6. WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
7. METER SHALL BE CENTERED IN BOX, DIRECTLY UNDER THE ACCESS LID.
8. THE CHECK VALVE IS TO BE INSTALLED 3 FEET BEFORE THE METER BALL VALVE.
9. WHEN THERE ARE NO SIDEWALKS, CONSTRUCT 6" WIDE x 6" THICK CONCRETE COLLAR AT GRADE.

WATER METER INSTALLATION FOR 5/8" & 1" METERS
DETAIL 226
NTS



1. HYDRANT PAINTED WITH YELLOW REFLECTIVE PAINT.
2. USE MECHANICAL JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BOCNFD REQUIREMENTS, WHICH APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO THE HYDRANT IS GREATER THAN 20 FEET, ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 5' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE FACED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE HYDRANT LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

FIRE HYDRANT INSTALLATION
DETAIL 231
NTS

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5900 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REVISED: ROBERT BOBBO-JACKSON, P.E.
FL. P.E. NO.: 38550

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5461 SW 40TH AVENUE
OWNER
BCD DANIA OAKS, LLC
DEVELOPER
B2J DEVELOPMENT, GROUP LLC

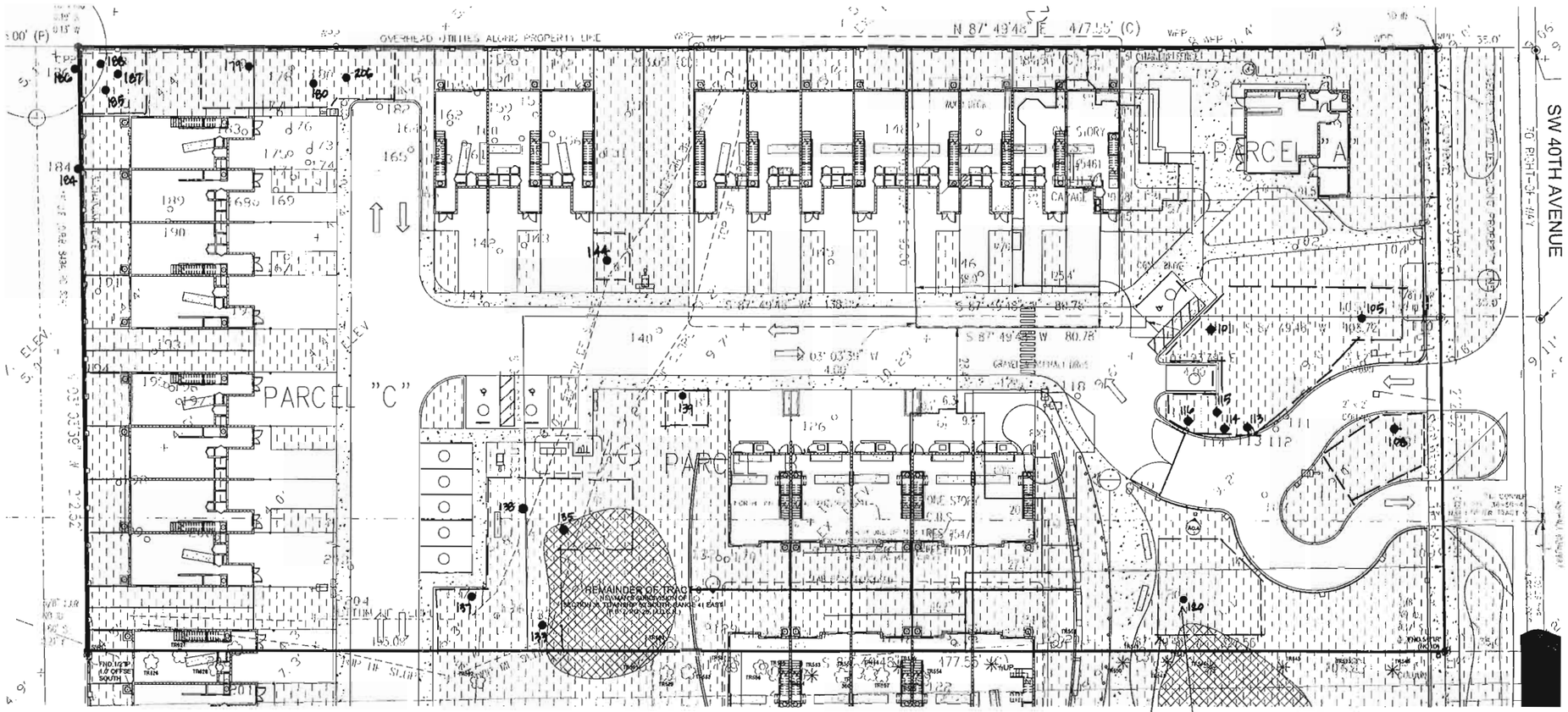
FOR SITE PLAN APPROVAL ONLY

REVISIONS

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

GEA PROJECT NO.: 16061
DATE: 02-23-2017
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
WATER & SEWER DETAILS



1 TREE DISPOSITION NORTH PLAN
1" = 20'-0"

SKLARchitecture

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: XX-XX-XX

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

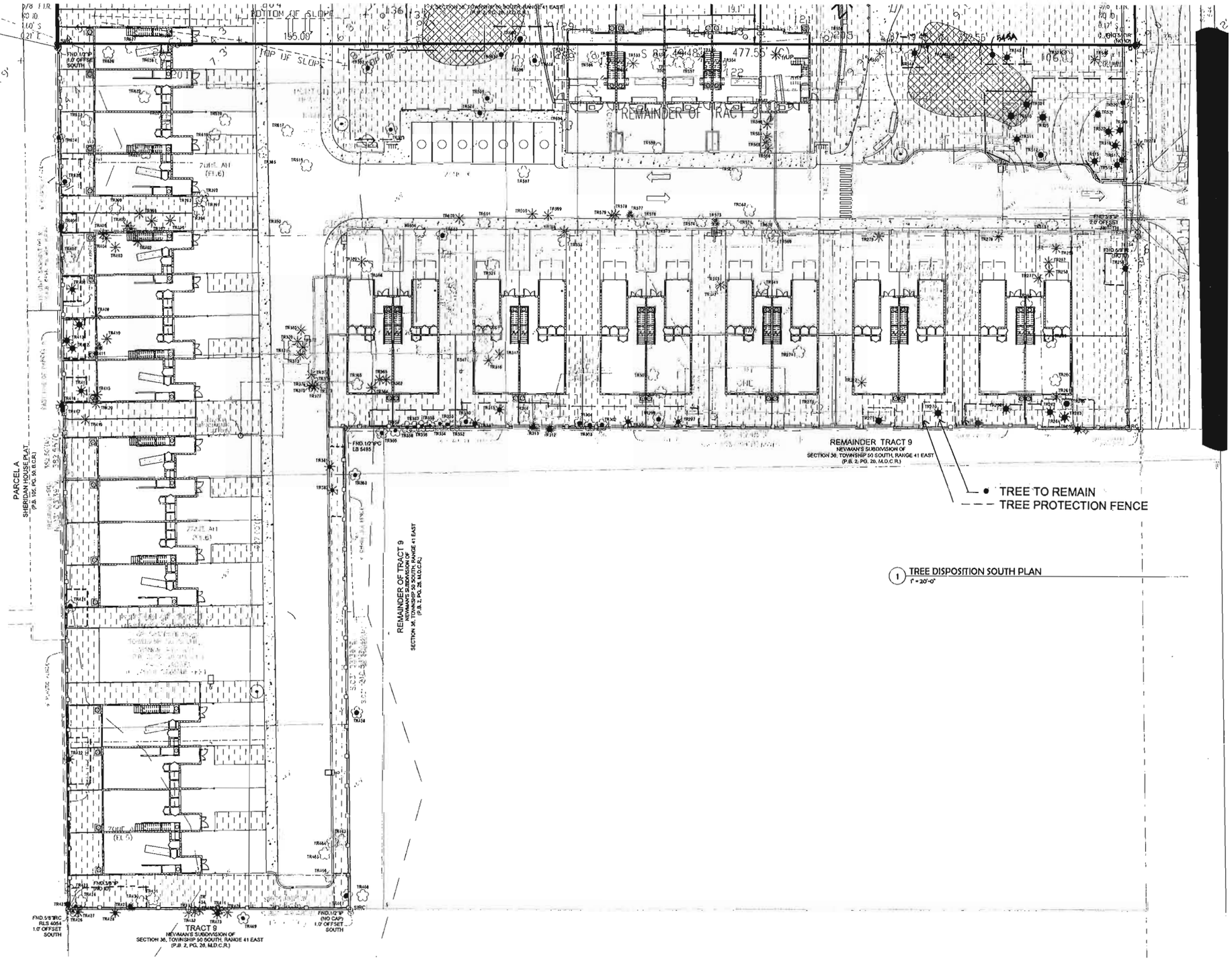
TREE DISPOSITION PLAN

TD -1

PROJECT # 14-09

DATE: 09-09-15

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©



1 TREE DISPOSITION SOUTH PLAN
1" = 20'-0"

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

SKLARchitecture

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
SW 40TH & SW 122ND AVENUE, DAVIE, FL
OWNER:
DEVELOPER:

- REVIEW SET
- PRELIMINARY
- SUBMIT FOR CONSTRUCTION
- DRY RUN REVIEW SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE: XX-XX-XX

DRAWN BY:
CHECKED BY:
© SKLAR

TREE DISPOSITION PLAN

TD-2

PROJECT #: 16-078

DATE: 09-09-16

Oaks Place Town homes Property Tree Inventory
(North Lot - 5461 and 5471 SW 40th Avenue)

TREE #	Common Name	Scientific Name	SPECIFICATIONS: DBH (in.)	Multi-Trunk ?	Canopy Spread (ft.)	Canopy Area (sq. ft.)	CONDITION	CONDITION NOTES FOR SPECIMEN CANDIDATES: Note 1	Note 2	Note 3	DISPOSITION	NOTES	MITIGATION REQUIREMENTS: Non-FLEPPC Trees Canopy to be Replaced (sq. ft.)	FLEPPC Cat 1 Trees Canopy to be Replaced (sq. ft.)	Dead Trees to be Mitigated (1:1 Ratio)	$ Values of Specimen Trees being Removed (see attached calculation sheet)
101	Live Oak	Quercus virginiana	30	No	58	1963	Fair	Lopsided Canopy	Stubs with Dead Wood	Constricted Roots	To remain	Root prune as necessary				
101A	Cardwood	Cupaniopsis anacardioides	7	No	14	154	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		154		
101B	Umbrella Tree	Schefflera actinophylla	4	No	18	78	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		78		
102	Live Oak	Quercus virginiana	28	No	50	1963	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant preservation, conflicts with walkway (not specimen due to condition)	1963			
103	Strangler Fig	Ficus aurea	60	No	58	3410	Fair	Major Limb Damage	Stubs with Dead Wood		To be removed	Condition does not warrant relocation, conflicts with building				5475
103A	Umbrella Tree	Schefflera actinophylla	18	No	18	254	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		254		
103B	Norfolk Pine	Araucaria heterophylla	11	No	18	254	Fair				To be removed	Condition does not warrant relocation, conflicts with building	254			
104	Umbrella Tree	Schefflera actinophylla	14	No	24	314	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		314		
104	Live Oak	Quercus virginiana	3 X 30	Yes	60	2826	Fair	Lopsided Canopy	Stubs with Dead Wood		To remain	Root prune for sidewalk and entrance drive conflicts				
104	Live Oak	Quercus virginiana	30	No	60	1963	Fair	Lopsided Canopy	Stubs with Dead Wood		To remain					
106A	Norfolk Pine	Araucaria heterophylla	9	No	18	201	Good				To be removed	Size does not warrant relocation, conflicts with drive	201			
107	Live Oak	Quercus virginiana	30	No	60	2826	Fair	Reduced Canopy (Moderate)	Co-Dominant Leaders	Stubs with Dead Wood	To be removed	Condition does not warrant relocation, conflicts with drive				5,350
108	Live Oak	Quercus virginiana	22	No	50	1963	Poor	Reduced Canopy (Major)	Stubs with Dead Wood		To remain	Not specimen due to condition - ROOT PRUNE FOR ENTRANCE DRIVE				
109	Live Oak	Quercus virginiana	28	No	54	2289	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant preservation, Not specimen due to condition	2289			
110	Live Oak	Quercus virginiana	24	No	50	707	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant preservation, Not specimen due to condition	707			
110A	Christmas Palm	Veitchia merrillii	6	No	8	50	Good				To be removed	Conflicts with entrance	50			
111	Coconut Palm	Cocos nucifera	10	No	18	254	Fair				To be removed	FLEPPC Cat 2 invasive/exotic species, Condition does not warrant relocation, conflicts with drive	254			
111A	Christmas Palm	Veitchia merrillii	6	No	10	79	Good				To remain					
112	Coconut Palm	Cocos nucifera	8	No	18	201	Fair				To be removed	FLEPPC Cat 2 invasive/exotic species, Condition does not warrant relocation, conflicts with drive	201			
113	Coconut Palm	Cocos nucifera	10	No	18	201	Fair				To remain	FLEPPC Cat 2 invasive/exotic species				
114	Coconut Palm	Cocos nucifera	10	No	20	314	Fair				To remain	FLEPPC Cat 2 invasive/exotic species				
115	Coconut Palm	Cocos nucifera	6	No	10	79	Fair				To remain	FLEPPC Cat 2 invasive/exotic species				
116	Live Oak	Quercus virginiana	30	No	54	2289	Fair	Stubs with Dead Wood	Apical Dieback		To remain	Root prune for conflicts with drive				
117	Java Bishopwood	Bischofia javanica	15	Yes	40	1256	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		1256		
118	Live Oak	Quercus virginiana	6	Yes	14	154	Fair				To be removed	Condition does not warrant relocation, conflicts with building	154			
118A	Sabbale Palm	Phythokapsoca elegans	13 (Cluster)	Yes	20	314	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, Growth pattern does not warrant relocation, conflicts with drive	314			
118B	Christmas Palm	Veitchia merrillii	10	No	10	79	Good				To be removed	Conflicts with drive	79			
119	Live Oak	Quercus virginiana	16	No	20	314	Poor				To be removed	Condition does not warrant preservation, conflicts with walkway	314			
120	Live Oak	Quercus virginiana	34	No	60	3826	Fair	Lopsided Canopy	Stubs with Dead Wood		To remain	Root prune for walkway				
121	Live Oak	Quercus virginiana	31	No	40	1256	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant relocation, conflicts with building (not specimen due to condition)	1256			
123	Live Oak	Quercus virginiana	16	No	30	707	Poor				To be removed	Condition does not warrant relocation, conflicts with building	707			
124	Live Oak	Quercus virginiana	20	No	30	707	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant relocation, conflicts with building (not specimen due to condition)	707			
125	Sabbale Palm	Phythokapsoca elegans	10 (Cluster)	Yes	18	254	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, structure does not warrant relocation, conflicts with driveway	254			
126	Laurel Oak	Quercus laurifolia	23	No	18	201	Poor	Reduced Canopy (Major)	Stubs with Dead Wood		To be removed	Condition does not warrant relocation, conflicts with building (not specimen due to condition)	201			
129	Java Bishopwood	Bischofia javanica	20	Yes	50	1963	Good				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		1963		
131	Java Bishopwood	Bischofia javanica	13	No	20	613	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		613		
132	Cocoloba Palm	Sabal palmetto	13	No	18	201	Fair	Dieckolred Foliage			To remain					
133	Strangler Fig	Ficus aurea	28	No	60	2826	Good				To remain					
134	Java Bishopwood	Bischofia javanica	17	No	36	1017	Good				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		1017		
135	Live Oak	Quercus virginiana	63	No	50	1963	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To remain	Not specimen due to condition				
137	Java Bishopwood	Bischofia javanica	20	No	36	1017	Good				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		1017		
137	Live Oak	Quercus virginiana	44	No	44	1520	Fair	Reduced Canopy (Moderate)	Lopsided Canopy	Dead Wood	To remain	Root prune for sidewalk conflicts				
138	Indian Laurel Fig	Ficus retusa	13	No	28	615	Good				To remain					
139	Live Oak	Quercus virginiana	30	No	50	1963	Fair	Reduced Canopy (Moderate)	Lopsided Canopy	Stubs with Dead Wood	To remain	Root prune for drive conflicts.				
140	False Mastic	Sideroxylon foetidissimum	16	No	40	1256	Good				To be removed	Size does not warrant relocation, conflicts with drive	1256			
141	Java Plum	Syzygium cumini	28	No	60	2826	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		2826		
142	Java Plum	Syzygium cumini	15	No	24	452	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		452		
143	Java Plum	Syzygium cumini	34	No	34	1017	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		1017		
144	Pink Tabebuia	Tabebuia heterophylla	14	No	24	452	Good				To Remain	Root prune for driveway conflicts				
145	Strangler Fig	Ficus aurea	8	No	68	3410	Fair				To be removed	Condition does not warrant relocation, conflicts with driveway	3410			
146	Avocado	Persea americana	15	No	36	1017	Fair				To be removed	Condition does not warrant relocation, conflicts with driveway	1017			
147	Strangler Fig	Ficus aurea	9	No	30	707	Poor				To be removed	Condition does not warrant relocation, conflicts with building	707			
148	Live Oak	Quercus virginiana	15	No	36	1017	Fair				To be removed	Size does not warrant relocation, conflicts with building	1017			
148A	Gumbo Limbo	Bursera simaruba	7	No	10	79	Good				To be removed	Conflicts with building	79			
149	Live Oak	Quercus virginiana	24	No	36	1017	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant relocation, conflicts with building (not specimen due to condition)	1017			
150	Live Oak	Quercus virginiana	32	No	60	5024	Fair	Reduced Canopy (Moderate)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition and size do not allow preservation, adjacent to building (major canopy and root conflicts)				5475
151	Sabbale Palm	Phythokapsoca elegans	8	No	10	79	Fair				To be removed	Cat 2 FLEPPC Invasive/exotic species, conflicts with building	79			
152	Dead Tree	N/A	10	No	0	0	DEAD				To be removed	Dead tree to be removed			1	
153	Dead Tree	N/A	10	No	0	0	DEAD				To be removed	Dead tree to be removed			1	
154	Royal Poinciana	Delonix regia	20	No	20	314	Poor	Reduced Canopy (Major)	Lopsided Canopy		To be removed	Condition does not warrant relocation, conflicts with building (not specimen due to condition)	314			
156	Royal Poinciana	Delonix regia	20	No	20	314	Poor	Reduced Canopy (Major)	Lopsided Canopy		To be removed	Condition does not warrant relocation, conflicts with building (not specimen due to condition)	314			
156	Queen Palm	Syagrus romanzoffiana	7	No	10	79	Fair				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	79			
157	Queen Palm	Syagrus romanzoffiana	9	No	12	113	Fair				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	113			
158	Queen Palm	Syagrus romanzoffiana	7	No	10	79	Fair				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	79			
159	Queen Palm	Syagrus romanzoffiana	8	No	12	113	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	113			
160	Queen Palm	Syagrus romanzoffiana	7	No	12	113	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	113			
161	Queen Palm	Syagrus romanzoffiana	9	No	12	113	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	113			
162	Queen Palm	Syagrus romanzoffiana	8	No	16	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	201			
163	Queen Palm	Syagrus romanzoffiana	8	No	16	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	201			
164	Queen Palm	Syagrus romanzoffiana	10	No	16	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with sidewalk	201			
165	Queen Palm	Syagrus romanzoffiana	8	No	16	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with drive	201			
166	Royal Poinciana	Delonix regia	20	No	38	531	Poor	Reduced Canopy (Major)	Lopsided Canopy		To be removed	Condition does not warrant relocation, conflicts with building (not specimen due to condition)	531			
167	Royal Poinciana	Delonix regia	7	Yes	18	254	Fair				To be removed	Condition does not warrant relocation, conflicts with building	254			
168	Queen Palm	Syagrus romanzoffiana	8	No	18	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	201			
169	Queen Palm	Syagrus romanzoffiana	8	No	16	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	201			
170	Live Oak	Quercus virginiana	37	No	66	3410	Fair	Reduced Canopy (Moderate)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant relocation, conflicts with building				5475
171	Queen Palm	Syagrus romanzoffiana	8	No	16	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	201			
172	Queen Palm	Syagrus romanzoffiana	9	No	22	380	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	380			
173	Royal Poinciana	Delonix regia	9	No	28	615	Fair				To be removed	Condition and size do not warrant relocation, conflicts with driveway	615			
174	Queen Palm	Syagrus romanzoffiana	10	No	24	452	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	452			
175	Queen Palm	Syagrus romanzoffiana	6	No	16	201	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	201			
176	Queen Palm	Syagrus romanzoffiana	8	No	18	254	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with driveway	254			
177	Royal Poinciana	Delonix regia	10	No	20	314	Fair				To be removed	Condition and size do not warrant relocation, conflicts with building	314			
177A	Royal Poinciana	Delonix regia	4	No	16	201	Fair				To be removed	Condition does not warrant relocation, conflicts with building	201			
178	Java Plum	Syzygium cumini	26	No	36	72	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		72		
179	Live Oak	Quercus virginiana	8	No	18	254	Fair				To remain					
180	Royal Poinciana	Delonix regia	9	No	20	314	Fair				To remain	Root prune for driveway conflicts				
181	Royal Poinciana	Delonix regia	7	No	20	314	Poor				To be removed	Condition does not warrant preservation, density adjacent to proposed drive	314			
182	Royal Poinciana	Delonix regia	9	No	16	201	Fair				To be removed	Condition does not warrant relocation, conflicts with proposed drive	201			
183	Royal Poinciana	Delonix regia	14	No	60	1963	Good				To be removed	Size does not warrant relocation, conflicts with building	1963			
184	Live Oak	Quercus virginiana	24	No	36	531	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To remain	Not specimen due to condition, root prune for building conflicts				
185	Live Oak	Quercus virginiana	15	No	18	254	Poor				To remain					
186	Live Oak	Quercus virginiana	38	No	44	1520	Fair	Reduced Canopy (Moderate)	Stubs with Dead Wood		To remain	Root prune for building conflicts				
187	Live Oak	Quercus virginiana	8	No	10	79	Fair				To remain					
188	Live Oak	Quercus virginiana	9	No	18	201	Fair				To remain					
188A	Gumbo Limbo	Bursera simaruba	7	No	18	201	Fair				To be removed					
189	Royal Poinciana	Delonix regia	11	No	36	531	Fair				To be removed	Condition and size do not warrant relocation, conflicts with building	531			
190	Queen Palm	Syagrus romanzoffiana	10	No	20	314	Good				To be removed	FLEPPC Cat 2 invasive/exotic species, conflicts with building	314			
190A	Royal Poinciana	Delonix regia	16	No	30	707	Good				To be removed	Size does not warrant relocation, conflicts with building	707			
191	Strangler Fig	Ficus aurea	42	No	40	1256	Fair	Reduced Canopy (Moderate)	Trunk Damage Moderate	Stubs with Dead Wood	To be removed	Condition and size do not allow preservation, adjacent to building (major canopy and root conflicts)				5350
192	Live Oak	Quercus virginiana	10	Yes	20	314	Fair				To be removed	Condition and size do not warrant relocation, conflicts with building	314			
193	Live Oak	Quercus virginiana	10	No	18	254	Good				To be removed	Too large for relocation, conflicts with building	254			
194	Brazilian Pepper	Schinus terebinthifolius	13	No	12	113	Poor				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		113		
195	Live Oak	Quercus virginiana	11	No	18	254	Fair				To be removed	Condition does not warrant relocation, conflicts with building	254			
196	Live Oak	Quercus virginiana	9	No	18	254	Fair				To be removed	Condition does not warrant relocation, conflicts with building	254			
197	Live Oak	Quercus virginiana	15	No	16	78	Poor				To be removed	Condition does not warrant relocation, conflicts with building	78			
198	Rubber Tree	Ficus elastica	42	Yes	60	1963	Fair				To be removed	Not specimen due to species, conflicts with building	1963			
199	Live Oak	Quercus virginiana	7	No	0	0	DEAD				To be removed	Dead tree to be removed			1	
208	Java Bishopwood	Bischofia javanica	17	No	36	1134	Good				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		1134		
281	Java Bishopwood	Bischofia javanica	20	No	40	1256	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		1256		
282	Java Bishopwood	Bischofia javanica	8	No	12	113	Good				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		113		
283	Java Bishopwood	Bischofia javanica	30	No	30	707	Fair				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		707		
284	Java Bishopwood	Bischofia javanica	10	No	24	452	Good				To be removed	FLEPPC Cat 1 invasive/exotic species - removal required by City		452		
205	Live Oak	Quercus virginiana	18	No	30	707	Poor	Reduced Canopy (Major)	Lopsided Canopy	Stubs with Dead Wood	To be removed	Condition does not warrant preservation, adjacent to building (major canopy and root conflicts) not specimen due to condition	707			
206	Royal Poinciana	Delonix regia	11	No	24	452	Good				To remain	Root prune for drive conflicts				

Total Canopy - non FLEPPC Trees (sq. ft.):	32,194
Total Canopy to be Mitigated (non FLEPPC Trees) w/50% multiplier (sq. ft.):	48,291
Total Canopy of FLEPPC Category 1 Trees (sq. ft.):	14,811
Total Canopy of FLEPPC Category 1 Trees to be Mitigated (25% of total) (sq. ft.)	3,703
Total Canopy to be Mitigated (sq. ft.):	**51,994**
Total # of Dead Trees to be Mitigated (1:1 Replacement)	**3**
Total Value of Specimen Trees to be Removed (see attached calcs):	**67,484**

Notes:

1. Arborist assessment for specimen tree candidates consisted of thorough visual inspection of tree (i.e. equivalent to ISA Level 1 "Limited Visual Assessment"), and and documentation of overall condition as well as significant defects related to that condition. Photographs of individual trees (i.e. clearly depicting one tree only) could not be recorded due to dense undergrowth and overlap between adjacent tree canopies.
2. **Bold Text = Specimen Tree to remain on site**
3. **Bold Red Text = Specimen Tree to be removed (see value calculations on separate sheet)**
4. **Bold Blue Text = FLEPPC Cat 1 invasive/exotic tree to be removed**

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF BHLA/Architecture INC. ©

Oaks Place Townhomes Tree Inventory
(North Lot - 5461 and 5471 SW 40th Avenue)
Specimen Tree Value Calculations

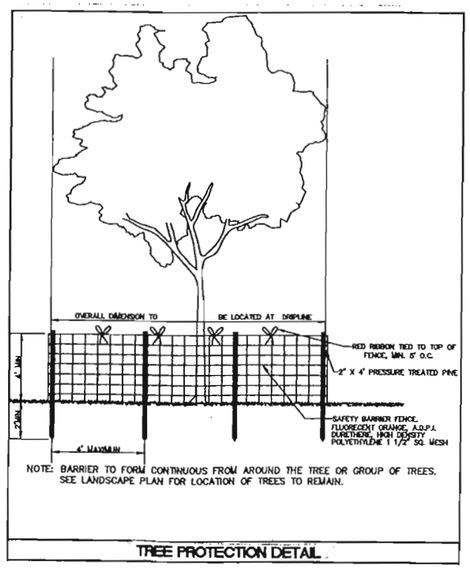
SPECIMEN TREES TO BE REMOVED

TREE #	SPECIES: Common Name	Scientific Name	DBH (in.)	CONDITION	SUITABLE REPLACEMENT TREE: Species	Size	Avg Market Price	Installation Factor	Site Factor	Health/Condition Factor	Location Score	Estimated Value
101	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.80	1.00	$1,350
103	Strangler Fig	Ficus aurea	60	Fair	Strangler Fig	250, 1.5-2" Cal	$125	2.7	4	0.50	1.00	$675
107	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.60	1.00	$1,350
116	Live Oak	Quercus virginiana	34	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.55	1.00	$1,350
137	Live Oak	Quercus virginiana	24	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	3	0.50	0.80	$1,013
139	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.50	0.80	$1,215
150	Live Oak	Quercus virginiana	32	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.50	0.80	$1,215
170	Live Oak	Quercus virginiana	37	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.50	0.80	$1,215
191	Strangler Fig	Ficus aurea	42	Fair	Strangler Fig	250, 1.5-2" Cal	$125	2.7	4	0.35	0.80	$338
											Total	$12,644

SPECIMEN TREES TO BE REMAIN

TREE #	SPECIES: Common Name	Scientific Name	DBH (in.)	CONDITION	SUITABLE REPLACEMENT TREE: Species	Size	Avg Market Price	Installation Factor	Site Factor	Health/Condition Factor	Location Score	Estimated Value
101	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.80	1.00	$1,350
105	Live Oak	Quercus virginiana	38 X 3	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.80	1.00	$1,350
120	Live Oak	Quercus virginiana	34	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	3	0.50	1.00	$1,013
133	Strangler Fig	Ficus aurea	28	Good	Strangler Fig	250, 1.5-2" Cal	$125	2.7	4	0.50	0.80	$338
198	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.50	0.80	$1215
188	Live Oak	Quercus virginiana	30	Fair	Live Oak	450, 2.5-3" Cal	$250	2.7	4	0.50	0.80	$1215
											Total	$6,480

Note: Calculations based on Dante Beach "Specimen Tree Appraisal Formula" provided to BHLA Architecture by Dante Beach representative on 5/23/2016



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL

Architecture
LTD.
20
292
8292
com
Ty Moyer, RLA
cape Architecture
92-9609
#LA0000052

/8/13/17
REVISIONS

2017

3

Oaks Place Townhomes Property Tree Inventory
(South Lot - 5501 and 5525 SW 40th Avenue)

TREE #	Common Name	Scientific Name	SPECIFICATIONS: DBH (in.)	Multi-Trunk ?	Radius	Canopy Spread (ft.)	Canopy Area (sq. ft.)	CONDITION	CONDITION NOTES FOR SPECIMEN CANDIDATES: Note 1	Note 2	Note 3	DISPOSITION	NOTES	MITIGATION REQUIREMENTS: Non-FLEPPC Trees Canopy to be Replaced (sq. ft.)	FLEPPC Cat 1 Trees Canopy to be Replaced (sq. ft.)	Dead Trees to be Mitigated (1:1 Ratio)	$ Values of Specimen Trees being Removed (see attached calculation sheet)
250	Live Oak	Quercus virginiana	13	No	12	24	452	Poor	Trunk rot Canopy (Major)	Dying Wood	Utility Conflict	To be removed	Removal due to poor condition (hurricane due to condition)	452			
251	Crabapple Palm	Butia parmariana	3	No	6	12	113	Good				To be relocated					
252	Chinese Fan Palm	Livistona chinensis	10	No	12	20	314	Fair				To be relocated					
253	Chinese Fan Palm	Livistona chinensis	10	No	12	20	314	Fair				To be relocated					
254	Chinese Fan Palm	Livistona chinensis	7	No	6	12	452	Good				To be relocated					
255	Live Oak	Quercus virginiana	36	No	24	48	1809	Poor	Poor form (half-sided) canopy, prune off building side			To be removed	Poor form (half-sided) canopy, prune off building side (prune back due to condition)	1809			
256	Live Oak	Quercus virginiana	12	No	20	40	1256	Poor	Poor form (half-sided) canopy, prune off building side			To be removed	Condition does not warrant preservation, conflicts with building (poor form due to condition)	1256			
257	Chinese Fan Palm	Livistona chinensis	8	No	6	12	113	Good				To be relocated	Canopy prune to avoid building conflicts				
258	Chinese Fan Palm	Livistona chinensis	8	No	6	12	113	Good				To be relocated					
259	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
260	Live Oak	Quercus virginiana	36	No	24	48	1809	Poor	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Dead Wood	To be removed	Poor form (half-sided) canopy, prune off building side (prune back due to condition)	1809			
261	Live Oak	Quercus virginiana	12	No	20	40	1256	Poor	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Dead Wood	To be removed	Condition does not warrant preservation, conflicts with building (poor form due to condition)	1256			
262	Chinese Fan Palm	Livistona chinensis	8	No	6	12	113	Good				To be relocated	Canopy prune to avoid building conflicts				
263	Cabbage Palm	Sabal palmetto	11	No	5	10	78	Good				To be relocated					
264	Sabal Palm	Sabal palmetto	8	No	5	10	78	Good				To be relocated					
265	Sabal Palm	Sabal palmetto	8	No	5	10	78	Good				To be relocated					
266	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
267	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
268	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
269	Live Oak	Quercus virginiana	48	No	30	60	2827	Fair	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Dead Wood	To be removed	Condition does not warrant preservation, conflicts with building (poor form due to condition)	2827			
270	Live Oak	Quercus virginiana	36	No	24	48	1809	Poor	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Dead Wood	To be removed	Condition does not warrant preservation, conflicts with building (poor form due to condition)	1809			
271	Live Oak	Quercus virginiana	12	No	5	10	78	Good				To be relocated					
272	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
273	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
274	Live Oak	Quercus virginiana	20	No	27	54	2290	Poor	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Dead Wood	To be removed	Condition does not warrant preservation, conflicts with building (poor form due to condition)	2290			
275	Pindo Palm	Butia capitata	12	No	6	12	78	Good				To be relocated					
276	Sabalito Palm	Paphlepis alpina	2	No	2	5	19	Good				To be removed	FLEPPC Cat 2 invasive species, conflicts with building	19			
277	Sabalito Palm	Paphlepis alpina	2	No	2	5	19	Good				To be removed		19			
278	Sabalito Palm	Paphlepis alpina	2	No	2	5	19	Good				To be removed	FLEPPC Cat 2 invasive species, conflicts with building	19			
279	Sabalito Palm	Paphlepis alpina	2	No	2	5	19	Good				To be removed					
280	Live Oak	Quercus virginiana	18	No	12	24	452	Fair	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Weighing Bark	To be removed	Condition does not warrant preservation, conflicts with building (bark weighing down canopy)	452			
281	Live Oak	Quercus virginiana	18	No	14	28	616	Fair	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Weighing Bark	To be removed	Condition does not warrant preservation, conflicts with building (bark weighing down canopy)	616			
282	Live Oak	Quercus virginiana	36	No	18	36	1017	Fair	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Weighing Bark	To be removed	Poor prune and canopy prune for building conflicts				
283	Pindo Palm	Butia capitata	10	No	6	12	452	Good				To be relocated					
284	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
285	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
286	Live Oak	Quercus virginiana	36	No	24	48	1809	Poor	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Weighing Bark	To be removed	Condition does not warrant preservation, conflicts with building (bark weighing down canopy)	1809			
287	Live Oak	Quercus virginiana	18	No	14	28	616	Fair	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Weighing Bark	To be removed	Condition does not warrant preservation, conflicts with building (bark weighing down canopy)	616			
288	Live Oak	Quercus virginiana	18	No	14	28	616	Fair	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Weighing Bark	To be removed	Condition does not warrant preservation, conflicts with building (bark weighing down canopy)	616			
289	Live Oak	Quercus virginiana	36	No	18	36	1017	Fair	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Weighing Bark	To be removed	Poor prune and canopy prune for building conflicts				
290	Pindo Palm	Butia capitata	10	No	6	12	452	Good				To be relocated					
291	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
292	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
293	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
294	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
295	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
296	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
297	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
298	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
299	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
300	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
301	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
302	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
303	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
304	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
305	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
306	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
307	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
308	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
309	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
310	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
311	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
312	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
313	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
314	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
315	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
316	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
317	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
318	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
319	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
320	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
321	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
322	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
323	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
324	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
325	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
326	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
327	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
328	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
329	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
330	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
331	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
332	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
333	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
334	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
335	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
336	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
337	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
338	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
339	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
340	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
341	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
342	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
343	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
344	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
345	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
346	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
347	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
348	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
349	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
350	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
351	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
352	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
353	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
354	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
355	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
356	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
357	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
358	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
359	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
360	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
361	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
362	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
363	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
364	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
365	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
366	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
367	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
368	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
369	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
370	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
371	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
372	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
373	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
374	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
375	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
376	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
377	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
378	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
379	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
380	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
381	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
382	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
383	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
384	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
385	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
386	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
387	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
388	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
389	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
390	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
391	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
392	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
393	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
394	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
395	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
396	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
397	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
398	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
399	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					
400	Wampee Fan	Fortunella crassifolia	13	No	12	24	452	Good				To be relocated					

Page 1 of 4

Oaks Place Townhomes Property Tree Inventory
(South Lot - 5501 and 5525 SW 40th Avenue)

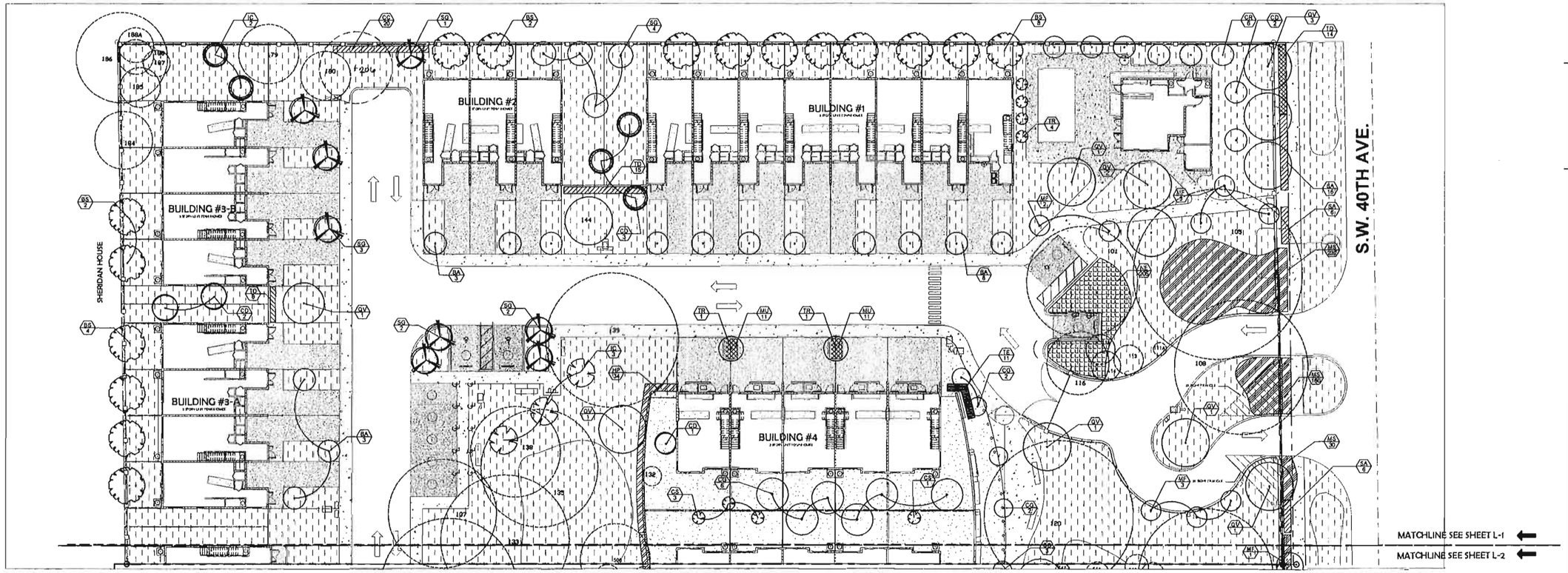
TREE #	Common Name	Scientific Name	SPECIFICATIONS: DBH (in.)	Multi-Trunk ?	Radius	Canopy Spread (ft.)	Canopy Area (sq. ft.)	CONDITION	CONDITION NOTES FOR SPECIMEN CANDIDATES: Note 1	Note 2	Note 3	DISPOSITION	NOTES	MITIGATION REQUIREMENTS: Non-FLEPPC Trees Canopy to be Replaced (sq. ft.)	FLEPPC Cat 1 Trees Canopy to be Replaced (sq. ft.)	Dead Trees to be Mitigated (1:1 Ratio)	$ Values of Specimen Trees being Removed (see attached calculation sheet)
401	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
402	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be removed					
403	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be removed	Poor prune for better shape				
404	Live Oak	Quercus virginiana	36	No	24	48	1809	Poor	Poor form (half-sided) canopy (Major)	Uprooted Canopy	Dead Wood	To be removed	Condition does not warrant preservation, conflicts with building (poor form due to condition)	1809			
405	Chinese Fan Palm	Livistona chinensis	8	No	6	12	113	Good				To be relocated					
406	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
407	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
408	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
409	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be relocated					
410	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
411	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
412	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
413	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
414	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
415	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
416	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
417	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
418	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
419	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
420	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
421	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
422	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
423	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
424	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
425	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
426	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
427	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
428	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
429	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
430	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
431	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
432	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
433	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
434	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
435	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
436	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
437	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
438	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
439	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
440	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
441	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
442	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
443	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
444	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
445	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
446	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
447	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
448	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
449	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
450	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
451	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
452	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
453	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
454	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
455	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
456	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
457	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
458	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
459	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
460	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
461	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
462	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
463	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
464	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
465	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
466	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
467	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
468	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
469	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
470	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
471	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
472	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be relocated					
473	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
474	Cabbage Palm	Sabal palmetto	12	No	5	10	78	Good				To be removed					
475	Live Oak	Quercus virginiana	18	No	12	24	452	Good				To be removed					
476	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
477	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
478	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
479	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
480	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
481	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
482	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
483	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
484	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
485	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
486	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
487	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
488	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
489	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					
490	Sabalito Palm	Paphlepis alpina	3	No	2	5	19	Good				To be removed					

Page 2 of 4

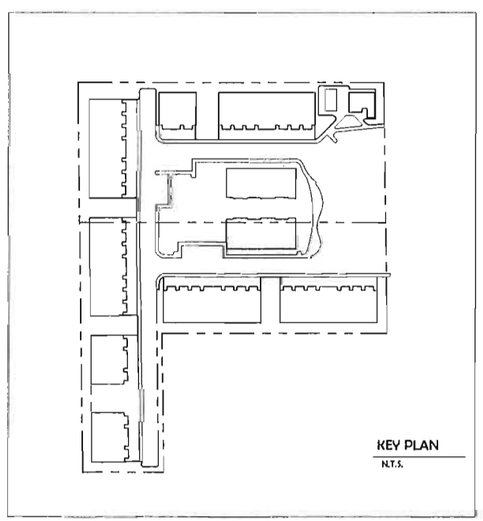
Oaks Place Townhomes Property Tree Inventory
(South Lot - 5501 and 5525 SW 40th Avenue)

| TREE # | Common Name | Scientific Name | SPECIFICATIONS: DBH (in.) | Multi-Trunk ? | Radius | Canopy Spread (ft.

NOTE: ALL FENCE POST WILL BE HAND DUG AND LOCATED AS NECESSARY TO AVOID IMPACTING ANY MAJOR ROOTS OF ALL ADJACENT TREES THAT SHALL REMAIN



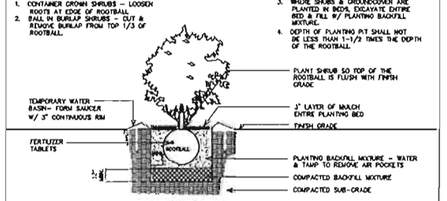
1 LANDSCAPE PLAN
SCALE: 1"=20'



KEY PLAN
N.T.S.

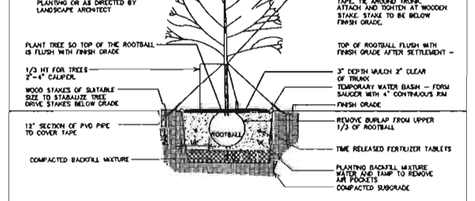
NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT

NOTES:
1. CONTAINER GROWN SHRUBS – LOOSEN ROOTS AT EDGE OF ROOTBALL
2. BALL IN BURLAP SHRUBS – CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. WHERE SHRUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
4. DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL.



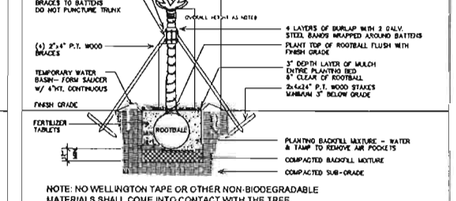
SHRUB PLANTING DETAIL

NOTES:
1. SET TREE PLUMB & TREE TO GRADE
2. PLANT TREES SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE
3. ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



TREE STAKING DETAIL

NOTES:
1. PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE
2. SET PALMS PLUMB & TRUE TO GRADE
3. TIE FRONDS DURING TRANSPORTATION TO PROTECT GROWING TIPS. DO NOT TRIM ENDS
4. FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL
5. "HURRICANE CUT" BASAL PALM FRONDS



NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

PALM PLANTING DETAIL

SKLARchitecture
2810 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 925-7777
FAX - (954) 925-9393
www.SKLARchitecture.com

KIMBERLY MOYER, RLA
LANDSCAPE ARCHITECTURE
(954) 410-9609
LIC. NO. #LA0000992

REVISIONS

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5465 SW 40TH AVENUE

OWNER:
OCEAN VIEW OAKS, LLC
DEVELOPER:
BRI DEVELOPMENT, GROUP LLC

- ☐ REVIEW SET
- ☒ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 03-02-2018

DRAWN BY:

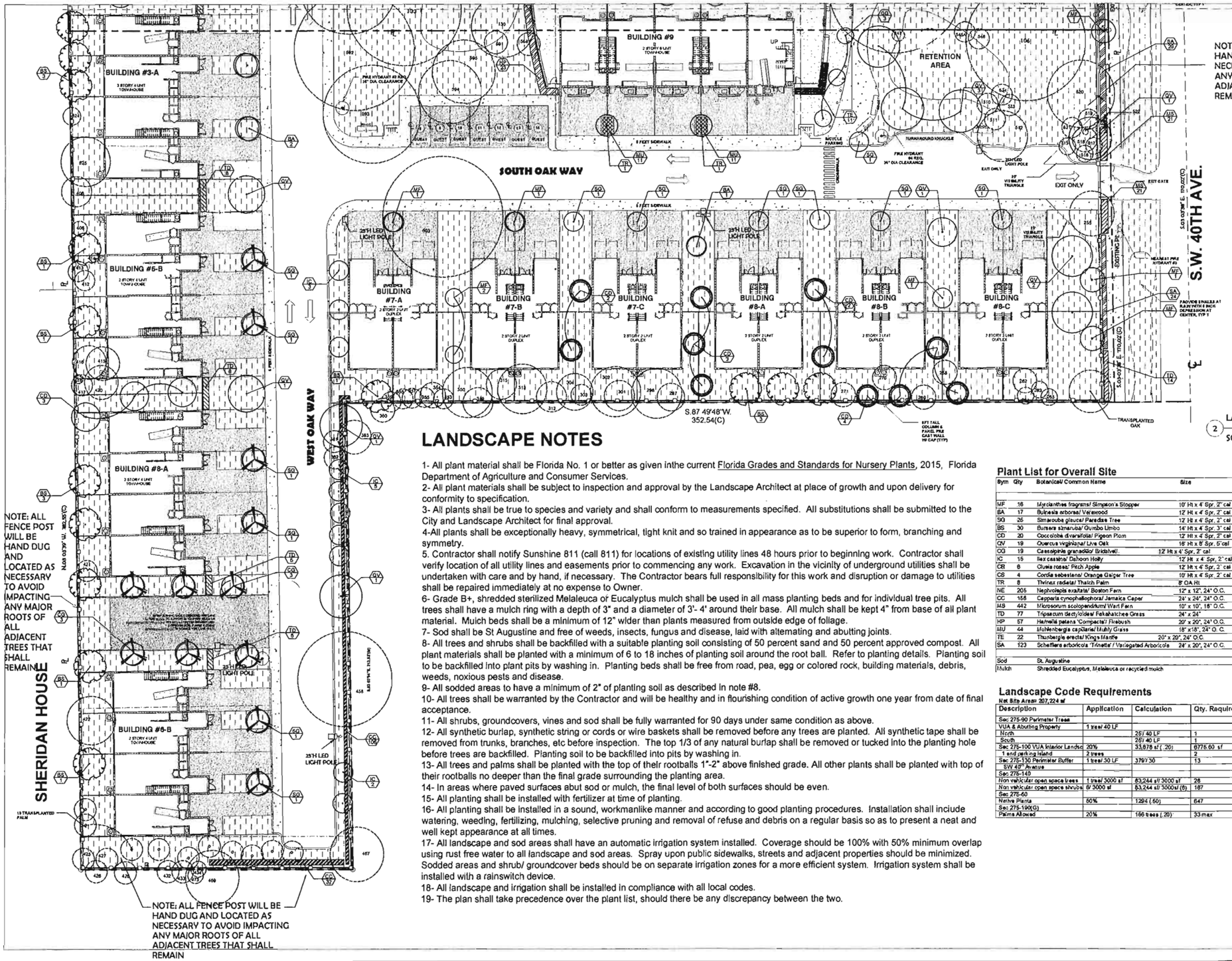
LANDSCAPE PLAN

L-1

PROJECT #: 16-019

DATE: 03-02-18

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©



2 LANDSCAPE PLAN
SCALE: 1"-20'

LANDSCAPE NOTES

1- All plant material shall be Florida No. 1 or better as given inthe current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4-All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13- All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
14- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15- All planting shall be installed with fertilizer at time of planting.
16- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18- All landscape and irrigation shall be installed in compliance with all local codes.
19- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

Plant List for Overall Site

Sym	Qty	Botanical/ Common Name	Size	Native
MF	16	Myrcianthes fragrans/ Simpson's Stopper	10' Ht x 4' Spr, 2" cal	Yes
BA	17	Bulnesia arborea/ Verawood	12' Ht x 4' Spr, 2" cal	No
SG	26	Simarouba glauca/ Paradise Tree	12' Ht x 4' Spr, 2" cal	Yes
BS	30	Bursera simaruba/ Gumbo Limbo	14' Ht x 4' Spr, 3" cal	Yes
CD	20	Coccoloba diversifolia/ Pigeon Plum	12' Ht x 4' Spr, 2" cal	Yes
QV	19	Quercus virginiana/ Live Oak	16' Ht x 8' Spr, 5" cal	Yes
CG	19	Caesalpinia granadillo/ Brickellwll.	12' Ht x 4' Spr, 2" cal	No
IC	15	Ilex cassine/ Dahoon Holly	12' Ht x 4' Spr, 2" cal	Yes
CB	6	Clusia rosea/ Pitch Apple	12' Ht x 4' Spr, 2" cal	Yes
CS	4	Cordia sebestena/ Orange Geiger Tree	10' Ht x 4' Spr, 2" cal	No
TR	8	Thrinax radiata/ Thatch Palm	8' OA Ht	Yes
NE	205	Nephrolepis exaltata/ Boston Fern	12" x 12", 24" O.C.	Yes
CC	156	Capparis cynophallophora/ Jamaica Caper	24" x 24", 24" O.C.	Yes
MS	442	Microsorum scolopendrium/ Wart Fern	10" x 10", 18" O.C.	No
TD	77	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24"	Yes
HP	57	Helmerlia petans 'Compacta'/ Firebush	20" x 20", 24" O.C.	Yes
MU	44	Muhlenbergia capillaris/ Muhly Grass	18" x 18", 24" O. C.	Yes
TE	22	Thunbergia erecta/ Kings Mantle	20" x 20", 24" O.C.	No
SA	123	Schefflera arboricola 'Trinette' / Variegated Arboricola	24" x 20", 24" O.C.	No
Sod		St. Augustine		
Mulch		Shredded Eucalyptus, Melaleuca or recycled mulch		

Landscape Code Requirements

Net Site Area= 207,224 sf

Description	Application	Calculation	Qty. Required	Qty. Provided
Sec 275-90 Perimeter Trees				
VUA & Abutting Property	1 tree/ 40 LF			
North		25/ 40 LF	1	1
South		25/ 40 LF	1	1
Sec 275-100 VUA Interior Landsc	20%	33,678 sf (.20)	6776.60 sf	9224 sf (27%)
1 end parking island	2 trees		2	2
Sec 275-130 Perimeter Buffer	1 tree/ 30 LF	379/ 30	13	13
SW 40th Avenue				
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	83,244 sf/ 3000 sf	28	28
Non vehicular open space shrubs	6/ 3000 sf	83,244 sf/ 3000sf (6)	167	481
Sec 275-60				
Native Plants	50%	1294 (.50)	647	874
Sec 275-190(G)				
Palms Allowed	20%	166 trees (.20)	33 max	8

SKLARchitecture
3200 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 929-9292
FAX - (954) 929-9293
www.SKLARarchitecture.com
KIMBERLY MOYER, RLA
LANDSCAPE ARCHITECTURE
(954)-493-9909
LIC. NO. ELA0000092

REVISIONS

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5445 SW 40TH AVENUE
OWNER:
SOUTHERN OAKS, LLC
DEVELOPER:
BEJ DEVELOPMENT, GROUP LLC

- ☐ REVIEW SET
- ☑ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 03-02-2018

DRAWN BY:

LANDSCAPE PLAN

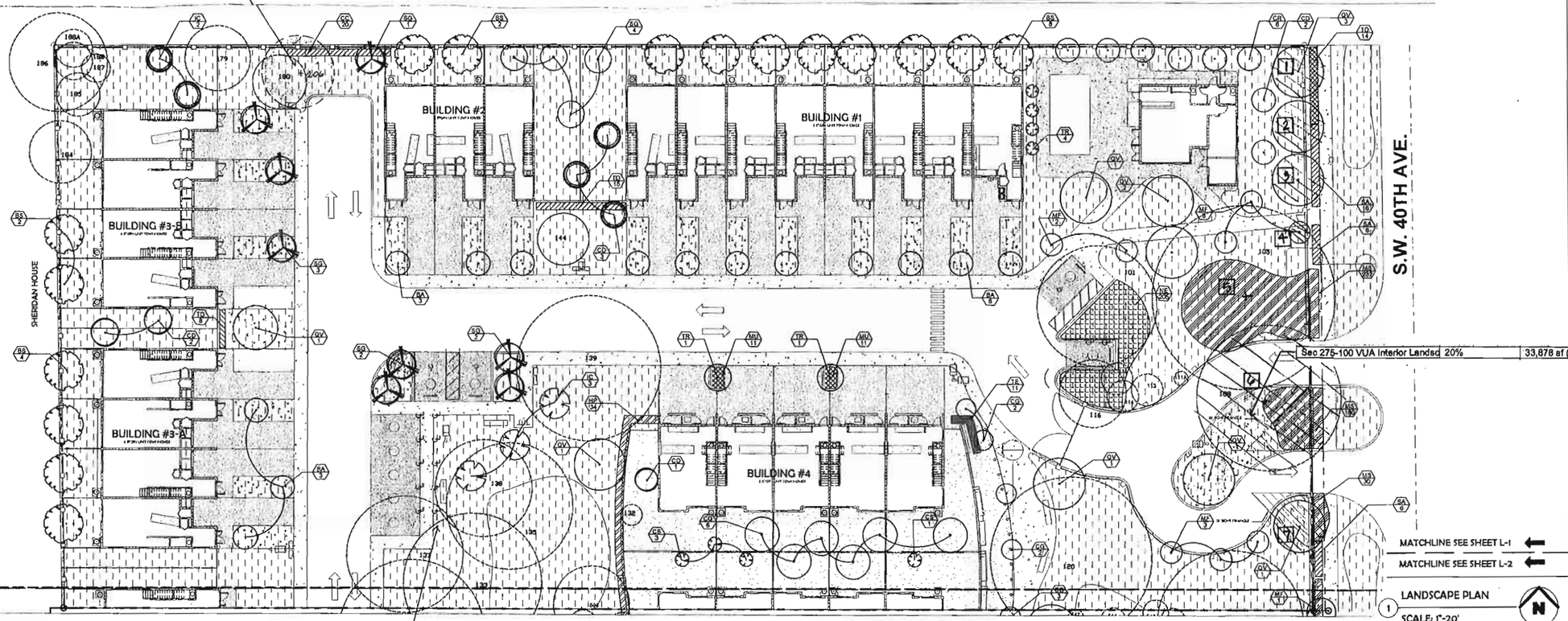
L-2

PROJECT #: 16-019

DATE: 03-02-18

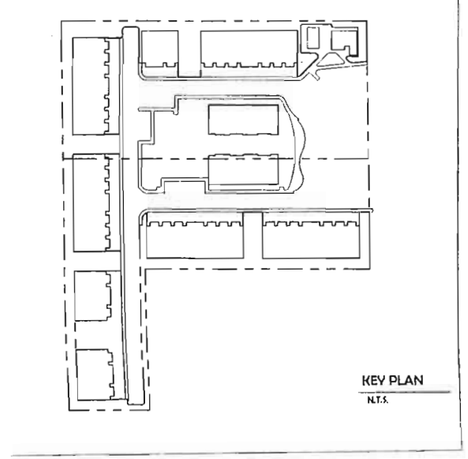
PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture P.C. ©

Sec 275-90 Perimeter Trees				
VUA & Abutting Property	1 tree/ 40 LF			
North		25/ 40 LF	1	1



Sec 275-100 VUA Interior Landsd 20%	33,878 sf (.20)	6776.60 sf	9224 sf (27%)	

Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	83,244 sf/ 3000 sf	28	28



Landscape Code Requirements

Net Site Area= 207,224 sf

Description	Application	Calculation	Qty. Required	Qty. Provided
Sec 275-90 Perimeter Trees				
VUA & Abutting Property	1 tree/ 40 LF			
North		25/ 40 LF	1	1
South		25/ 40 LF	1	1
Sec 275-100 VUA Interior Landsc	20%	33,878 sf (.20)	6776.60 sf	9224 sf (27%)
1 end parking island	2 trees		2	2
Sec 275-130 Perimeter Buffer	1 tree/ 30 LF	379/ 30	13	13
SW 40th Avenue				
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	83,244 sf/ 3000 sf	28	28
Non vehicular open space shrubs	6/ 3000 sf	83,244 sf/ 3000sf (6)	167	507
Sec 275-60				
Native Plants	50%	1380 (.50)	690	746
Sec 275-190(G)				
Palms Allowed	20%	161 trees (.20)	32 max	8

Existing trees

Mitigation required:
101,129 sf canopy
+ 10 trees

Mitigation provided:
9 Simpson's Stopper (10' Ht) = 2700 sf
21 Veraswood (12' Ht) = 11,500 sf
14 Paradise trees (12' Ht) = 7000 sf
30 Gumbo Limbo (14' Ht) = 18,000 sf
13 Live Oak (16' Ht) = 9100 sf
19 Bridelveil tree (12' Ht) = 9500 sf
15 Dahoon Holly (12' Ht) = 7500 sf
6 Pitch Apple (12' Ht) = 3000 sf
4 Geiger trees (10' Ht) = 1200 sf
8 Thatch Palms = 600 sf

Total = 70,100 sf
Difference = 31,653 sf
The difference in mitigation shall be complied with by a donation in the amount of $31,653 to the City's Tree Trust fund.

SKLARchitecture
3880 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 925-9293
FAX - (954) 926-0273
KIMBERLY MOYER, RLA
LANDSCAPE ARCHITECTURE
(954) 493-5405
LIC. NO. #LA0000882

3/2/18
8/13/17
REVISIONS

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5445 SW 40TH AVENUE
OWNER
DED DAMAS OAKS, LLC
DED DAMAS
ED DEVELOPMENT, GROUP LLC

- ☐ REVIEW SET
- ☒ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 02-08-201

DRAWN BY:

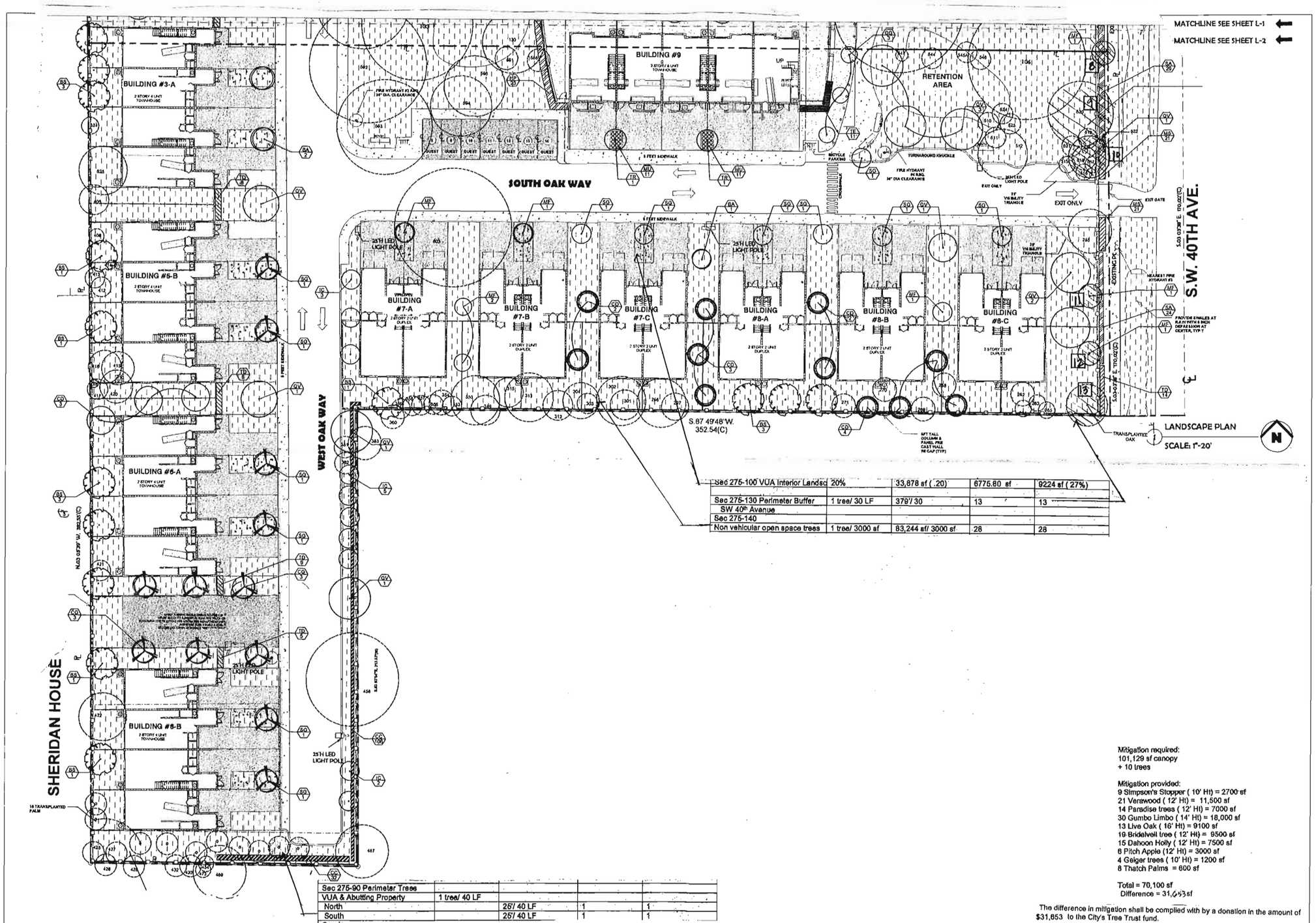
LANDSCAPE PLAN

L-3

PROJECT #: 16-019

DATE: 08-01-17

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC. ©



Sec 275-100 VUA Interior Landsc	20%	33,878 sf (.20)	6775.80 sf	9224 sf (27%)
Sec 275-130 Perimeter Buffer	1 tree/ 30 LF	379'/ 30	13	13
SW 40th Avenue				
Sec 275-140				
Non vehicular open space trees	1 tree/ 3000 sf	83,244 sf/ 3000 sf	28	28

Sec 275-90 Perimeter Trees				
VUA & Abutting Property	1 tree/ 40 LF			
North		26'/ 40 LF	1	1
South		26'/ 40 LF	1	1

Mitigation required:
101,129 sf canopy
+ 10 trees

Mitigation provided:
9 Simpson's Stopper (10' Ht) = 2700 sf
21 Verawood (12' Ht) = 11,500 sf
14 Paradise trees (12' Ht) = 7000 sf
30 Gumbo Limbo (14' Ht) = 18,000 sf
13 Live Oak (16' Ht) = 9100 sf
19 Bridelwell tree (12' Ht) = 9500 sf
15 Dahoon Holly (12' Ht) = 7500 sf
6 Pitch Apple (12' Ht) = 3000 sf
4 Geiger trees (10' Ht) = 1200 sf
8 Thatch Palms = 600 sf

Total = 70,100 sf
Difference = 31,653 sf

The difference in mitigation shall be complied with by a donation in the amount of $31,653 to the City's Tree Trust fund.

SKLARchitecture
3810 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
TEL - (954) 926-9200
FAX - (954) 926-9393
www.SKLARdesign.com

KIM BERLY MOYER, RLA
LANDSCAPE ARCHITECTURE
(954) 493-9603
LIC. NO. LA0000083

3/2/18
6/13/17
REVISIONS

NEW TOWNHOUSES FOR:
OAKS PLACE TOWNHOMES
5445 SW 40TH AVENUE

OWNER:
SOUTHLAND OAKS, LLC
DEVELOPER:
BDI DEVELOPMENT GROUP LLC

- ☐ REVIEW SET
- ☒ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 02-08-2017

DRAWN BY:

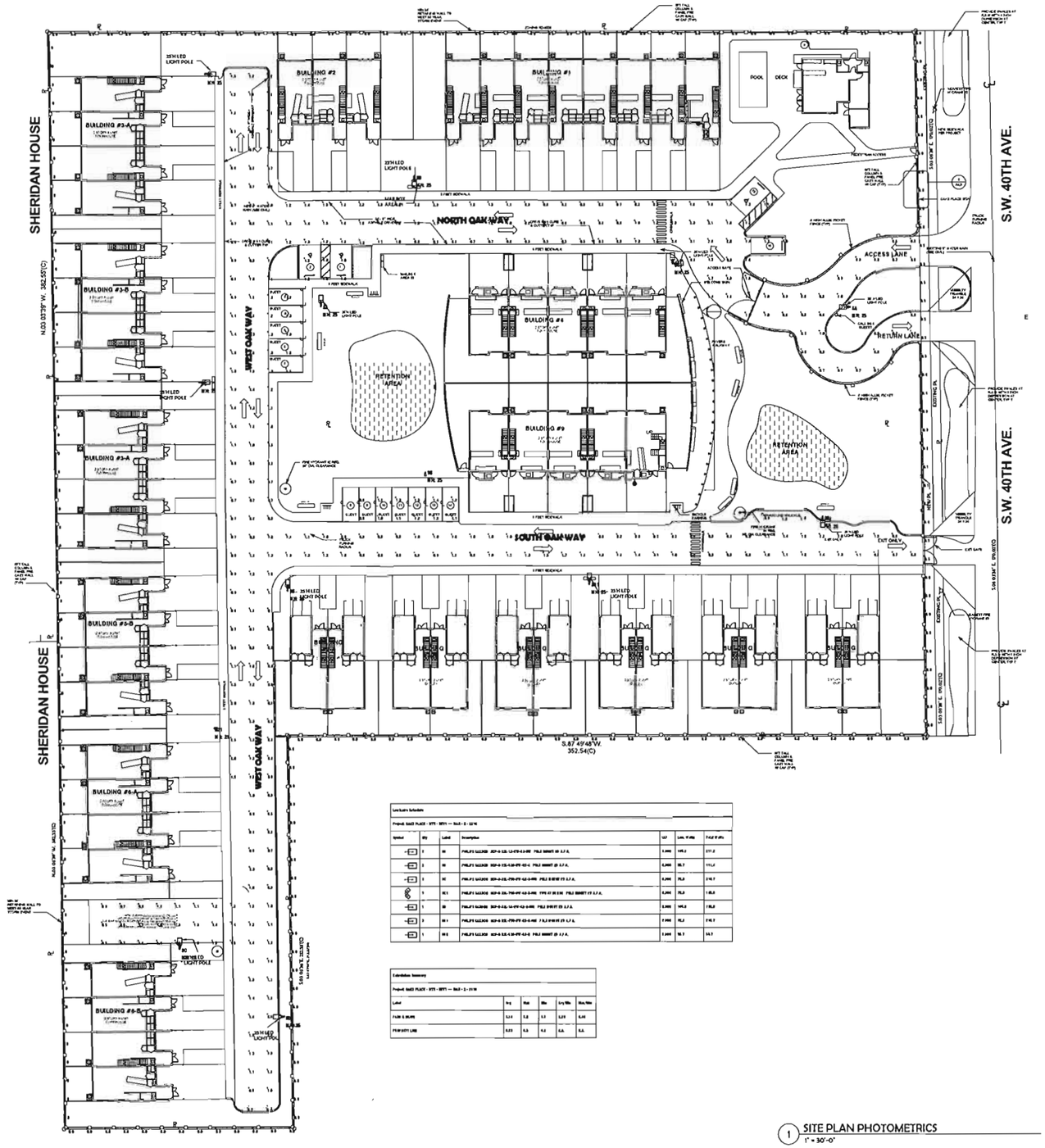
LANDSCAPE PLAN

L-4

PROJECT #: 16-019

DATE: 05-01-17

PROPRIETARY INFORMATION. THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC.



Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	7	3A	PHILIPS LUMIDAR RCP-4-SQ-LA-FTG-4-3-MV POLE SHORT 30 3.7 A.	0.900	144.0	217.2
	3	3B	PHILIPS LUMIDAR RCP-4-TS-LA-FTG-4-3-MV POLE SHORT 20 3.7 A.	0.900	96.7	174.6
	3	3C	PHILIPS LUMIDAR RCP-4-SQ-PM-FTG-4-3-MV POLE SHORT 20 3.7 A.	0.900	75.0	216.7
	1	3C1	PHILIPS LUMIDAR RCP-4-SQ-PM-FTG-4-3-MV TYPE 4 20 3.7 A.	0.900	75.0	75.0
	1	3D	PHILIPS LUMIDAR RCP-4-SQ-LA-FTG-4-3-MV POLE SHORT 20 3.7 A.	0.900	144.0	130.0
	3	3D-1	PHILIPS LUMIDAR RCP-4-SQ-PM-FTG-4-3-MV POLE SHORT 20 3.7 A.	0.900	75.0	216.7
	1	3D-2	PHILIPS LUMIDAR RCP-4-SQ-LA-FTG-4-3-MV POLE SHORT 20 3.7 A.	0.900	96.7	96.7

Calculation Summary					
Prepared by SKLAR PLACE - SITE - SITE1 — Date: 2 - 2018					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARK & WALKWAY	5.24	5.2	5.1	1.03	1.02
PROPERTY LINE	0.23	0.3	0.2	0.8	1.5

1 SITE PLAN PHOTOMETRICS
1" = 30'-0"

PROPRIETARY INFORMATION THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture P.A. ©

SKLARchitecture
2310 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-9292
www.SKLARchitect.com
AA 0002849
IB 0000096
NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR14173

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5481-5525 SW 40TH AVE, DANIA BEACH, FL
33314
OWNER: BCD DANIAS OAKS, LLC
DEVELOPER: BSI DEVELOPMENT, GROUP LLC

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: XX-XX-XX

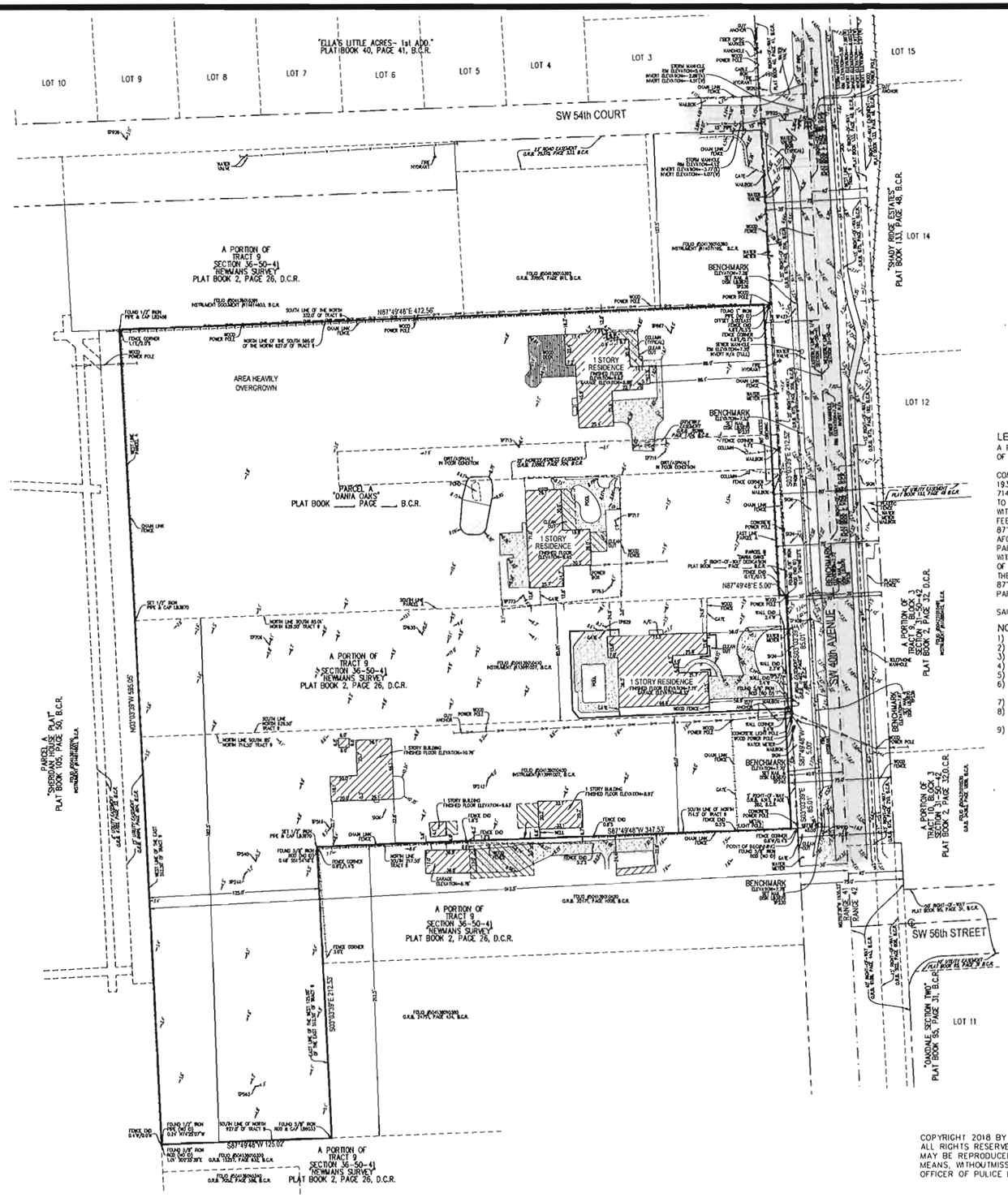
DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

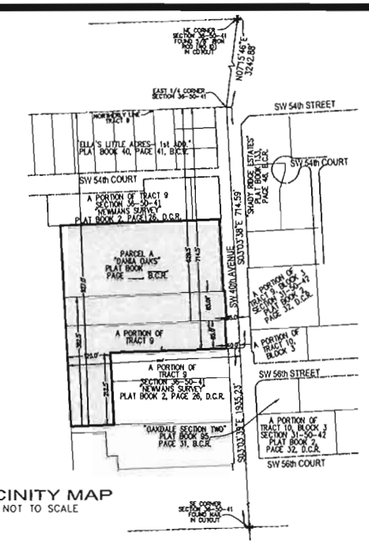
SITE PLAN PHOTOMETRICS

PH1.0

PROJECT #: 16-019

DATE: 03-05-18





VICINITY MAP
NOT TO SCALE

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
——	OVERHEAD WIRES
——	UNDERGROUND STORM SEWER LINE
——	UNDERGROUND SANITARY SEWER LINE
——	NON-VEHICULAR ACCESS LINE
℄	CENTERLINE
B.C.R.	BROWARD COUNTY RECORDS
M.D.C.R.	DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
FPL	FLORIDA POWER & LIGHT COMPANY

LEGAL DESCRIPTION:

A PORTION OF THE WEST 477.50 FEET OF THE EAST 512.50 FEET OF THE SOUTH 595.0 FEET OF THE NORTH 927.0 FEET OF TRACT 9, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "NEWMAN'S SURVEY", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE NORTH 03°03'38" WEST ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 36 FOR 1935.23 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 714.5 FEET OF SAID TRACT 9; THENCE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 347.53 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 125.00 FEET OF THE EAST 512.50 FEET OF SAID TRACT 9; THENCE SOUTH 03°03'36" EAST ON SAID EAST LINE 212.53 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 927.0 FEET OF SAID TRACT 9; THENCE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 125.02 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 512.50 FEET OF SAID TRACT 9; THENCE NORTH 03°03'39" WEST ON SAID WEST LINE 595.05 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 332.0 FEET OF SAID TRACT 9; THENCE NORTH 87°49'48" EAST ON SAID SOUTH LINE 472.56 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF SW 40TH AVENUE, SAID LINE LYING 40.00 FEET WEST OF AND PARALLEL TO THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE ON SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) SOUTH 03°03'39" EAST ON SAID PARALLEL LINE 212.53 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 544.55 FEET OF SAID TRACT 9; 2) NORTH 87°49'48" EAST ON SAID SOUTH LINE 5.00 FEET TO THE INTERSECTION WITH A LINE LYING 35.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36 AS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 206, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 3) SOUTH 03°03'38" EAST ON SAID PARALLEL LINE 84.98 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 629.5 FEET OF SAID TRACT 9, ALSO BEING THE NORTH LINE OF THE 5.00 FOOT WIDE RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 6313, PAGE 283, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 4) SOUTH 87°49'48" WEST ON SAID NORTH LINE 5.00 FEET; 5) SOUTH 87°49'48" WEST ON THE WEST LINE OF SAID 5.00 FOOT WIDE RIGHT-OF-WAY DEDICATION, BEING A LINE LYING 40.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36 FOR 85.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA CONTAINING 207,733 SQUARE FEET (4.7689 ACRES).

NOTES:

1) THIS SITE CONTAINS 207,733 SQUARE FEET (4.7689 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3361; ELEVATION: 3.61 FEET.
3) FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 6 FEET & NONE; PANEL #120034 0562H; MAP DATE: 8/18/14.
4) THIS SITE LIES IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SW 40th AVENUE BEING S03°03'39"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: BCD DANIA OAKS LLC; CITY OF DANIA BEACH.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE CERTIFICATE, COVERING THE PERIOD FROM THE BEGINNING TO THE 2ND DAY OF FEBRUARY, 2018 @ 6 AM, INCLUSIVE OF THE FOLLOWING:
   1) DEDICATIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN PLAT BOOK 2, PAGE 26, M.D.C.R., APPLY TO THIS SITE AS DEPICTED HEREON.
   2) AGREEMENT BY INSTRUMENT RECORDED IN O.R.B. 23974, PAGE 911 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   3) EASEMENT CONTAINED IN INSTRUMENTS IN O.R.B. 23883, PAGE 704 AND O.R.B. 38266, PAGE 1704 APPLIES TO THIS SITE AS DEPICTED HEREON.
   4) DEDICATION, EASEMENTS, AND RESTRICTIONS IN PLAT BOOK 2, PAGE 26, M.D.C.R. APPLY TO THIS SITE AS DEPICTED HEREON.
   5) RESOLUTION IN O.R.B. 1139, PAGE 239, AMENDED IN O.R.B. 1139, PAGE 243; RESOLUTION IN O.R.B. 1489, PAGE 4 AND O.R.B. 4550, PAGE 981 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   6) RESOLUTION IN O.R.B. 3843, PAGE 410, CORRECTIVE RESOLUTIONS IN O.R.B. 4442, PAGE 847; O.R.B. 4563, PAGE 472 AND O.R.B. 4606, PAGE 45 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   7) ROAD EASEMENT IN O.R.B. 2158, PAGE 687 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   8) RESOLUTION IN O.R.B. 3438, PAGE 687 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   9) WATER AND SEWER AGREEMENT RECORDED IN O.R.B. 4513, PAGE 679 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
   10) RESERVATIONS IN O.R.B. 8127, PAGE 660 APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

□JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
□BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
□VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

COPYRIGHT 2018 BY PULICE LAND SURVEYORS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUTMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

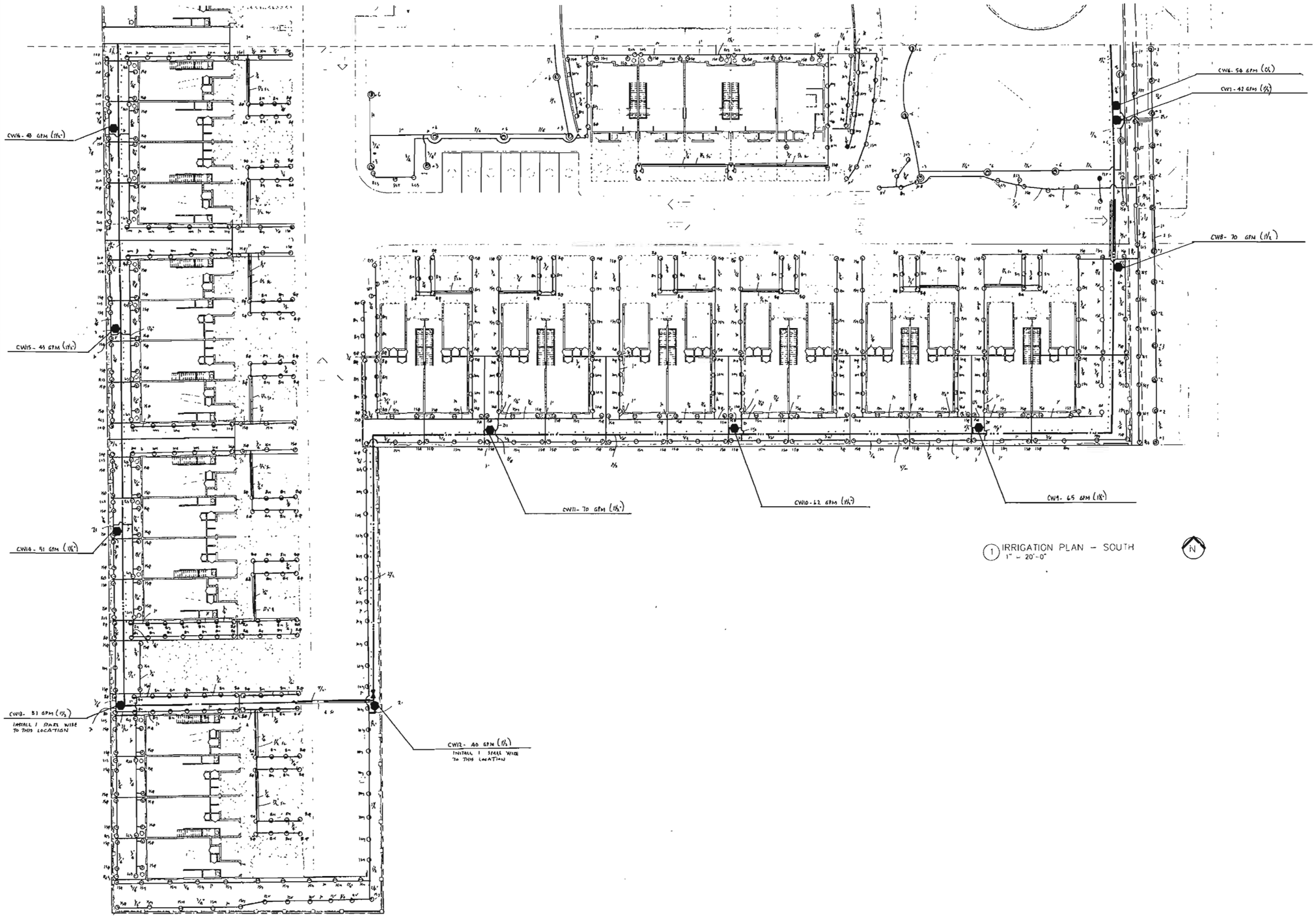
NO.	REVISIONS	BY
5		
4		
3		
2		
1		

"OAKS PLACE" SITE
5525 SW 40th AVENUE
DANIA BEACH, BROWARD COUNTY,
FLORIDA 33314

BOUNDARY & TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 40'	FILE: BCD DANIA OAKS LLC
CHECKED BY: J.F.P.	SURVEY DATE: 12/22/17	ORDER NO.: 64025



1 IRRIGATION PLAN – SOUTH
1" = 20'-0"

PROPRIETARY INFORMATION: THIS DOCUMENT IS SUBJECT TO COPYRIGHT LAWS. NEITHER THE DOCUMENT NOR ANY INFORMATION THEREON MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF SKLARchitecture INC ©

SKLARchitecture
2310 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL – (954) 925-5292
FAX – (954) 925-0299
www.SKLARchitect.com
AA 0002894
IB 0006894
NCARB CERTIFIED

SEAL
ARI L SKLAR
LICENSE
#AR91473

REVISIONS

NEW DEVELOPMENT FOR
OAKS PLACE TOWNHOMES
5461-5471 & 5461-5525 SW 40TH AVE, DANIA
BROWARD, FL
33314

OWNER: BCD DANIA OAKS, LLC
DEVELOPER: BCD DEVELOPMENT, LLC

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE:-XY-XX

DRAWN BY
Author
CHECKED BY
ARI
SKLAR

IRRIGATION PLAN
SOUTH

IR1.1

PROJECT 16-019
#

DATE 07-11-16

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: Dennis.mele@gmlaw.com, Sarah.Stewart@gmlaw.com

From: mwray@daniabeachfl.gov

Date: 3/22/2018

Re: Dania Oaks

PZ#: SP-015-18– 1st Review

Dear Applicant:

Please find attached the comments regarding your site plan application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on ***Thursday, March 29th will be at 11:00 AM.***

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov

AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMEMT REVIEW MEETING
THURSDAY, MARCH 29, 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) **10:30 A.M.** **SP-13-15, DANIA OAKS PLAT, 5461 - 5525 SW 40TH AVE, 1ST REVIEW**

2) **11:00 A.M.** **SP-15-18, DANIA OAKS SITE PLAN, 5461 - 5525 SW 40TH AVE, 1ST REVIEW**

3) **11:30 A.M.** **SP-14-18, DECOTA DUPLEX, 249 NW 8TH AVE., 1ST REVIEW**

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Macee Wray at (954) 924-6805 x 3643 or mwray@daniabeachfl.gov

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: **March 2, 2018** **PZ Log No: SP-015-18**

Project: **Dania Oaks (1st Review)** **Comments Due:** **March 22, 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 Oaks (1st Review)** **PZ Log No: SP-015-18**

Plan Reviewer: Flood

Please log your time spent on reviewing the plans.

Time spent: 1 Hour

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

MEETING DATE:

Project Name: Dania Oaks
PZ #: SP-015-18 – 1st REVIEW
ADDRESS: 5461-5471 / 5461-5525 SW 40th Ave
REVIEW COMPLETED BY: Richard Benton, CFM

NOTES:

- Flood Zone = X / AH 6;
- BFE = 6; DFE = 7

Comments:

1. **Sheet A0.1: Site Data should indicate Flood Hazard Information.**

2. **A1.0 / A1.2 / A2.0 / A3.0 / A4.0 / A5.0: Floor Plans should indicate Finish Floor Elevations.**

   Note(s):

   This project is subject to the flood provisions of Ch. 12 of the Dania Beach Code of Ordinances and the Florida Building Code.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2018 **PZ Log No: SP-015-18**

Project: Dania Oaks (1st Review) **Comments Due:** March 22, 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 Oaks (1st Review) **PZ Log No: SP-015-18**

Plan Reviewer: Landscape

Please log your time spent on reviewing the plans.

Time spent: 3 hr

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Dania Oaks (Oaks Place)

PZ Log Number: SP-015-18 **Review Number: 1**

Reviewer: Daniel Parobok **Date:** March 12, 2018

The following comments are based on a review of the plans and responses dated 3/2018, for the property located at 5461 SW 40th Ave, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Provide a PDF copy of the plans via email to Daniel Parobok at daniel.parobok@metriceng.com.
2. All previous comments have been addressed (dated May 2017). No additional landscape comments based on the current submittal. Any forthcoming changes to the site plan will require landscape review and additional comments may be provided at that time.

Informational notes:

i. **Please provide a point-by-point response to each of the above comments.**

ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.

iii. A PDF copy of final plans must be submitted via CD or email in order to receive final approval.

END OF COMMENTS

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2018 **PZ Log No: SP-015-18**

Project: Dania Oaks (1st Review) **Comments Due:** March 22, 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 — Department

3/15/18 — Date

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Dania Oaks (1st Review) **PZ Log No: SP-015-18**

Plan Reviewer: Fire

Please log your time spent on reviewing the plans.

Time spent: 2.0

Overtime: —

Rate per hour: —

* Cost recovery – no charge on single family home plans, permits and variances.

BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District
103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

SITE PLAN REVIEW COMMENTS

Date: 03/15/18 **Site Plan No.:** SP-015-18 **Time Required For Review:** 2.0

Project: Dania Oaks (1st Review) **Sq. Feet:** 12,984

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. Code analysis to reflect new codes – Florida Fire Prevention Code 6th edition. NFPA 1 and 101 2015 editions.

2. Water Supply Information as follows:
   a. Show the south 8" water main connecting to the SW 40th ave. main.
   b. All distribution systems must be installed to reduce dead end mains by looping the system. The southwest section of the complex has an approx.300' dead end.

3. Proof of Water Supply & Fire Flow Demand as follows:

    a. Fire Hydrant Flow Test
    b. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer
    c. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
    d. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. Additional Water Supply Information as follows:
    - Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.

5. A detail sheet accompanying the Civil Plans with the following details:
    - Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)

6. Address Detail

7. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page.

Please provide a copy of the approved set of plans in .pdf format via email to raul_cosme@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Raul Cosme
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.

2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:

   a. 24.5.2.3.1 Inbound.
      A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
   b. 24.5.2.3.2 Outbound.
      A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.

   c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
   d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

THE FOLLOWING INFORMATION IS PROVIDED FOR EXPLANATORY PURPOSES ONLY. THE NOTES BELOW CONTAIN MORE SPECIFIC INFORMATION AS IT RELATES TO THE COMMENTS YOU MAY HAVE RECEIVED IN YOUR SITE PLAN REVIEW FROM THE FIRE MARSHAL'S OFFICE.

FIRE DEPARTMENT ACCESS REQUIREMENTS

ADDRESS IDENTIFICATION
New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1] The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. Numerals shall be not less than three inches in height for residential buildings, structures, or portions thereof, and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

GENERAL DRIVE AISLES WIDTH AND HEIGHT
Drive aisles must be a minimum of 12 feet in width. [AHJ]

VERTICAL CLEARANCES FOR APPARATUS
Vertical clearances of 14 ft. minimum are required by AHJ.

FIRE APPARATUS ACCESS ROADS IDENTIFIED AND MARKED
Fire Apparatus Access Roads are required to be identified and delineated. [AHJ; 1:18.2]

WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS
Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES
- Fire Department Access Roads 20 Ft. to 27 Ft. – "NO PARKING" Signs on both sides of the road.
- Fire Department Access Roads 28 Ft. to 35 Ft. – "NO PARKING" Signs on one side of the road
- Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

"NO PARKING" SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

- Provide a curb detail note to indicate that all curbs are to be painted yellow.
- All pavement markings shall be of thermoplastic paint.
- Demonstrate that these areas are to be marked with freestanding signs with the wording, **"NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT"** or similar wording.
- Such signs shall be 12 inches by 18 inches with a white background and red letters.
- These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
- These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart**. [1:18.2.3.5]

SURFACE COMPACTION

Demonstrate that the required Fire Department access road shall have a surface designed to:

- Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
- Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS

The required width of a fire department access road shall not be obstructed in any manner. [1:18.2.4.1.1]

GATES REQUIREMENT

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)893-5060)

TURNING RADIUS

Turning radii must be a minimum of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for all Fire Department access roads / lanes (Turning radius requirements for Rescue Apparatus Access areas is 26' outside radius and 14' inside radius) [1:18.2.3.4.3]

When demonstrating Turning Radii, all parking spaces must be a minimum of 18' in length.

CUL-DE-SACS

Cul-de-sac turnarounds must be no less than 100 ft. in diameter.

DEAD ENDS

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus (Hammerhead "T" Turn-around, Cul-de-sacs, Alternative (Modified) "T" Turn-around, etc.). [1:18.2.3.4.4]

BUILDING ACCESSIBILITY FROM FIRE DEPARTMENT ACCESS ROADS

Any portion (furthest point) of any 1st Floor exterior wall must be:

- Not more than 150 ft. from Fire Department Access Roads – Un-sprinklered Buildings. [1:18.2.3.2.2]
- Not more than 450 ft. from Fire Department Access Roads – Sprinklered Buildings. [1:18.2.3.2.2.1]

DISTANCE TO EXTERIOR DOORS OF BUILDINGS FROM FIRE DEPARTMENT ACCESS ROADS
A single exterior door providing access to the interior of any building must be located within 50 feet of a fire department access road. [1:18.2.3.2.1]

BRIDGES
The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus with a minimum weight of 32 tons. [1:18.2.3.4.5.2]

LOAD LIMITS TO BE POSTED
Vehicle load limits shall be posted at both entrances to bridges, ramps and elevated roadways where required by the AHJ. [1:18.2.3.4.5.3]

GRADE
The angle of approach and departure for any means of fire department access shall not exceed 1 foot drop in 20 feet (5%), and the design limitation of the fire apparatus of the fire department shall be subject to approval by the AHJ. [1:18.2.3.4.6.2*]

FIRE HYDRANTS & FIRE PROTECTION APPLIANCES REQUIREMENTS

HYDRANT DETAIL REQUIREMENTS
Please provide fire hydrant detail in accordance with the following:
- The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
- The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
- All fire hydrants shall be “traffic type” to break-away upon impact.
- The fire hydrant main body valve shall open against the flow and shall close with the flow.

BLUE REFLECTIVE HYDRANT MARKERS
Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of each newly installed fire hydrants. [AHJ]

IMPACT PROTECTION
Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, These bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS
Provide clearances of 36” in circumference around all fire hydrants. [1:18.5.7.1]

A clear space of not less than 60 in. shall be provided in front of each hydrant. Connection having a diameter greater than 2 ½ in. [1:18.5.7.2]

HYDRANT SPACING FOR COMMERCIAL PROPERTY
Hydrant spacing shall not exceed 350 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1] [AHJ]

HYDRANT SPACING FOR PRIVATE RESIDENTIAL PROPERTY
Hydrant spacing shall not exceed 500 feet linear separation for residential one and two family dwellings. [24:7.2.1] [AHJ]

HYDRANTS TO BE 40' OR MORE FROM BLDGS.
Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

STANDPIPE SYSTEMS REQUIRED
Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:
- More than three stories above grade where the building is protected by an approved automatic sprinkler system.
- More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- More than 50 ft. above grade and containing intermediate stories or balconies
- More than one story below grade
- More than 20 ft. below grade

LOCATIONS OF SIAMESE FIRE DEPARTMENT CONNECTIONS
Fire department connections shall be located:
- On the street side of buildings.
- Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
- And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
- Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply. [14:6.3.5.4]
- On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
- Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
- In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS
- The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
- A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]

- Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]

BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)
Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:
- All backflow preventors must be Accessible for service and maintenance [13:8.16.4.6]
- All backflow preventors must be Listed for fire protection service [24:5.4.2]
- All backflow preventors must be installed above ground [AHJ]

WATER SUPPLY REQUIREMENTS

PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS
By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

POST INDICATING VALVES TO BE LOCATED MIN. 40 FT. FROM BLDGS.
Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

DISTRIBUTION SYSTEMS TO BE LOOPED
All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

FIRE SERVICE MAIN SIZE – 8"
Hydrant mains must be sized in accordance with the requirements of the Public Services Department (typically requiring a minimum 8" diameter), and must be able to accommodate the fire flow demand for the project but in no case can be less than 6" in diameter [24:7.1.1]

SPRINKLER SYSTEM REQUIRED
Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note. [FBC 903.6.]

FIRE HYDRANT FLOW TEST REQUIREMENTS
Fire Hydrant Flow Tests are required for all new projects to determine the available water supply in the area for your project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

IDENTIFYING THE FIRE FLOW DEMAND FOR BUILDINGS AND STRUCTURES
The Needed Fire Flow Requirements for all buildings / structures must be in accordance with N.F.P.A. 1 (2012 Ed.), Chapter 18, Section 18.4 for manual suppression efforts. Fire flow calculations must be prepared by a professional engineer currently licensed in the state of Florida **for each** newly constructed building or structure. Two original sets of signed and sealed calculations must be submitted to the Fire Marshal's Office on the Engineer's official letterhead for review and approval. Failure to follow the above requirements may result in delays for your project.

REQUIREMENTS FOR THE FIRE FLOW TESTING OF WATER SUPPLY FOR AUTOMATIC FIRE PROTECTION SYSTEMS (AFPS) AND AUTOMATIC STANDPIPE SYSTEMS (ASS)
The following are the requirements, as stipulated by the Broward County Amendments to the Florida Fire Prevention Code, for the Fire Flow Testing of the water supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS):

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective February 13, 2016) to the Florida Fire Prevention Code (5th Edition), Section F-112, NFPA 13 (2010 Ed.) and NFPA 14 (2010 Ed.)

Broward County Amendments to the Florida Fire Prevention Code

Amendments Effective February 13, 2015

F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe Systems (ASS) using water as an extinguishing agent for new buildings and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five (75) percent of their value shall be as follows:

a) Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.

b) The engineer of record (EOR) shall be responsible to review the fire flow results, potential drought impact and future demands to the water distribution system. Where the EOR determines that the water distribution system will be significantly impacted during drought conditions or as a result of anticipated future growth, the EOR shall provide a safety margin in the design of the AFPS/ASS. The EOR shall utilize NFPA 13 annex as a guide in reviewing water distribution systems.

c) Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.

d) The residual pressure at the required water flow at the connection to the water main for an AFPS and/or ASS shall not be less than 20 PSI.

e) The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.

f) Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265

APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application:_____

Site Plan Application #:_____

Name of Project/Development:_____

Address of Project/Development:_____

Owner/Agent:_____

Design Professional of Record:_____

Water Purveyor:_____

Water Purveyor Address:_____

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is _____ in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is _____gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

_____ _____
Signature - Owner/Agent/Occupant: Date

_____ _____
Signature – Design Professional of Record Date

CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

March 9, 2018

Engineering Comments
Plat SP-015-18 Dania Oaks (1st Review)

Comments:

1.- 0.- Unity of Titles, plat, re-plat and/or dedication(s) shall be recoded prior of issuance of Permit. Shall be recorded in the Broward County Public Records.

1.- **Site Plan-North :**
1.1 Identify Property Line on the East side of the Project/Property.
1.2 Show Right of Way –ROW- lines and Property Lines (PL) on civil/Site plan(s). Identify ROW – SW 40th Ave. dimensions.
1.3 Property Line dimension of 170.02'(C) does not match with survey.
1.4 Show a minimum of ten (10) feet sight-visibility triangle at proposed all driveways and/or ingress-egress, including on landscaping plan.
1.5 Identify "EXISTING PL" as Property Line, different symbols for Property Lines on a 70' ROW.
1.6 Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.

2.- **Site Plan-South:**
2.1 Identify and clarify "EXISTING PL", "NEW PL" and "PL" as Property Line, different symbols for Property Lines on a 70' ROW.
2.2 Identify if SOUTH OAK WAY is of a Minimum width of 22' or 24'.
2.3 Show along frontage of Building 8C the minimum required width of SOUTH OAK WAY portion.
2.4 Show a minimum of ten (10) feet sight-visibility triangle at proposed all driveways and/or ingress-egress, including on landscaping plan.
2.5 Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.

3.- **ROW/SW 40th Avenue:**
3.1 Show dimensions of sidewalks and swales along the property at SW 40th Ave. ROW.
3.2 Show Right of Way –ROW- lines and Property Lines (PL) on civil/Site plan(s).

3.3 Identify if property is approaching portion of SW 40th Street with Broward MPO required improvements.
3.4 Provide copies of approved FDOT Driveway permits (If applicable).
3.5 Show sight distance analysis using FDOT index No.546.
3.6 Provide documentation from FDOT, City of Dania Beach, City of Hollywood and Broward County for driveway(s) connections to SW 40th Ave.
3.7 Identify ROW -SW 40th Ave.- dimensions.
3.8 Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie top one another. Also, show spot elevations and the perimeter (property lines) on the Paving and Grading Plan.
3.9 Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut.
3.10 Provide estimate of pm peak hour trip, based on the latest ITE Manual (9thor 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.
3.11 Provide Maintenance of Traffic (MOT) Plan by a licensed Professional Engineer in the State of Florida.
3.12 Provide vehicle swept path analysis (Auto Turn or Vehicle Tracking) based on freight container design vehicle anticipated for this development especially at proposed ingress/egress locations.
3.13 Provide a proposed "Staging Plan" including employee parking, material storage, etc.
3.14 In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.
3.15 If pedestrian lightning is proposed, discuss the possibility of the addition of ped lightning along the City ROW.
3.16 Provide ADA parking, access/driveway(s), and sidewalks/ramps in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and in accordance with Americans with Disability Act (ADA). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles.

4.- **Survey:**
4.1 Survey shall be based on a Standard Title Commitment issued by a title insurer licensed in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The Title commitment or Opinion of Title must have an effective date no more than thirty (30) days prior to the date of submittal of the survey and must be certified to the City of Dania Beach. Additionally, an affidavit shall be provided by the property owner attesting hat there were no additional recordings of easements or encroachments from the survey date to the final DRC sign off date. Provide copy of boundary and topographic survey, full set, signed and sealed by a

licensed Florida Registered Mapper or Surveyor, taken no longer than six(6) months from the time of application. Survey must show base flood elevation (BFE).
4.2 Provide survey with existing elevation(s), particularly at the point of connection with SW 40th Avenue.
4.3 Show on survey ROW existing / proposed dedication(s).

5.- **Provide the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:**
5.1 Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Please be advised that all storm drains shall be constructed with RCP piping in the City ROW. Provide Drainage Structures Tables.
5.1.1 Entire property including driveway aprons and swales must be graded such that rainwater is contained within property and not in the FDOT, BCHCED and/or City ROW and/or neighboring properties.
5.1.2 Provide calculations and geotechnical information supporting the proposed drainage design.
5.1.3 Provide a copy of pre –and- post development storm-water management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, and 100-year24-hour and 72-hour flood stage elevations.
5.1.4 Provide an on-site drainage system – plan- along with storm-water management calculations (signed and sealed by a registered professional engineer). 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 onsite with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3 day event onsite with NO EXECPTIONS.
5.1.5 Proposed grading and drainage plan shall be based on the storm-water management calculations.
5.1.6 Storm-water quality design shall be provided in the amount of 2.5 inches times the percent impervious or the first 1 inch of rainfall over the entire site whichever is greater.
5.1.7 Be advised that the applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of FDOT, BCHCED, and/or the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and public ROW.
5.1.8 Provide a proposed storm-water Mitigation Plan.
5.1.9 Provide location of building roof drains, and their proposed connection(s) to the on-site drainage system (If Applicable).
5.1.10 Provide the proposed post-construction disposition of the existing drainage system in the R/W.
5.1.11 If a Well is proposed for a drainage structure please provide conceptual acceptance by FDEP.
5.1.12 If an Inlet structure is relocated please provide conceptual FDOT, BCHCED and/or City acceptance.
5.1.13 Provide an engineering report by a licensed Professional Engineer in the State of Florida to verify the structural integrity and operation of the existing drainage system.

5.1.14 Drainage shall adequate to protect rooms in new structures designed for occupancy from the 100-Year flood based on FEMA.
5.1.15 Be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of DOT, BCHCED, and the City. Provide authorization as appropriate from FDOT, BCHCED, and the City for the existing and proposed connections between the on-site drainage system and the public ROW.

5.2 Water and Sewer –Utilities- Plan, including any existing water main, force mains, gravity, mains, etc. (Show all material & pipe sizes on the plan). Please be advised that all water-main shall be constructed with DIP piping in the City ROW.
5.2.1 Provide a proposed water and sewer – utilities – plan, indicating all water and sewer appurtenances including but not limited to point of connection to the existing system, cleanout, water meter, check valve, etc.
5.2.2 Provide utility piping conflict plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water service lines.
5.2.3 In compliance with Article 805. CONCURRENCY OF DETERMINATIONS of the City Code of Ordinances, applicants shall provide projected water demand, sewage and solid waste generation amounts in tabular format on the water and sewer – utilities – plan.
5.2.4 Meet with Public Services, separately, to discuss water and sewer connections. Request meeting through the City Engineer.
5.2.5 Backflow preventers will not encroach on sidewalks(If applicable).
5.2.6 Show all existing and proposed utilities on the landscaping plans for potential conflicts.
5.2.7 Label all water and sewer structures on the plan (providing a legend is not adequate enough).

6.- **Signing and Marking Plan:**
6.1 Signage "OAKS PLACE "must not be placed on ROW.
6.2 Add signage to the road marking plan.
6.3 In Signing and marking plan, include the radii and all landscaping and pavement areas.

6.- **Erosion and Sediment Control Plan:**
6.2 Erosion and Sediment Control Plan shall be reviewed for the drainage impacts to adjacent properties, surrounding ROW, storm-water facilities, and neighboring water bodies.
6.3 Provide SILT FENCE APPLICATIONS, BALES BACKED BY FENCE, PROTECTION AROUND INLETS OR SIMILAR STRUCTURES, BARRIER FOR FILL SLOPE, BARRIER FOR PAVED AND UNPAVED DITCHES details(As applicable).
6.4 Use RECOMMENDED SPACING FOR TYPE I AND TYPE II HAY BALE BARRIERS, AND TYPE III SILT FENCES, from chart FDOT state drainage manual.

7.- Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Preventions Association (NFPA) Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.

8.- Provide ADA parking, access / driveway, and sidewalks /ramps in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and in accordance with Americans with Disability Act (ADA). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles.

9.- Provide dedicated fire service connection (not combined with domestic water service connection, per the National Preventions Association (NFPA) guidelines, for the proposed development.

10.- Provide Fire Department conceptual approval.

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.

12.- Provide regulatory agencies' approval documentation (as applicable) as part of the final submittal (Broward County Surface Water License, Broward County Health Department Permit, etc.)

For ease of review, please reply to each line comment and reference drawings and/ or backup documents provided.

Engineering Reviewers:

Manny Vega, PE
Consultant, CAP Government
engineeringreview@daniabeachfl.gov

Ronnie S. Navarro, PE
Deputy Director/City Engineer
rnavarro@daniabeachfl.gov

Dania Oak **03-16-18**

Zoning designation = PRD-1
FLU designation = Low 5 Residential
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704
1st review

PLAT COMMENTS: PL-13-18

1. Per City's Code of Ordinances, Section 640-20(I) provide tax returns for all parcels including in the subdivision together with a notarized statement that no liens or liens are imposed on the properties in the plat.

2. Per Section 640-20(J) Any existing or proposed deed restrictions for propertied included in the plat must accompany the plat dedication.

SITE PLAN COMMENTS: SP-15-18

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:** Per Section 635-50(S) must provide "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination."

3. **SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.**

4. **RIGHT-OF-WAY:** Show location of R-O-W dedication on site plan. All calculations must be made less the dedication. Provide recorded copy of dedication prior to issuance of a building permit.

5. **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.**

6. **IMPACT FEES: Impact fees that will be required for the project are attached.**

7. **SIGNS: Provide copy of all signs for compliance review.**
   - Per Section 635-40 must provide dimensions, illumination methods and material of signage.
   - Provide detail of monument sign proposed on Sheet A0.2. Per Section 505-70(7) permitted for monument signs: area 24s.f; height 6', letter height 12"
   - Per Section 505-70(2) building identification signs (including club house) are only permitted where no monument sign is utilized. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of $2,300 for <u>each</u> requested variance, and a written justification statement addressing the variance criteria identified in Sec. 505-200 of the City's LDR's.
   - Per Section 505-40(1)(e) "All dwelling unit address signs shall have a minimum of 4" and a maximum of 6" letter height." See Sheet A2.1. Revise or request a variance.

8. **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.**

9. **PARKING:** Sheet A0.1 identifies 135 parking spaces provided but Sheet A0.2 is missing parking space #24, & Sheet A0.3 is missing spaces #93 & 114. Revise accordingly.

10. **USE:** identify in Site Data table on Sheet A0.1 the number of Flex Units assigned to the property to achieve the proposed density.

11. **Provide minimum bicycle parking requirements identified in Section 265-51.** Label bike rack locations on site plan drawing.

12. **ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.**

13. **COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide $5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.**

14. **Must provide latest revised set of plans on disk prior to going to public hearing.**

15. A0.1 lot coverage 40% required by only 29% provided. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of $2,300 for <u>each</u> requested variance, and a written justification statement addressing the variance criteria identified in Sec. 505-200 of the City's LDR's.

16. Per Resolution No. 2015-071 $1,825 per townhouse dwelling (57 X 1,825 = $104,025) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.

17. **WILDLIFE PROTECTION**: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acer in the city must provide for the avoidance of impacts to or the safe capture and relocation of any wildlife species protected by federal or state law in accordance with permits and regulations"

18. SITE DATA Table:
    - Per section 205-10 interior side setback of 10' required, not 15' as identified in Table. Revise accordingly.
    - Per Section 205-10 for interior of lots between buildings 20' is required not 15' as identified in table. Revise table accordingly. Must provide 20' between buildings or request a variance.

19. Sheet A0.2 identify pool and deck setbacks.

20. Per Section 235-30(A) maximum fence height permitted in front yard (1st 25' freom SW 40 Avenue) cannot exceed 4'. Identify on site plan where the 6' wall ends and the location of the 4' aluminum picket fence.

21. Sheet A0.4, detail 11, Clarify height of perimeter wall. The number provided is too small to read.

22. Identify how air conditioning units of club house will be screened from view.

23. 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.

24. 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.

25. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.

26. 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.

27. 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.

28. Return the unneeded flex units to the City by amending the pervious Ordinance assigning the flex units.

NOTES:

- **Application fee pays for <u>only 2</u> reviews of the project. Additional review by staff will require additional payment.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**

CITY OF DANIA BEACH
IMPACT FEE SCHEDULE

According to the adopted City Ordinances and Resolutions listed below, all new development is subject to City and County impact fees. These fees help pay for the construction or expansion of roads, mass transit, schools and parks that are needed as a result of the development's "impact." These fees are assessed when construction plans are submitted for approval and included in your building permit invoice. Below is a schedule of the City of Dania Beach's impact fees. Additional impact and concurrency fees may be charged by the County, please contact one of the planners with Broward County Development Management (954-357-6666) to request an impact/concurrency fee estimate.

Type	Fee
Recreation and Open Space:	
Single Family/Townhouse	**$1,825 per unit**
Multi-Family	**$1,364 per unit**
Mobile	**$1,140 per unit**
Traffic Mitigation: (RAC only)	**$21.26 per PM peak hour trip**
Administrative:	**$.16 per sq.ft.**
Police:	**$.184 per sq.ft.**
Fire:	**$.389 per sq.ft**

For any questions regarding water & sewer impact fees, please contact the Public Services Division at 954-924-3740.

City Ordinances and Resolutions:

Water & Sewer Impact Fees - Resolution 2012-002, Ordinance 2011-035
Administrative, Police & Fire - Resolution 2005-150, Ordinance 2005-037
Recreation and Open Space – Resolution 2014-071
Traffic Mitigation – Resolution 2014-049

GreenspoonMarder

Sarah Stewart, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.214.8952
Email: sarah.stewart@gmlaw.com

March 1, 2018

MAR 0 6 2018

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33304

Re: Oaks Place Site Plan

BCD Dania Oaks, LLC. is submitting this Application for Site Plan Approval to the City of Dania Beach. Oaks Place is a proposed development of 57 townhomes on 4.8 acres, (5.13 gross acres) of land located at 5461-5525 SW 40th Avenue in the City of Dania Beach. This development will be a unified community of residential units with amenities such as considerable open space and clubhouse with pool. With the ever diminishing available land area in South Florida, a townhouse development, with amenities located within the development, encourages the residents to enjoy their surroundings.

The design of Oaks Place takes advantage of the tree canopy that currently exists on the property. The project is designed to preserve as many of the existing trees and other vegetation as possible. Also existing specimen trees are either being utilized in the landscape plan or relocated where possible.

Parking for Oaks Place is a mixture of garage and surface parking. Much of the parking is included in the individual units. Parking areas have been designed to be accessible, and an integral part of the site plan. Oaks Place has been designed so that all surface parking is interior to the site and will be screened from public view with landscape features.

An Application for the Oaks Place Plat has been submitted simultaneous with this Site Plan Application.

We hope you will agree that Oaks Place will be a welcome addition to the beautiful City of Dania Beach and look forward to being a part of the First City in Broward County.

Very truly yours,

GREENSPOON MARDER, P.A.

Sarah Stewart, AICP
Land Planner

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

MAR 0 8 2018
Planning Department

Standard Development Application

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

Date Rec'd: _____

Petition No.: SP-015-18

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

Location Address: 5461 thru 5525 SW 40th Avenue

Lot(s): Por Tract 9 Block: _____ Subdivision: Newman's Survey

Recorded Plat Name: Newman's Survey

Folio Number(s): 504136010400 & 0410
504136010360 & 0361 Legal Description: See attached

Applicant/Consultant/Legal Representative **(circle one)** Greenspoon Marder

Address of Applicant: 200 E. Broward Blvd., Ste 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com copy to sarah.stewart@gmlaw.com

Name of Property Owner: BCD Dania Oaks, LLC

Address of Property Owner: 20900 NE 30th Avenue, Unit 200, Aventura, FL

Business Telephone: 305-749-0900 Home: _____ Fax: _____

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

Prop. Net Acreage: 4.8 Gross Acreage: 5.13 Prop. Square Footage: 207,224 sf

Existing Use: SFR Proposed Use: 57 townhouses

Updated 02/2016

Is property owned individually, by a corporation, association, or a joint venture? Florida limited liability company

AUTHORIZED REPRESENTATIVE

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

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

BCD DANIA OAKS, LLC

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 26 **DAY OF** 02 **, 20**18

By:

JOEL BARY
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

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

NICOLAS VIDRET
Notary Public - State of Florida
Commission # FF 973689
My Comm. Expires Jul 7, 2020
Bonded through National Notary Assn.

Personally known X **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: April 10, 2018

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE "OAKS PLACE PLAT" (PL-13-18) SUBMITTED BY BASELINE ENGINEERING AND SURVEYING, ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
DO Plat staff report 2 OPT, R-2018-057 Oaks Place Plat (PL-13-18) Revised 2, Dania Oak Plat app & DRC OPT, Dania Oak Plat Drawing OPT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DATE: May 8, 2018

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **PL-13-18:** The applicant, Greenspoon Marder, on behalf of the property owner, BCD Dania Oaks, LLC., is requesting plat approval for townhomes located at 5461 – 5525 SW 40 Avenue.

REQUEST

PLAT

To establish a perimeter plat allowing fifty-seven (57) townhomes and one (1) clubhouse.

PROPERTY INFORMATION

ZONING DESIGNATION:	Planned Residential Development (PRD-1)
LAND USE DESIGNATION:	Low (5) Residential

VIOLATIONS

There are no open violations on this property.

PUBLIC HEARING NOTICE

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

The subject property is located south of SW 54 Court, and immediately west of SW 40 Avenue. The property is made up by four (4) parcels, currently these parcels are occupied with single family homes of which will be demolished. In preparation of developing the site, the applicant has also submitted an application site plan.

PLAT

The proposed plat is requested to allow fifty-seven (57) townhomes and one (1) clubhouse on the property. By this plat, the applicant dedicates five (5) feet of right of way toward the expansion of SW 40 Avenue. Additionally, the plat shows a Non-Vehicular Access Line (NVAL) with three (3) openings on SW 40 Avenue.

DEVELOPMENT REVIEW COMMITTEE

The plat was reviewed by the Development Review Committee only once on March 29, 2018, which includes representatives from the BSO Fire, Public Services, the City's landscape consultant and the Planning Division.

On April 18, 2018 the applicant held a neighborhood meeting to discuss the project with the neighboring residents prior to the public hearing.

The following outstanding DRC comments must be addressed prior to issuance of a building permit and prior to recordation of the plat.

1. Please specify exclusive proposed use of the land and description of the project (Engineering).

2. Plat – replat, unity of titles, dedication(s), easement(s) and/or restriction(s)- shall be recorded in the Broward County Public Records (Engineering).

3. Identify if property is approaching portion of SW 40th Street with Broward MPO required improvements (Engineering).

4. Plat shows Five (5') feet R/W dedication- five (5') feet road easement (Engineering).

5. Survey shall be based on a Standard Title Commitment issued by a title insurer licensed in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The Title commitment or Opinion of Title must have an effective date no more than thirty (30) days prior to the date of submittal of the survey and must be certified to the City of Dania Beach. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from the survey date to the final DRC sign off date (Engineering).

6. Provide survey with existing elevation(s), particularly at the point of connection with SW 40th Avenue (Engineering).

7. Provide documentation from FDOT, City and/or others for the driveway connection to SW 40th Avenue (Engineering).

8. 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).

9. 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).

At this time, the applicant has also submitted an application for site plan.

CITY COMMISSION PREVIOUS ACTION
On April 10, 2018 the City Commission continued this item at the request of the applicant.

On January 9, 2018 the City Commission failed to approve a site plan on this property for sixty (60) townhomes but did approve a Rezoning and Assignment of Flex request for twenty-one (21) units via Ord. No. 2017-038 request.

On September 8, 2015 the City Commission approved the Rezoning, allocation for fourteen (14) Flex Units (O-2015-019), and Site Plan for a total of twenty-five (25) units (R-2015-96) for the property immediately to the north.

CITY COMMISSION ACTION
Approve the resolution.

RESOLUTION NO. 2018-057

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "OAKS PLACE PLAT" (PL-13-18) SUBMITTED BY BASELINE ENGINEERING AND SURVEYING, ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461 TO 5525 SW 40TH AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the "Code"), which chapter contains the City Land Development Code (the "LDC"), pursuant to Part 6, "Development Review Procedures and Requirements", Article 640 "Plats", it is stated that since June 4, 1953, no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

WHEREAS, Pulice Land Surveyors, on behalf of BCD Dania Oaks, LLC (the "Applicant"), is requesting plat approval (PL-13-18), for property legally described in attached Exhibit "A", which is made a part of and is incorporated into this Resolution by this reference; and

WHEREAS, the "Oaks Place Plat" (PL-13-18), is restricted to fifty-seven (57) Townhomes; and

WHEREAS, the City's Development Review Committee (the "DRC"), which includes representatives from the Broward Sheriff's Office, Broward Fire Department, Public Services Department, the City's landscape consultant and the Planning Division staff, reviewed the proposed plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the proposed "Oaks Place Plat" for the residential Townhome development; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

WHEREAS, the City Commission finds that the approval of the proposed Plat will protect the public health, safety and welfare of residents of the City, and furthers the purposes, goals, objectives and policies of the City's Land Development Code and Comprehensive Plan.

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

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

Section 2. That the application for the "Oaks Place Plat" (PL-13-18), a copy of which is attached as composite Exhibit "B", which is made a part of and incorporated into this Resolution by this reference, is approved subject to the following conditions:

1. Please specify exclusive proposed use of the land and description of the project (Engineering).
2. Plat – replat, unity of titles, dedication(s), easement(s) and/or restriction(s)- shall be recorded in the Broward County Public Records (Engineering).
3. Identify if property is approaching portion of SW 40th Street with Broward MPO required improvements (Engineering).
4. Plat shows Five (5') feet R/W dedication- five (5') feet road easement (Engineering).
5. Survey shall be based on a Standard Title Commitment issued by a title insurer licensed in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The Title commitment or Opinion of Title must have an effective date no more than thirty (30) days prior to the date of submittal of the survey and must be certified to the City of Dania Beach. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from the survey date to the final DRC sign off date (Engineering).
6. Provide survey with existing elevation(s), particularly at the point of connection with SW 40th Avenue (Engineering).
7. Provide documentation from FDOT, City and/or others for the driveway connection to SW 40th Avenue (Engineering).
8. 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).

9. 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).

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

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

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

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

PASSED AND ADOPTED May 8, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	TAMARA JAMES MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION:.

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMAN'S SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.
LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows: The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,
LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less.

ALSO KNOWN AS:.

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in The City of Dania Beach, Broward County, Florida; and having an area of 101,485 SQ. FT. = 2.329 ACRES more or less..

and

The South 85.00 feet of the North 714.50 feet of the East 512.50 feet of Tract 9, and the West 125 feet of the South 212.50 feet of the North 927.00 feet of the East 512.50 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

and

The South 85.01 feet of the North 629.05 feet of the East 512.5 feet of Tract 9, in Section 36, Township 50 South, Range 41 East of Newman's Survey, as recorded in Plat Book 2. Page 26, of the Public Records of Miami-Dade County, Florida; said land situate, lying and being in Broward County, Florida; excepting therefrom the East 35 feet for road right-of-way.

Exhibit "B"
Plat

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: Dennis.mele@gmlaw.com, Sarah.Stewart@gmlaw.com

From: mwray@daniabeachfl.gov

Date: 3/22/2018

Re: Dania Oaks

PZ#: PL-013-18 - 1st Review

Dear Applicant:

Please find attached the comments regarding your plat application together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on ***Thursday, March 29th will be at 10:30 AM.***

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 Macee Wray at 954-924-6805 X3643.

Thank you.

cc: Daniel Parobok, Arborist, Daniel.parobok@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@daniabeachfl.gov
Corinne Lajoie, Planning and Zoning Manager, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov

AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMEMT REVIEW MEETING
THURSDAY, MARCH 29, 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) **10:30 A.M.** **SP-13-15, DANIA OAKS PLAT, 5461 - 5525 SW 40TH AVE, 1ST REVIEW**

2) **11:00 A.M.** **SP-15-18, DANIA OAKS SITE PLAN, 5461 - 5525 SW 40TH AVE, 1ST REVIEW**

3) **11:30 A.M.** **SP-14-18, DECOTA DUPLEX, 249 NW 8TH AVE., 1ST REVIEW**

If you are unable to attend the meeting or you need any further information please email or call:
Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@daniabeachfl.gov
Macee Wray at (954) 924-6805 x 3643 or mwray@daniabeachfl.gov

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: **March 2, 2018** **PZ Log No: PL-013-18**

Project: **Dania Oaks (1st Review)** **Comments Due:** **March 22, 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 Oaks (1st Review)** **PZ Log No: PL-013-18**

Plan Reviewer: Flood

Please log your time spent on reviewing the plans.

Time spent: 1/2 HOUR

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

MEETING DATE:

Project Name: Dania Oaks
PZ #: PL-013-18 – 1st REVIEW
ADDRESS:
REVIEW COMPLETED BY: Richard Benton, CFM

NOTES:

- Flood Zone: X / AH 6

Comments:

1. **None.**

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: March 2, 2018 **PZ Log No: PL-013-18**

Project: Dania Oaks (1st Review) **Comments Due:** March 22, 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
Department

3/15/18
Date

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Dania Oaks (1st Review) **PZ Log No: PL-013-18**

Plan Reviewer: Fire

Please log your time spent on reviewing the plans.

Time spent: 5

Rate per hour: /

Overtime: /

* Cost recovery – no charge on single family home plans, permits and variances.

CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

March 7, 2018

Engineering Comments
Plat PL-013-18 Dania Oaks

Comments:

1.- Please specify proposed use of the land and description of the project.
1.1 Plat provided has not been recorded. It shall be recorded.

2.- Identify if property is approaching portion of SW 40th Street with Broward MPO required improvements.

3.- Plat shows Five(5) feet R/W dedication.

4.- Survey shows Five(5) feet Road easement.

5.- Survey shall be based on a Standard Title Commitment issued by a title insurer licensed in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The Title commitment or Opinion of Title must have an effective date no more than thirty (30) days prior to the date of submittal of the survey and must be certified to the City of Dania Beach. Additionally, an affidavit shall be provided by the property owner attesting hat there were no additional recordings of easements or encroachments from the survey date to the final DRC sign off date.
5.1 Provide survey with existing elevation(s), particularly at the point of connection with SW 40th Avenue.
5.2 Provide documentation from FDOT, City and others for the driveway connection to SW 40th Avenue.

6.- Provide the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
6.1 Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Please be advised that all storm drains shall be constructed with RCP piping in the City ROW.

6.2 Water and Sewer Plan, including any existing water main, force mains, gravity, mains, etc. (Show all material & pipe sizes on the plan). Please be advised that all water-main shall be constructed with DIP piping in the City ROW.
6.3 Erosion and Sediment Control Plan. This shall be reviewed for the drainage impacts to adjacent properties, surrounding ROW, storm-water facilities, and neighboring water bodies.
6.4 Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie top one another. Also, show spot elevations and the perimeter (property lines) on the Paving and Grading Plan.
6.5 Add signage to the road marking plan.
6.6 Signing and marking plan, including the radii and all landscaping and pavement areas.
6.7 Show sight distance analysis using FDOT index No.546.
6.8 Show a ten (10) foot sight triangle at proposed driveway(s) -entrance(s) and exit(s)- including in Landscaping Plan.

7.- Provide calculations and geotechnical information supporting the proposed drainage design.

8.- Provide pre –and- post development storm-water management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, and 100-year24-hour and 72-hour flood stage elevations.

9.- Provide an onsite drainage system along with storm-water management calculations (signed and sealed by a registered professional engineer). 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 onsite with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3 day event onsite with NO EXECPTIONS.
9.1 Proposed grading and drainage plan shall be based on the storm-water management calculations.

10.- Storm-water quality design shall be provided in the amount of 2.5 inches times the percent impervious or the first 1 inch of rainfall over the entire site whichever is greater.

11.- Be advised that the applicant shall not be authorized to connect the on-site drainage system to those within the public ROW of FDOT, BCHCED, and/or the City. Provide authorization as appropriate from FDOT, BCHCED, and/or the City for the existing and proposed connections between the on-site drainage system and public ROW.
11.1 Provide a proposed storm-water Mitigation Plan.

12.- Provide location of building roof drains, and their proposed connection(s) to the on-site drainage system.

13.- Provide the proposed post-construction disposition of the existing drainage system in the R/W.

14.- If a Well is proposed for a drainage structure please provide conceptual acceptance by FDEP.

15.- If an Inlet structure is relocated please provide conceptual FDOT, BCHCED and/or City acceptance.

16.- Provide copies of approved FDOT Driveway permits (If applicable).

17.- Provide an engineering report by a licensed Professional Engineer in the State of Florida to verify the structural integrity and operation of the existing drainage system.

18.- Drainage shall adequate to protect rooms in new structures designed for occupancy from the 100-Year flood based on FEMA.

19.- Indicate current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE.

20.- Entire property including driveway aprons and swales must be graded such that rainwater is contained within property and not in the FDOT, BCHCED and/or City ROW or neighboring properties.

21.- Any road cuts for utilities, curb cuts and/or others with the City ROW shall be restored to full lane width for 50' minimum length centered on the proposed cut.

22.- Provide estimate of pm peak hour trip, based on the latest ITE Manual (9thor 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

.

23.- Provide Maintenance of Traffic (MOT) Plan by a licensed Professional Engineer in the State of Florida.

24.- Provide vehicle swept path analysis (Auto Turn or Vehicle Tracking) based on freight container design vehicle anticipated for this development especially at proposed ingress/egress locations

.

25.- Provide a proposed " Staging Plan " including employee parking, material storage, etc.

26.- In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the road ROW when buildings are constructed or substantially improved.

27.- Provide a proposed water and sewer – utilities – plan. Indicate all water and sewer appurtenances including but not limited to point of connection to the existing system, cleanout, water meter, check valve, etc.

28.- Provide utility piping conflict plan, along with documentation to demonstrate acceptability of the separation between water, sanitary , storm-water service lines.

29.- In compliance with Article 805. CONCURRENCY OF DETERMINATIONS of the City Code of Ordinances, applicants shall provide projected water demand, sewage and solid waste generation amounts in tabular format on the water and sewer – utilities – plan.

30.-If pedestrian lightning is proposed, discuss the possibility of the addition of ped lightning along the City ROW.

31.- Meet with Public Services, separately, to discuss water and sewer connections. Request meeting through the City Engineer.

32.- Backflow preventers will not encroach on sidewalks(If applicable).

33.- Show all existing and proposed utilities on the landscaping plans for potential conflicts.

34.- Label all water and sewer structures on the plan (providing a legend is not adequate enough).

35.- Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Preventions Association (NFPA) Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.

36.- Provide ADA parking, access / driveway, and sidewalks /ramps in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and in accordance with Americans with Disability Act (ADA). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles.

37.- Provide dedicated fire service connection (not combined with domestic water service connection, per the National Preventions Association (NFPA) guidelines, for the proposed development.
37.1 Provide Fire Department conceptual approval.

38.- 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.

39.- Provide regulatory agencies' approval documentation (as applicable) as part of the final submittal (Broward County Surface Water License, Broward County Health Department Permit, etc.)

For ease of review, please reply to each line comment and reference drawings and/ or backup documents provided.

Engineering Reviewers:

Manny Vega, PE
Consultant, CAP Government
engineeringreview@daniabeachfl.gov

Ronnie S. Navarro, PE
Deputy Director/City Engineer
rnavarro@daniabeachfl.gov

Dania Oak **03-16-18**

Zoning designation = PRD-1
FLU designation = Low 5 Residential
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704
1st review

PLAT COMMENTS: PL-13-18

1. Per City's Code of Ordinances, Section 640-20(I) provide tax returns for all parcels including in the subdivision together with a notarized statement that no liens or liens are imposed on the properties in the plat.

2. Per Section 640-20(J) Any existing or proposed deed restrictions for propertied included in the plat must accompany the plat dedication.

SITE PLAN COMMENTS: SP-15-18

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:** Per Section 635-50(S) must provide "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination."

3. **SCHOOLS: Obtain a letter from Broward County School Board regarding school impact fees.**

4. **RIGHT-OF-WAY:** Show location of R-O-W dedication on site plan. All calculations must be made less the dedication. Provide recorded copy of dedication prior to issuance of a building permit.

5. **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.**

6. **IMPACT FEES: Impact fees that will be required for the project are attached.**

7. **SIGNS: Provide copy of all signs for compliance review.**
   - Per Section 635-40 must provide dimensions, illumination methods and material of signage.
   - Provide detail of monument sign proposed on Sheet A0.2. Per Section 505-70(7) permitted for monument signs: area 24s.f; height 6', letter height 12"
   - Per Section 505-70(2) building identification signs (including club house) are only permitted where no monument sign is utilized. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of $2,300 for <u>each</u> requested variance, and a written justification statement addressing the variance criteria identified in Sec. 505-200 of the City's LDR's.
   - Per Section 505-40(1)(e) "All dwelling unit address signs shall have a minimum of 4" and a maximum of 6" letter height." See Sheet A2.1. Revise or request a variance.

8. **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.**

9. **PARKING:** Sheet A0.1 identifies 135 parking spaces provided but Sheet A0.2 is missing parking space #24, & Sheet A0.3 is missing spaces #93 & 114. Revise accordingly.

10. **USE:** identify in Site Data table on Sheet A0.1 the number of Flex Units assigned to the property to achieve the proposed density.

11. **Provide minimum bicycle parking requirements identified in Section 265-51.** Label bike rack locations on site plan drawing.

12. **ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.**

13. **COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide $5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.**

14. **Must provide latest revised set of plans on disk prior to going to public hearing.**

15. A0.1 lot coverage 40% required by only 29% provided. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of $2,300 for <u>each</u> requested variance, and a written justification statement addressing the variance criteria identified in Sec. 505-200 of the City's LDR's.

16. Per Resolution No. 2015-071 $1,825 per townhouse dwelling (57 X 1,825 = $104,025) must be paid for Recreation and Open Space Impact Fee at time of building permit issuance.

17. **WILDLIFE PROTECTION**: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acer in the city must provide for the avoidance of impacts to or the safe capture and relocation of any wildlife species protected by federal or state law in accordance with permits and regulations"

18. SITE DATA Table:
    - Per section 205-10 interior side setback of 10' required, not 15' as identified in Table. Revise accordingly.
    - Per Section 205-10 for interior of lots between buildings 20' is required not 15' as identified in table. Revise table accordingly. Must provide 20' between buildings or request a variance.

19. Sheet A0.2 identify pool and deck setbacks.

20. Per Section 235-30(A) maximum fence height permitted in front yard (1st 25' freom SW 40 Avenue) cannot exceed 4'. Identify on site plan where the 6' wall ends and the location of the 4' aluminum picket fence.

21. Sheet A0.4, detail 11, Clarify height of perimeter wall. The number provided is too small to read.

22. Identify how air conditioning units of club house will be screened from view.

23. 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.

24. 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.

25. Applicant must obtain statement from Ronnie Navarro, City Engineer, stating that adequate water supply exists for this project.

26. 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.

27. 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.

28. Return the unneeded flex units to the City by amending the pervious Ordinance assigning the flex units.

NOTES:

- **Application fee pays for <u>only 2</u> reviews of the project. Additional review by staff will require additional payment.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**

CITY OF DANIA BEACH
IMPACT FEE SCHEDULE

According to the adopted City Ordinances and Resolutions listed below, all new development is subject to City and County impact fees. These fees help pay for the construction or expansion of roads, mass transit, schools and parks that are needed as a result of the development's "impact." These fees are assessed when construction plans are submitted for approval and included in your building permit invoice. Below is a schedule of the City of Dania Beach's impact fees. Additional impact and concurrency fees may be charged by the County, please contact one of the planners with Broward County Development Management (954-357-6666) to request an impact/concurrency fee estimate.

Type	Fee
Recreation and Open Space:	
Single Family/Townhouse	**$1,825 per unit**
Multi-Family	**$1,364 per unit**
Mobile	**$1,140 per unit**
Traffic Mitigation: (RAC only)	**$21.26 per PM peak hour trip**
Administrative:	**$.16 per sq.ft.**
Police:	**$.184 per sq.ft.**
Fire:	**$.389 per sq.ft**

For any questions regarding water & sewer impact fees, please contact the Public Services Division at 954-924-3740.

City Ordinances and Resolutions:

Water & Sewer Impact Fees - Resolution 2012-002, Ordinance 2011-035
Administrative, Police & Fire - Resolution 2005-150, Ordinance 2005-037
Recreation and Open Space – Resolution 2014-071
Traffic Mitigation – Resolution 2014-049

City of Dania Beach, 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.: PL-013-18

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

Location Address: 5501, 5525, 5461 and 5471 SW 40th Avenue

Lot(s): Por Tract 9 Block: _____ Subdivision: Newman's Survey

Recorded Plat Name: Newman's Survey

Folio Number(s): 504136010360 & 0361
504136010400 & 0410 Legal Description: See attached

Applicant/Consultant/Legal Representative **(circle one)** Greenspoon Marder

Address of Applicant: 200 E. Broward Blvd., Ste 1800, Fort Lauderdale, FL 33301

Business Telephone: 954-491-1120 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com copy to sarah.stewart@gmlaw.com

Name of Property Owner: BCD Dania Oaks, LLC

Address of Property Owner: 20900 NE 30th Avenue, Unit 200, Aventura, FL

Business Telephone: 305-749-0900 Home: _____ Fax: _____

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

Prop. Net Acreage: 4.76 Gross Acreage: 5.07 Prop. Square Footage: 207,533 sf

Existing Use: SFR Proposed Use: 57 townhouses

Is property owned individually, by a corporation, association, or a joint venture? Florida limited liability company

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

BCD DANIA OAKS, LLC

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 26 **DAY OF** 02 **, 20** 18

By:

JOEL BARY
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

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

NICOLAS VIDRET
Notary Public - State of Florida
Commission # FF 973689
My Comm. Expires Jul 7, 2020
Bonded through National Notary Assn

Personally known X **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

"OAKS PLACE"

A REPLAT OF A PORTION OF THE WEST 477.50 FEET OF THE EAST 512.50 FEET OF THE SOUTH 595.0 FEET OF THE NORTH 927.0 FEET OF TRACT 9, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "NEWMAN'S SURVEY", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
FEBRUARY, 2018

LEGAL DESCRIPTION:

A PORTION OF THE WEST 477.50 FEET OF THE EAST 512.50 FEET OF THE SOUTH 595.0 FEET OF THE NORTH 927.0 FEET OF TRACT 9, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "NEWMAN'S SURVEY", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE NORTH 03°03'38" WEST ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 36 FOR 1935.23 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 714.5 FEET OF SAID TRACT 9; THENCE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 347.53 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 125.00 FEET OF THE EAST 512.50 FEET OF SAID TRACT 9; THENCE SOUTH 03°03'36" EAST ON SAID EAST LINE 212.53 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 927.0 FEET OF SAID TRACT 9; THENCE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 125.02 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 512.50 FEET OF SAID TRACT 9; THENCE NORTH 03°03'39" WEST ON SAID WEST LINE 595.05 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 332.0 FEET OF SAID TRACT 9; THENCE NORTH 87°49'48" EAST ON SAID SOUTH LINE 472.56 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF SW 40TH AVENUE, SAID LINE LYING 40.00 FEET WEST OF AND PARALLEL TO THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE ON SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) SOUTH 03°03'39" EAST ON SAID PARALLEL LINE 212.53 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 544.55 FEET OF SAID TRACT 9; 2) NORTH 87°49'48" EAST ON SAID SOUTH LINE 5.00 FEET TO THE INTERSECTION WITH A LINE LYING 35.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36 AS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 206, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 3) SOUTH 03°03'38" EAST ON SAID PARALLEL LINE 84.98 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 629.5 FEET OF SAID TRACT 9, ALSO BEING THE NORTH LINE OF THE 5.00 FOOT WIDE RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 6313, PAGE 283, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 4) SOUTH 87°49'48" WEST ON SAID NORTH LINE 5.00 FEET; 5) SOUTH 87°49'48" WEST ON THE WEST LINE OF SAID 5.00 FOOT WIDE RIGHT-OF-WAY DEDICATION, BEING A LINE LYING 40.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36 FOR 85.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA CONTAINING 207,733 SQUARE FEET (4.7689 ACRES).

DEDICATION:
STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT BCD DANIA OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "OAKS PLACE", A REPLAT.

IN WITNESS WHEREOF: THAT SAID BCD DANIA OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF_____, A.D. 2018.

WITNESSES:
WITNESS:_____
PRINT NAME:_____
WITNESS: _____
PRINT NAME:_____

BCD DANIA OAKS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY:_____
PRINT NAME:_____
TITLE: MANAGER

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, MANAGER, OF BCD DANIA OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

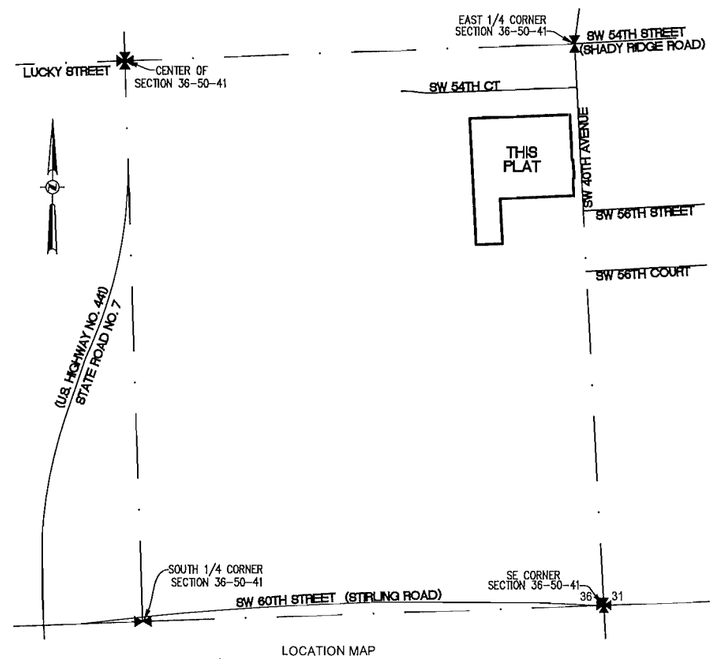
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2018.

MY COMMISSION NUMBER:_____
MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME_____

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

_____ _____
BETH BURNS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870



LOCATION MAP
THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST
NOT TO SCALE

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.

BCD DANIA OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY OF DANIA BEACH, CITY COMMISSION:

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA, BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____, A.D. 2018.

ATTEST: _____ APPROVED: _____
CITY CLERK MAYOR

COMMUNITY DEVELOPMENT DEPARTMENT:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS_____ DAY OF _____, A.D. 2018.

BY:_____
NAME:_____
DIRECTOR / DESIGNEE

CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D. 2018.

BY:_____
NAME:_____
FLORIDA P.E. REGISTRATION NO:_____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY:_____ _____
DIRECTOR/DESIGNEE DATE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201_.

BY:_____
CHAIRPERSON

THIS PLAT COMPUES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY:_____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201_.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY:_____ _____
ROBERT P. LEGG, JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BY:_____ _____
RICHARD TORNESE DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

PLAT FILE NO. XXX-MP-18

"OAKS PLACE"

A REPLAT OF A PORTION OF THE WEST 477.50 FEET OF THE EAST 512.50 FEET OF THE SOUTH 595.0 FEET OF THE NORTH 927.0 FEET OF TRACT 9, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "NEWMAN'S SURVEY", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
FEBRUARY, 2018

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.

SURVEYORS NOTES:

1) THIS PLAT IS RESTRICTED TO 57 TOWNHOMES.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 1, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 1, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

3) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

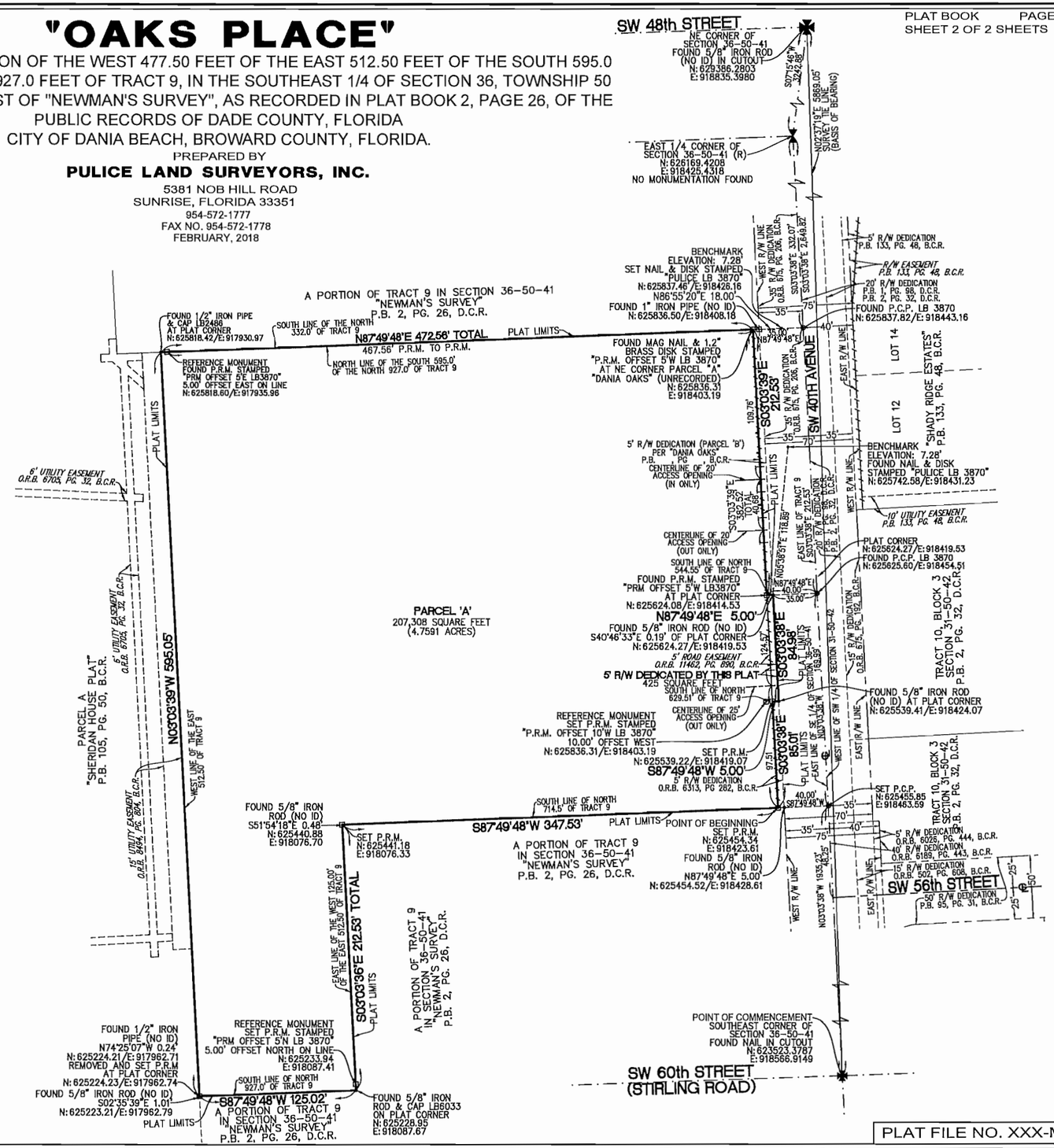
4) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH 1927 COORDINATE VALUES SHOWN ON THE "OSPREY LANDING", PLAT BOOK 182, PAGE 142, BROWARD COUNTY RECORDS AND DO NOT AGREE WITH THE SECTIONAL BEARINGS AS SHOWN ON "STONER / KEITH RESURVEY NO. III ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST", MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. THE LINE USED AS BASIS OF BEARINGS IS A SURVEY TIE LINE FROM THE SE CORNER OF SECTION 36-50-40 TO THE NE CORNER OF SAID SECTION 36-50-40 BEARING.

5) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3361; ELEVATION: 3.61 FEET.

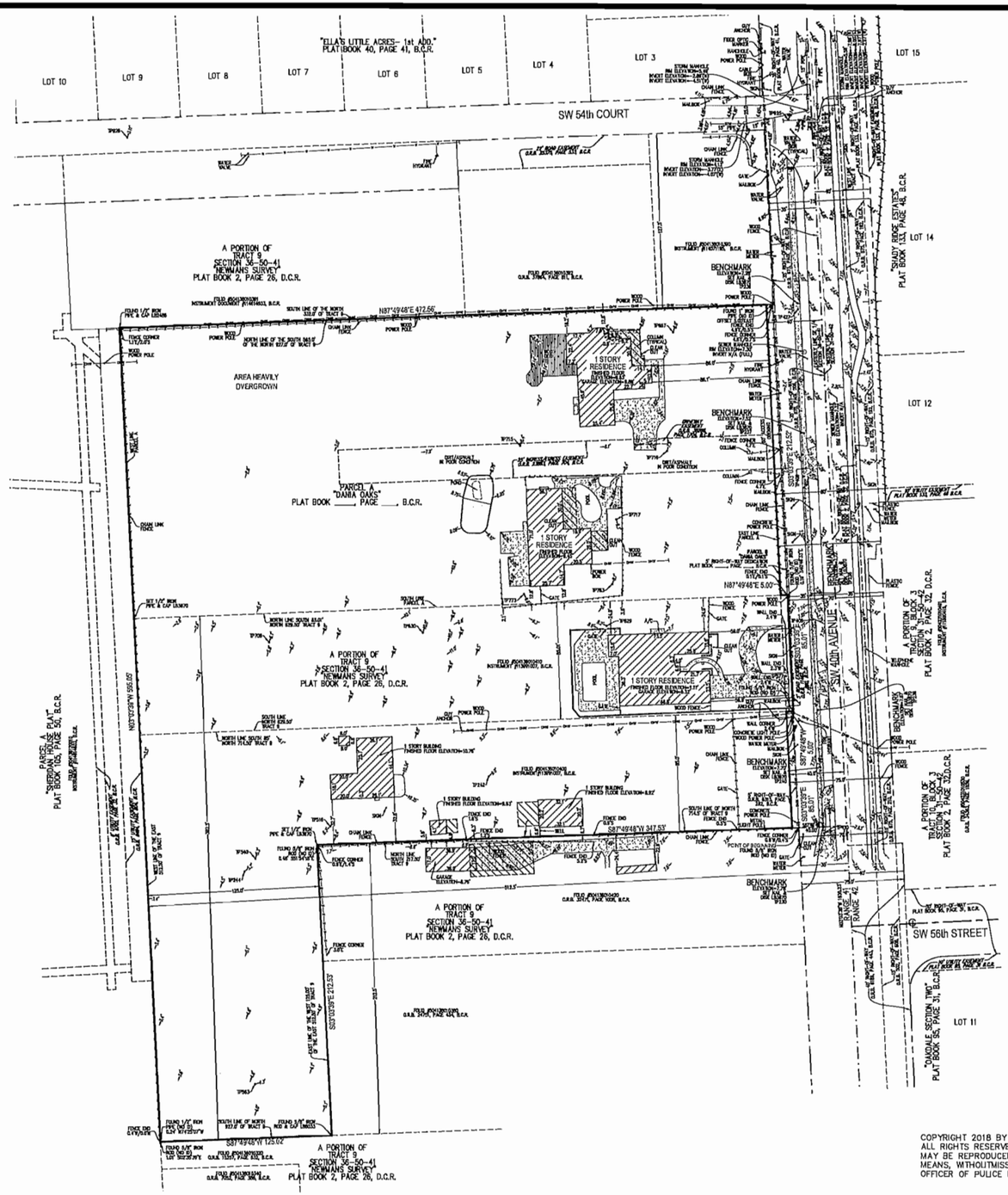
LEGEND:

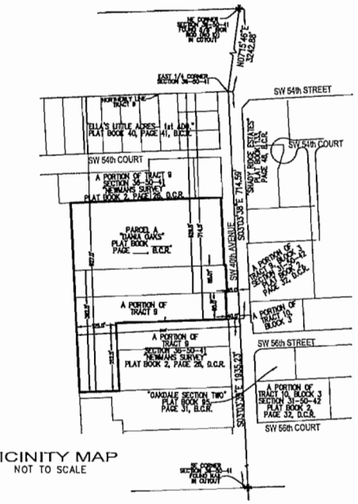
P.R.M. ⊞	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
P.C.P. ⊕	DENOTES: PERMANENT CONTROL POINT (MAG NAIL & BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
—/—	DENOTES: NON-VEHICULAR ACCESS LINE
✠	DENOTES: SECTION CORNER
▲	DENOTES: QUARTER SECTION CORNER
℄	DENOTES: CENTERLINE
R/W	DENOTES: RIGHT-OF-WAY
P.B.	DENOTES: PLAT BOOK
PG.	DENOTES: PAGE
D.C.R.	DENOTES: DADE COUNTY RECORDS
N:	DENOTES: STATE PLANE COORDINATE NORTHING
E:	DENOTES: STATE PLANE COORDINATE EASTING
(R)	DENOTES: RECORDED

GRAPHIC SCALE
0 20' 40' 80' 120'
FEET
SCALE 1" = 40'



PLAT FILE NO. XXX-MP-18





VICINITY MAP
NOT TO SCALE

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	NON-VEHICULAR ACCESS LINE
℄	CENTERLINE
B.C.R.	BROWARD COUNTY RECORDS
M.D.C.R.	DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
FPL	FLORIDA POWER & LIGHT COMPANY

LEGAL DESCRIPTION:

A PORTION OF THE WEST 477.50 FEET OF THE EAST 512.50 FEET OF THE SOUTH 595.0 FEET OF THE NORTH 927.0 FEET OF TRACT 9, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "NEWMAN'S SURVEY", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE NORTH 03°03'38" WEST ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 36 FOR 1935.23 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 714.5 FEET OF SAID TRACT 9; THENCE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 347.53 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 125.00 FEET OF THE EAST 512.50 FEET OF SAID TRACT 9; THENCE SOUTH 03°03'38" EAST ON SAID EAST LINE 212.53 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 927.0 FEET OF SAID TRACT 9; THENCE SOUTH 87°49'48" WEST ON SAID SOUTH LINE 125.02 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 512.50 FEET OF SAID TRACT 9; THENCE NORTH 03°03'39" WEST ON SAID WEST LINE 595.05 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 332.0 FEET OF SAID TRACT 9; THENCE NORTH 87°49'48" EAST ON SAID SOUTH LINE 472.56 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF SW 40TH AVENUE, SAID LINE LYING 40.00 FEET WEST OF AND PARALLEL TO THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE ON SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) SOUTH 03°03'39" EAST ON SAID PARALLEL LINE 212.53 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 544.55 FEET OF SAID TRACT 9; 2) NORTH 87°49'48" EAST ON SAID SOUTH LINE 5.00 FEET TO THE INTERSECTION WITH A LINE LYING 35.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36 AS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 208, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 3) SOUTH 03°03'38" EAST ON SAID PARALLEL LINE 84.98 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 629.5 FEET OF SAID TRACT 9, ALSO BEING THE NORTH LINE OF THE 5.00 FOOT WIDE RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 6313, PAGE 283, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 4) SOUTH 87°49'48" WEST ON SAID NORTH LINE 5.00 FEET; 5) SOUTH 87°49'48" WEST ON THE WEST LINE OF SAID 5.00 FOOT WIDE RIGHT-OF-WAY DEDICATION, BEING A LINE LYING 40.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36 FOR 85.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA CONTAINING 207,733 SQUARE FEET (4.7689 ACRES).

NOTES:

1) THIS SITE CONTAINS 207,733 SQUARE FEET (4.7689 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3361; ELEVATION: 3.61 FEET.
3) FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 8 FEET & NONE; PANEL #120034 0582H; MAP DATE: 8/18/14.
4) THIS SITE LIES IN SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SW 40th AVENUE BEING S03°03'39"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: BCD DANIA OAKS LLC.
8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☐JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

COPYRIGHT 2018 BY PULICE LAND SURVEYORS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUTMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

"OAKS PLACE" SITE
5525 SW 40th AVENUE
DANIA BEACH, BROWARD COUNTY,
FLORIDA 33314

BOUNDARY & TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 40'	FILE: BCD DANIA OAKS LLC
CHECKED BY: J.F.P.	SURVEY DATE: 12/22/17	ORDER NO.: 64026

Date: April 26, 2018

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

From Robert Baldwin, City Manager

By: Colin Donnelly, Assistant City Manager

Date: Street Renaming Policy

Revisions to the City' Street Renaming Policy was presented to the City Commission at their October 10th meeting where the matter was held over for further discussion. Additional policy direction was provided at the October 24th. The policy was revised, but has yet to be approved by the City Commission.

This latest revision reflects Commission direction by eliminating the requirement that a street re-naming petition require notarized signatures of property owners. A Street Re-naming Petition will now require that all signees are Dania Beach residents and must provide their voter registration number to prove they are registered voters.

The revisions to the policy have been provided in the *mark-up and strike up* style so the changes are evident.

Recommendation

Adopt the Procedures for Renaming or Co-Designating Streets Within the City of Dania Beach.

Attachments:

- "Revised" Procedures for Renaming or Co-Designating Streets Within the City of Dania Beach -
- Excerpt of Minutes Regular City Commission Meeting of October 24, 2017
- Excerpt of Minutes Regular City Commission Meeting of October 10, 2017
- Memo of 10/5/2017 Revisions to the Street Re-naming Policy

Procedures for Renaming or Co-designating Streets Within the City of Dania Beach

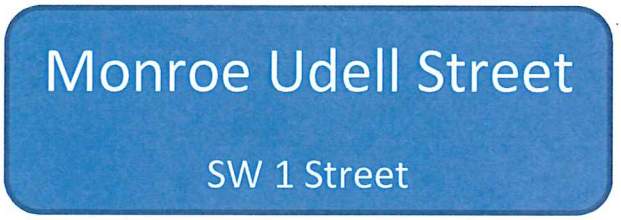
I. Purpose:

To provide a procedure for the renaming and co-designation of city streets that will include meaningful public input for the Dania Beach City Commission when considering the appropriateness, history and relevance of an application.

II. Definitions

1. Co-designation - Co-designation does not change the name of street, but does allow for a secondary alternative name. For example, SW 23 Terrace is co-designated "Barker Lane"

2. Street renaming - A Street renaming officially changes the name of the street. For example, SW 1 Street was changed to Monroe Udell Street, and prior official name is kept as the co-designation.



III. General Provision

Applications for street renaming and co-designation are to be submitted to the City Clerk and remain the City Clerk's responsibility until the hearing notification process the responsibility of processing the application shifts to the Community Development

Department. The City Clerk shall verify the application is complete, legible, and the contact information is valid. For the Application of Street Renaming only, the City Clerk shall also determine if the minimum number of notarized signatures on the Petition of Owners has been met.

The Public Services Department will review the application for causes of automatic Denial. Once approved by Public Services, and the city clerk deems the application sufficient, the application is then forwarded to the Community Development Department for noticing and public hearings.

All related costs, for notices and mailings, in excess of the application fee, as determined by the City Manager's Office, shall be the responsibility of the applicant. No application shall be scheduled for the City Commission until after the City's receipt of payment for the application fee and notification, mailing and associated costs. If approved, the actual physical or other renaming or co-designation measures, including signage changes, shall not be performed by the City until such additional costs over and above the application fee, as determined by the City Manager's office, are paid to the City.

DRAFT

Criteria for Renaming and Co-designation

Final determination of an application will be based on the following criteria when reviewing a request to rename or co-designate a street:

1. Does the request propose to change the name of a major roadway or street?
2. Is the street name requested also being utilized in the immediate or surrounding neighborhoods, other parts of the City, and/or Broward County?
3. Is the request for a segment a particular street when the segmentation of the street will not be created by a natural landform or waterway or municipal boundary?
4. Would the approval of the application be perceived as immoral or offensive to the citizenry or organizations in the City?
5. Does the street requested to be renamed or co-designated already have an existing co-designation or has already been renamed?
6. Has the application met the requirements referenced in the General Provisions and Notification Sections of these Procedures and the level and tenor of public support for the application?
7. Does the existing street name have historical, cultural or community significance to the City or citizenry.

8. All streets should retain current names as co-designations

Street Co-designation applications shall provide the following:

- Fee in the amount of $250.00
- Completed *Application of Street Co-designation in the City of Dania Beach*
- Public Petition – Applicant will need to show substantial public support through a petition. The weight or value of the petition may be judged on the number of signees, their residency, and their affiliations to the Dania Beach community.
- Letters of Support – Applicants my provide letters of support from the City's various institutions, home owners associations and community based organization.
- A detailed biography and reasons why the name change should be considered.

DRAFT

Street renaming applications shall provide the following:

- Completed *Application of Street Renaming in the City of Dania Beach*
- Application Fee: $500.00
- Petition of property Owners – a petition from the property owners of that are addressed on the street to be renamed. ~~The petition shall include a list of property owners provided by the Broward County Property Appraiser.~~ Each owner's signature must be accompanied by ~~notarized~~ a statement that they are an owner of the property. Each signatory must provide their voter identification number.
- Residents ~~Public~~ Petition – Applicant will need to show substantial public support of Dania Beach residents through a petition. The weight or value of the petition may be judged on the number of signees, ~~their address, their affiliations~~. Only residents who are registered voters may sign the petition.
- Letters of Support – Applicants my provide letters of support from the City's various institutions, home owners associations and community groups.
- Significant public support at any public hearing for the application.
- A detailed biography and reasons for why the name change should be considered.

IV Notice and Public Hearings

Notice

1. Mailed public notice by the City for the application will be provided to property owner within four hundred, fifty feet (450′) of the subject roadway section and must follow the regulations identified is Article 610 of the City's Land Development Code.
2. A standard newspaper ad, see Article 610, Section 610-30 for details, a minimum of fourteen (14) days prior to the public hearing.
3. Posting at City Hall and on the City's web shall be ten (10) calendar days prior to the public hearing, unless this timeframe is greater as provided by law.
4. The applicant shall be responsible for posting signs along the subject street at each terminus and all intersections. The sign shall be at least three (3) square feet in area, and shall be approved by the City and contain substantially the following language:

   PUBLIC HEARING NOTICE
   Petition number
   Date:
   Time:
   Description of Proposed Street Renaming or Co-designation:
   For Information Call: (954) 924-6800

Hearings:

1. The Planning and Zoning Board shall hold its public hearing and, after reviewing the application and consideration of public input, if any, may recommended the City Commission deny, approve or approve with conditions the application. The Board shall consider the merits of the application and determine whether there is sufficient public support for the name change or co-designation and whether the proposed action is perceived to be immoral or offensive to of the citizenry or organizations in the City.
2. The City Commission shall hold its public hearing and, after reviewing the application and consideration of the Planning and Zoning Board recommendation and public input, if any, may deny, approve or approve with conditions the application.

V. Automatic Denials

1. A request is made to re-name or do-designate any of the following major roadways:

   - North/South Roadways – US 1, I-95, Dixie Highway; Beach Road/North Beach Road; AIA; US 441; Anglers Ave/Ravenswood Road; Gulfstream Way

- East/West Roadways: Stirling Road, Sheridan Street; Dania Beach Blvd, Park Street

2. The street has already been re-named or co-designated
3. A request was proposed and considered by the City Commission within two years of the submittal of the application.
4. The street has already been renamed
5. Another street has already been so named or co-designated or is concurrently being proposed for renaming or co-designated with the same name, unless the streets are continuations of the same roadway across a north/south or east/west division.
6. The individual after whom the street is to be renamed or co-designated had been convicted of a felon or any crime involving moral turpitude or had pending charges of a felony or a crime of moral turpitude at the time of his or her death.
7. Any portion of the road in the application is under the jurisdiction of another entity.

VI. Recognition

This acknowledges the known renamed, the known co-designated streets, and eliminates all prior renamed or co-designated streets, whether know or unknown that are or maybe considered offensive to the citizenry.

DRAFT

Recognized Renamed Streets

Argonaut Isle - NW 8 Street west of NW 14 Avenue
Nautilus Isle - NW 9 Street west of NW 14 Avenue
Monroe Udell Street – SW 1 Street from Federal Highway west to West Park Street
East Park Street –NW/SW 1 Streets from NW 3 Ave south to Stirling Road
West Park Street –NW/SW 3 Street from NW 2 Ave south to Stirling Road
J.A. Ely Blvd – SW 12 Ave. from Stirling Road south to Hollywood boarder
Mac Way – City Hall

Recognized Co-designated Streets

Harold A. Davis Street – SW 6 Street, between SW 12 Ave and Phippins-Waiters Road
Barker Lane – SW 23 Terrace, between SW 45 Street and SW 46 Street
Tamara James Ave., NW 12 Ave. from NW 1 Street north two blocks
Isadore Mizell Sr. Blvd. – W. Dania Beach Blvd from Bryan Rd. east to Federal Highway

W. American Legion Way – NW 1 Street, between Bryan Road east to Federal Highway

VII. Final Determination

The City Commission shall make a final determination of granting or denying an application. In doing so, the Commission shall have full discretion to grant or deny the application with or without a cause. Final approval shall require a 4/5 vote of the City Commission for a street renaming and designation application.

VIII. Waiver of Guidelines

The City shall consider a waiver to any portion of these guidelines or Procedures, except for Section on Automatic Denials, if by a 4/5 vote of the City Commission the Commission agrees to such a waiver of said portion for any other reason.

DRAFT

Mayor James questioned why the Christmas tree lighting is in November. Mark Felicetty, Director of Parks & Recreation, said it is the Thursday following Thanksgiving (November 30th this year).

Mayor James raised the issue of City Hall security. She has been made aware of certain things that are very disturbing and wants to implement stricter security. She will include in tomorrow's City Hall discussion relocating BSO to City Hall. People should have to sign in with their ID, and we need a police presence here.

Mayor James asked if we have a program for recognizing employees. City Manager Baldwin responded we give plaques for years of service at employee socials; recognition could also be given at a Commission meeting as well. Mayor James asked if the Commission could be invited to the socials.

Mayor James asked if the Commission wanted to discuss any items on the Workshop agenda in order to shorten it.

Christmas Tree Decorations: Commissioner Salvino said he brought up having schools participate in Christmas tree decorations, specifically to make boxes. He noted he will work with the School Board to send out letters.

Street Renaming and Co-Designation Policy: Assistant City Manager Donnelly said in response to the discussion at the last meeting, the co-designation policy has not changed. With the renaming a street, instead of having a notarized signature on the petition, we can design an attestation form that the person signs that they are the property owner and approve of the renaming.

Commissioner Grace said we should go a step farther to make sure they are residents by requiring a voter registration card in order to sign the petition.

Commissioner Brandimarte does not care for renaming streets and suggests a thorough investigation be done on the person the street is being named after.

Assistant City Manager Donnelly noted the point of it going to the P&Z Board is so there is public notice given to residents; it would be the same type of notice given for a variance request. This should be a public process.

The Commission agreed with requiring a person signing a petition to provide a voter registration number and to be a Dania Beach resident.

Assistant City Manager Donnelly said the policy would be rewritten.

City Hall: Commissioner Salvino said he thought the Commission should just say yes and give direction to the City Manager to start getting an idea of costs and what we can do to renovate City Hall.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT DELEGATION REQUEST (DR-95-17) APPLICATION SUBMITTED BY JOSEPH DENIS ON BEHALF OF DANIA LIVE 1748, LLC FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION AND, FURTHER, APPROVING A REQUEST TO THE BROWARD COUNTY COMMISSION TO USE CERTAIN TRAFFIC IMPACT FEES PAID BY DANIA LIVE 1748, LLC TOWARD FUNDING OF CERTAIN ROAD IMPROVEMENTS AS SPECIFIED HEREIN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2017-125 and noted it was a quasi-judicial hearing and swore-in those who would speak. He asked the Commission to disclose any communication they had on this matter.

Marc LaFerrier, Director of Community Development, explained the requested plat note 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 Grace motioned to adopt Resolution #2017-125; 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 Cancel the November 28, 2017 City Commission Meeting

Commissioner Salvino motioned to cancel the November 28, 2017 City Commission meeting; seconded by Commissioner Grace.

Vice-Mayor Harris suggested they meet and have a workshop because they have a lot of work to do.

The motion carried on the following 4-1 Roll Call vote:

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

10.2 Procedures for Renaming or Co-designating Streets – City Manager Baldwin

Colin Donnelly, Assistant City Manager, provided an explanation of the revised policy that was included in the agenda packet.

Mayor James noted the streets that are co-designated need to have the direction included in the title, such as NW Tamara James Avenue.

Rodney Collins, 24 SW 5th Avenue, clarified that signatures on petitions would need to be notarized. Assistant City Manager Donnelly confirmed it would be required for a street re-naming in order to verify the owner's signature.

Mr. Collins said he does not believe this will work if more than one block is involved. It is not fair to an organization to have them pay a notary to go with them all day to notarize signatures. Proceeding this way, streets will not be re-named in Dania Beach.

Commissioner Grace agreed with Mr. Collins, and noted we need to workshop this.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte had no comments.

11.2 Commissioner Grace

Commissioner Grace noted her group will be upgrading 10 houses in her neighborhood, and then move into other neighborhoods.

Commissioner Grace recognized Public Works as her Employee of the Month. She is proud of how this City looks.

Commissioner Grace noted the City Christmas Party will be December 14 at IT Parker for all City employees.

Commissioner Grace mentioned her father had another seizure and is back in the hospital.

11.3 Commissioner Salvino

Commissioner Salvino commended Public Works for cleaning up the City. He noted FEMA funds are available for homeowners.

Commissioner Salvino asked Mayor James if we could reach out to schools with a program for the Christmas tree, to see if the children could wrap boxes to hang from the tree.

11.4 Vice-Mayor Harris

Presented to CC 10/10/17

Memorandum

Date: October 5, 2017

To: Robert Baldwin, City Manager

From: Colin Donnelly, Assistant City Manager

Subject: Revisions to the Street Re-naming Policy

A staff analysis of the *Procedures for Renaming or Co-designating Streets* (last revised February 2010) identified discrepancies between the adopted policy and its implementation. The practical application of the policy was hampered by these issues:

- Verifying authenticity of signatures on petitions
- Verifying residency of a petitioner
- Confusion between owners verse residents
- Meeting the many notice requirements

The analysis further stated:

> "It is recommended that no renaming application be considered under the current procedure. The Procedure should be revised so it is easy to comply with, practical to administer, and have notice requirements much less onerous."

Unfortunately, the current policy is extremely cumbersome to administer. Toward that end, changes have been made to the current policy and are being offered for the City Commission's consideration. Changes to the policy include:

- Differentiate the requirements between a street renaming and a co-designation.

  The renaming of a street will have a greater requirements since renaming affects Emergency Medical Services – 911 calls; US Postal Service Delivery; and unduly burdens residents and business with costs associated with a name changes.

- Decreases the applicant's burden for street co-designation by eliminating geographically based signature requirements.

The current policy requires 20% of property owners' signatures, if there were more than 100 properties within one quarter mile radius of the affected street.

- For street renaming, increase the justification of the applicant but make is simpler to understand the requirements.

  The broad geographically based signature requirements would be replaced with signatures from the specific street to be renamed. In addition, the burden of authenticating property owners' signatures is shifted to the applicant.

- Provide for a hearing and notice the same as a variance application through the Community Development Department.

- Adjust the application fee

  The application fee for street co-designations remains at $250.00 and the fee for street renaming is increased to $500.00.

- Establishes an inventory of known renamed and co-designated streets.

  Research of city records failed to provide legislative approval some co-designated streets, so this inventory will establish a baseline forward.

The administration recommends the policy revision and submits it to the Dania Beach City Commission for their consideration.

FINANCIAL ADVISORY AGREEMENT

This Financial Advisory Agreement (the "Agreement") is made and entered into by and between the City of Dania Beach, Florida (the "Issuer") and Dunlap & Associates, Inc. ("D&A") or its successor entity effective as of the date executed by the Issuer as set forth on the signature page hereof.

WITNESSETH:

WHEREAS, the Issuer will have under consideration from time to time the authorization and issuance of indebtedness in amounts and forms which cannot presently be determined and, in connection with the authorization, sale, issuance and delivery of such indebtedness, Issuer desires to retain an independent financial advisor; and

WHEREAS, the Issuer desires to obtain the professional services of D&A to advise the Issuer regarding the issuance and sale of certain evidences of indebtedness or debt obligations that may be authorized and issued or otherwise created or assumed by the Issuer (hereinafter referred to collectively as the "Debt Instruments") from time to time during the period in which this Agreement shall be effective; and

WHEREAS, D&A is willing to provide its professional services and its facilities as financial advisor in connection with all programs of financing as may be considered and authorized by issuer during the period in which this Agreement shall be effective.

NOW, THEREFORE, the Issuer and D&A, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, do hereby agree as follows:

SECTION I
DESCRIPTION OF SERVICES

Upon the request of an authorized representative of the Issuer, D&A agrees to perform the financial advisory services stated in the following provisions of this Section I; and for having rendered such services, the Issuer agrees to pay to D&A the compensation as provided in Section V hereof.

A. Financial Planning. At the direction of Issuer, D&A shall:

1. Survey and Analysis. Conduct a survey of the financial resources of the Issuer to determine the extent of its capacity to authorize, issue and service any Debt Instruments contemplated. This survey will include an analysis of any existing debt structure as compared with the existing and projected sources of revenues which may be pledged to secure payment of debt service and, where appropriate,will include a

study of the trend of the assessed valuation, taxing power and present and future taxing requirements of the Issuer. In the event revenues of existing or projected facilities operated by the Issuer are to be pledged to repayment of the Debt Instruments then under consideration, the survey will take into account any outstanding indebtedness payable from the revenues thereof, additional revenues to be available from any proposed rate increases and additional revenues, as projected by consulting engineers employed by the Issuer, resulting from improvements to be financed by the Debt Instruments under consideration.

2. Future Financings. Consider and analyze future financing needs as projected by the Issuer's staff and consulting engineers or other experts, if any, employed by the Issuer.

3. Recommendations for Debt Instruments. On the basis of the information developed by the survey described above, and other information and experience available, submit to the Issuer, in a written detailed report, recommendations regarding the Debt Instruments under consideration, including such elements as the date of issue, interest payment dates, schedule of principal maturities, options of prior payment, security provisions, and such other provisions as may be appropriate in order to make the issue attractive to investors while achieving the objectives of the Issuer. All recommendations will be consistent with the goal of designing the Debt Instruments to be sold on terms which are advantageous to the Issuer, including the lowest interest cost consistent with all other considerations.

4. Market Information. Advise the Issuer of our interpretation of current bond market conditions, other related forthcoming bond issues and general information, with economic data, which might normally be expected to influence interest rates or bidding conditions so that the date of sale of the Debt Instruments may be set at a favorable time.

5. Elections. In the event it is necessary to hold an election to authorize the Debt Instruments then under consideration, D&A will assist in coordinating the assembly of such data as may be required for the preparation of necessary petitions, orders, resolutions, ordinances, notices and certificates in connection with the election, including assistance in the transmission of such data to a firm of municipal bond attorneys ("Bond Counsel") retained by the Issuer.

B. Debt Management and Financial Implementation. At the direction of Issuer, D&A shall:

Method of Sale. Evaluate the particular financing being contemplated, giving consideration to the complexity, market acceptance, rating, size and structure in order to make a recommendation as to an appropriate method of sale, and:

a. If the Debt Instruments are to be sold by an advertised competitive sale, D&A will:

(1) Supervise the sale of the Debt Instruments, reserving the right, alone or in conjunction with others, to submit a bid for any Debt Instruments issued under this Agreement which the Issuer advertises for competitive bids;

(2) Disseminate information to prospective bidders, organize such informational meetings as may be necessary, and facilitate prospective bidders' efforts in making timely submission of proper bids;

(3) Assist the staff of the Issuer in coordinating the receipt of bids, the safekeeping of good faith checks and the tabulation and comparison of submitted bids; and

(4) Advise the Issuer regarding the best bid and provide advice regarding acceptance or rejection of the bids.

b. If the Debt Instruments are to be sold by negotiated sale, D&A will:

(1) Recommend for Issuer's final approval and acceptance one or more investment banking firms as managers of an underwriting syndicate for the purpose of negotiating the purchase of the Debt Instruments.

(2) Cooperate with and assist any selected managing underwriter and their counsel or disclosure counsel in connection with their efforts to prepare any Official Statement or Offering Memorandum. D&A will review the bond purchase contract, underwriter's agreement and other related documents. The costs incurred in such efforts, including the printing of the documents, will be paid in accordance with the terms of the Issuer's agreement with the underwriters, but shall not be or become an obligation of D&A.

(3) Assist the staff of the Issuer in the safekeeping of any good faith checks, to the extent there are any such, and provide a cost comparison, for both expenses and interest which are suggested by the underwriters, to the then current market.

(4) Advise the Issuer as to the fairness of the price offered by the underwriters.

2. Offering Documents. Coordinate the preparation of the notice of sale and bidding instructions, official statement, official bid form and such other documents as may be required and submit all such documents to the Issuer for examination, approval and certification. After such examination, approval and certification, D&A shall provide the Issuer with a supply of all such documents sufficient to its needs and distribute by mail or, where appropriate, by electronic delivery, sets of the same to prospective purchasers of the Debt Instruments. Also, D&A and the City shall provide copies of the final Official Statement to the purchaser of the Debt Instruments in accordance with the Notice of Sale and Bidding Instructions.

3. Credit Ratings. Make recommendations to the issuer as to the advisability of obtaining a credit rating, or ratings, for the Debt Instruments and, when directed by the Issuer, coordinate the preparation of such information as may be appropriate for submission to the rating agency, or agencies. In those cases where the advisability of personal presentation of information to the rating agency, or agencies, may be indicated, D&A will arrange for such personal presentations, utilizing such composition of representatives from the Issuer as may be finally approved or directed by the Issuer.

4. Trustee, Paying Agent, Registrar. Upon request, consult with the Issuer in the selection of a Trustee, Paying Agent/Registrar or both for the Debt Instruments, and assist in the negotiation of agreements pertinent to these services and the fees incident thereto.

5. Financial Publications. When appropriate, advise financial publications of the forthcoming sale of the Debt Instruments and provide them with all pertinent information.

6. Consultants. After consulting with and receiving directions from the Issuer, arrange for such reports and opinions of recognized independent consultants as may be appropriate for the successful marketing of the Debt Instruments.

7. Auditors. In the event formal verification by an independent auditor of any calculations incident to the Debt Instruments is required, make arrangements for such services.

8. Issuer Meetings. Attend meetings of the governing body of the issuer, its staff, representatives or committees as requested at all times when D&A may be of assistance or service and the subject of financing is to be discussed.

9. Printing. To the extent authorized by the Issuer, coordinate all work incident to printing of the
offering documents and the Debt Instruments.

10. Bond Counsel. Maintain liaison with Bond Counsel in the preparation of all legal documents pertaining to the authorization, sale and issuance of the Debt Instruments.

11. Changes in Laws. Provide to the Issuer copies of proposed or enacted changes in federal and state laws, rules and regulations having, or expected to have, a significant effect on the municipal bond market of which D&A becomes aware in the ordinary course of its business, it being understood that D&A does not and may not act as an attorney for, or provide legal advice or services to, the Issuer.

12. Delivery of Debt Instruments. As soon as a bid for the Debt Instruments is accepted by the Issuer, coordinate the efforts of all concerned to the end that the Debt Instruments may be delivered and paid for as expeditiously as possible and assist the Issuer in the

preparation or verification of final closing figures incident to the delivery of the Debt Instruments.

13. Debt Service Schedule; Authorizing Resolution. After the closing of the sale and delivery of the Debt Instruments, deliver to the Issuer a schedule of annual debt service requirements for the Debt Instruments and, in coordination with Bond Counsel, assure that the trustee, paying agent/registrar or both have been provided with a copy of the authorizing ordinance, order or resolution.

SECTION II
OTHER AVAILABLE SERVICES RELATED TO DEBT FINANCING

In addition to the services set forth and described in Section I herein above, D&A agrees to make available to Issuer the following services, when so requested by the Issuer and subject to the agreement by Issuer and D&A regarding the compensation, if any, to be paid for such services, it being understood and agreed that the services set forth in this Section II shall require further agreement as to the compensation to be received by D&A for such services:

1. Investment of Funds. From time to time, as an incident to the other services provided hereunder as financial advisor, D&A may competitively bid such investments as may be directed and authorized by the Issuer to be purchased, it being understood that D&A will be compensated in the normal and customary manner for each such transaction pursuant to U.S. Treasury Regulations. In any instance wherein D&A may become entitled to receive fees or other compensation in any form from a third party with respect to these investment activities on behalf of Issuer, we will disclose to Issuer the nature and, to the extent such is known, the amount of any such compensation so that Issuer may consider the information in making its investment decision.

2. Exercising Calls and Refunding. Provide advice and assistance with regard to exercising any call and/or refunding of any outstanding Debt Instruments.

3. Capital Improvements Programs. Provide advice and assistance in the development of any capital improvement programs of the Issuer.

4. Long-Range Planning. Provide advice and assistance in the development of other long-range financing plans of the Issuer.

5. Post-Sale Services. Subsequent to the sale and delivery of Debt Instruments, review the transaction and transaction documentation with legal counsel for the Issuer, Bond Counsel, auditors and other experts and consultants retained by the Issuer and assist in developing appropriate responses to legal processes, audit procedures, inquiries, internal reviews and similar matters.

SECTION III
TERM OF AGREEMENT

This Agreement shall become effective as of the date executed by the Issuer as set forth on the signature page hereof and, unless terminated by either party pursuant to Section IV of this Agreement, shall remain in effect thereafter for a period of five (5) years from such date, with three one-year renewal options exercisable by the City.

SECTION IV
TERMINATION

This Agreement may be terminated with or without cause by the Issuer or D&A upon the giving of at least thirty (30) days' prior written notice to the other party of its intention to terminate, specifying in such notice the effective date of such termination. In the event of such termination, it is understood and agreed that only the amounts due D&A for services provided and expenses incurred to the date of termination will be due and payable. At the time of termination all reports, studies, evaluations, whether complete or not, will be sent to the City of Dania Beach within ten (10) days of termination. No penalty will be assessed for termination of this Agreement.

SECTION V
COMPENSATION AND EXPENSE REIMBURSEMENT

The fees due to D&A for the services set forth and described in Section I of this Agreement with respect to each issuance of Debt Instruments during the term of this Agreement shall be calculated in accordance with the schedule set forth on Appendix A attached hereto. Unless specifically provided otherwise on Appendix A or in a separate written agreement between Issuer and D&A, such fees, together with any other fees as may have been mutually agreed upon and all expenses for which D&A is entitled to reimbursement, shall become due and payable concurrently with the delivery of the Debt Instruments to the purchaser or purchase of investments or investment services.

SECTION VI
MISCELLANEOUS

1. Choice of Law. This Agreement shall be construed and given effect in accordance with the laws of the State of Florida. Venue for any action relative to the enforcement of the terms and provisions of this agreement shall be in Broward County, Florida.

2. Notice Requirements. All notices or other communications which shall or may be given pursuant to this agreement shall be in writing and shall be delivered by personal service, or by registered mail addressed to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personally serviced; or, if by mail, on the fifth day after being posted or the date of actual receipt, whichever is earlier.

City of Dania Beach
Attn: Mark Bates
Finance Director
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

Dunlap & Associates, Inc.
J. Craig Dunlap, President
Dunlap & Associates, Inc.
1146 Keyes Avenue
Winter Park, FL 32789

3. Binding Effect Assignment. This Agreement shall be binding upon and inure to the benefit of the Issuer and D&A, their respective successors and assigns; provided however, neither party hereto may assign or transfer any of its rights or obligations hereunder without the prior written consent of the other party.

4. Entire Agreement. This instrument contains the entire agreement between the parties relating to the rights herein granted and obligations herein assumed. Any oral or written representations or modifications concerning this Agreement shall be of no force or effect except for a subsequent modification in writing signed by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement and have hereunto signed in their names by their duly authorized representatives.

CITY:

CITY OF DANIA BEACH, FLORIDA
a Florida municipal corporation

ATTEST:

Louise Stilson, CMC
City Clerk

Robert Baldwin
City Manager
Date: 10-29-10

APPROVED AS TO FORM:

Thomas J. Ansbro
City Attorney

CONSULTANT:

DUNLAP & ASSOCIATES, INC.,
a Florida corporation

J. Craig Dunlap, President
Date 10-22-10

WITNESSES:

Signature
SUSAN J. MINER
PRINT Name

Signature
SYLVIA SEATON-DUNLAP
PRINT Name

J. CRAIG DUNLAP
PRINT Name
PRESIDENT
Title

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on OCTOBER 22 2010, by J. CRAIG DUNLAP, as PRESIDENT of Dunlap & Associates, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or produced _____ as identification and did (did not) take an oath.

NOTARY PUBLIC
State of Florida

My commission expires: 6-8-2014

NOTARY PUBLIC-STATE OF FLORIDA
Susan J. Miner
Commission # DD999222
Expires: JUNE 08, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

APPENDIX A

a. An annual retainer of $6,000 payable quarterly in arrears depending upon the specific scope as defined by the Issuer.

b. D&A would propose an hourly fee with a not-to-exceed amount negotiated with the Issuer prior to implementation of the work, based upon the following hourly fees:

President or Senior Vice President	$175/hour
Vice President	$150/hour
Assistant Vice President	$100/hour

c. Upon completion of a bond financing, a bond fee payable to D&A would be as follows:

Debt Issue Development and Sales Service

GO	$ .95/$1,000 from $1-25 million
	$ .75/$1,000 from $25-50 million
	$ .60/$1,000 from $50-75 million
	$ .40/$1,000 from $75-100 million
Revenue	$1.15/$1,000 from $1-25 million
	$1.00/$1,000 from $25-50 million
	$ .75/$1,000 from $50-75 million
	$ .50/$1,000 from $75-100 million

Minimum fee on Bonds is $20,000.
Minimum fee on Bank Loans is $20,000.

This fee schedule would apply to all types of financing arrangements sold at either competitive or negotiated sale, based upon our proposal to provide a full range of consulting services under all financing scenarios.

Reimbursable expenses – The fee schedule does not include out-of-pocket expenses which will be documented and billed at cost.

- For investment services, D&A will arrange for the competitive bidding of bond proceeds and will be compensated by the successful bidder in an amount consistent with Federal tax regulations.
- For escrow restructurings, the fees will be negotiated on a case-by-case basis.

GREEN ADVISORY BOARD
MEMBERSHIP
Tuesday, April 24, 2018

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Mimi Donly 354 SE 6th Street Dania Beach, FL 33004 954-923-2127 954-294-1700 (C) bodonly@aol.com	December 9, 2014	November 2014 through November 2018	Salvino
Carol Stokrocki 450 SE 7th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@corelogic.com	January 24, 2017	November 2016 through November 2020	Brandimarte
David Simonetta 4641 SW 42 Avenue Dania Beach, FL 33314 954-837-3090 davidjsimonetta@gmail.com	December 11, 2017	November 2016 through November 2020	James
Patricia Chukerman 545 SE 4th Court Dania Beach, FL 33004 954-552-9996 (C) 954-929-8289 (H) bykermom@me.com	November 21, 2016	November 2016 through November 2020	Harris
		November 2014 through November 2018	Grace