

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 10, 2017 - 7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Special Event request from the MLK Charitable Corporation to have various MLK activities throughout the City between January 14–16, 2017. The applicant is requesting the following: Special Event fee waiver of \$150.00; Port-o-lets for CW Thomas Park; BSO Police Escort Detail for the parade; and BSO Security Detail at C.W. Thomas Park for the festivities.

4. PROCLAMATIONS

- 1. Dr. Martin Luther King, Jr. Day - Carolyn Jones
- 2. R.O.Y.A.L.T.Y. Day - Mayor James

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 December 7, 2016 Abatement Hearing
Approve Minutes of December 13, 2016 City Commission Meeting

2. Travel Requests:

3. RESOLUTION NO. 2017-003

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO CHANGE ORDER NO.1 FOR THE LIME SOFTENING PLANT CHLORINE UPGRADE PROJECT TO CLOSE CONSTRUCTION, LLC, IN THE AMOUNT OF FORTY THOUSAND THREE HUNDRED FIFTY SIX DOLLARS AND NINETY NINE CENTS (\$40,356.99); PROVIDING ASSURANCES; PROVIDING FOR FUNDING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2017-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE VOLUNTARY ANNEXATION OF PARCEL "A" WHICH IS A PARCEL OF REAL PROPERTY OWNED BY N&D HOLDING, LLC, INTO THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE VOLUNTARY ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE; PROVIDING FOR FILINGS WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

2. ORDINANCE NO. 2017-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE PUBLIC DRAINAGE EASEMENT VACATION REQUEST (VC-103-16) MADE BY JUSTIN S. FIORILLI, ESQ., ON BEHALF OF THE PROPERTY OWNER, ALEX NICHOLS, FOR PROPERTY LOCATED AT 3001 SOUTHWEST 26 TERRACE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

3. ORDINANCE NO. 2017-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING AND REPLACING SECTION 21-1, “HOUSE-TO-HOUSE SOLICITATIONS” OF CHAPTER 21, “SALES AND AUCTIONS” OF THE CITY CODE TO PROVIDE FOR SOLICITATION REGISTRATION AND REQUIREMENTS; CREATING SECTION 21-8, “HANDBILL DISTRIBUTION REGULATIONS”, OF THE CITY CODE OF ORDINANCES TO PROVIDE RESTRICTIONS FOR THE DISTRIBUTION OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING AN EFFECTIVE DATE. **(SECOND READING)**

4. ORDINANCE NO. 2017-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP (LU-121-15) OF THE DANIA BEACH COMPREHENSIVE PLAN PURSUANT TO A REQUEST SUBMITTED BY GREENSPOON MARDER, P.A./DENNIS MELE, ESQ. ON BEHALF OF THE PROPERTY OWNER, STIRLING ALYA LLC, TO CHANGE THE LAND USE OF APPROXIMATELY 8.3 GROSS ACRES AS LEGALLY DESCRIBED IN EXHIBIT “A” ATTACHED TO THIS ORDINANCE, FROM COMMERCIAL – 1.6 GROSS ACRES AND LOW (5) RESIDENTIAL – 6.7 GROSS ACRES TO COMMERCIAL – 1.3 GROSS ACRES AND IRREGULAR (40.86) RESIDENTIAL – 7.0 GROSS ACRES FOR PROPERTY LOCATED AT 2851 STIRLING ROAD; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

5. RESOLUTION NO. 2017-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “CALM PLAT” (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2017-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-52-16), SUBMITTED BY DUNAY, MISKEL & BACKMAN, LLP ON BEHALF OF THE OWNER, CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

1. SE Drainage Project Phase II Recommendations - City Manager Baldwin
2. Proposed Oasis Program Projects - City Manager Baldwin

11. COMMISSION COMMENTS

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

12. APPOINTMENTS

1. Airport Advisory Board
 - Commissioner Brandimarte - 2 appointments
 - Commissioner Salvino - 3 appointments
 - Vice-Mayor Harris - 3 appointments
 - Mayor James - 3 appointments

2. Creative Arts Council Advisory Board
Commissioner Brandimarte - 1 appointment
3. Education Advisory Board
Commissioner Brandimarte - 1 appointment
Vice-Mayor Harris - 1 appointment
4. General Employees Pension Board
1 Commission Appointment
1 Commissioner Replacement
5. Grant Advisory Board
Commissioner Brandimarte - 1 appointment
Commissioner Salvino - 1 appointment
Vice-Mayor Harris - 1 appointment
Mayor James - 1 appointment
6. Green Advisory Board
Commissioner Brandimarte - 1 appointment
Mayor James - 1 appointment
2 Alternate Members
7. Marine Advisory Board
Commissioner Brandimarte - 3 appointments
Commissioner Grace - 1 appointment
Commissioner Salvino - 1 appointment
Vice-Mayor Harris - 3 appointments
Mayor James - 2 appointments
8. Parks, Recreation and Community Affairs Advisory Board
Commissioner Brandimarte - 2 appointments
Commissioner Salvino - 1 appointment
Vice-Mayor Harris - 2 appointments
9. Planning & Zoning Board
Commissioner Salvino - 1 appointment
10. Police & Fire Pension Board
1 Commission Representative for term ending March 2019

13. ADMINISTRATIVE REPORTS

1. City Manager
2. City Attorney

3. City Clerk - Reminders

Tuesday, January 24, 2017 - 7:00 p.m.
Tuesday, February 14, 2017 - 6:00 p.m.
Tuesday, February 14, 2017 - 7:00 p.m.

City Commission Meeting
CRA Board Meeting
City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event Application

Continued from:

Requested Action (Identify appropriate Action or Motion)

Special Event request from the MLK Charitable Corporation to have various MLK activities throughout the City between January 14–16, 2017. The applicant is requesting the following: Special Event fee waiver of \$150.00; Port-o-lets for CW Thomas Park; BSO Police Escort Detail for the parade; and BSO Security Detail at C.W. Thomas Park for the festivities.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, Application, Parade Route, Flyer



City of Dania Beach

Parks and Recreation Department

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

Date: January 10, 2017

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Sherie Dunleavy, Office Manager

Subject: Martin Luther King Activities 2017

Event Date(s): January 14 – January 16, 2017

A Special Event is requested by the MLK Charitable Corporation to have various MLK activities though out the City from January 14 – January 16, 2017. Activities include:

1. MLK Peace Banquet and Dinner Dance at I.T. Parker Community Center Saturday, January 14, 2017 from 6:00 p.m. – 10:00 p.m.
2. MLK Breakfast (free) at C.W. Thomas Park Monday, January 16, 2017 from 7:30 a.m. – 9:00 a.m.
3. MKL Community Parade starting and ending at C.W. Thomas Park Monday, January 16, 2017 from 9:00 a.m. – 11:00 a.m. Activities will conclude at C.W Thomas Park from 12:30 p.m. – 6:00 p.m.

The applicant is requesting the following:

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

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	Insurance Rider required. Fire extinguishers required. Tent/canopy permits required. Power cords shall be sufficiently protected from water and shall not create a trip hazard for patrons and/or event workers. Fire inspector stand-by required. Operational detail required. Invoice to follow for the pre-event inspections and/or details.	
BSO Police Dept. - Lt. Manfre	Pending	
Code Enforcement - Eric Walton	No comments	
Community Dev. - Julio Briceno	Site plans must show tents locations and sanitary facilities. Building, electrical and plumbing permit required.	
Community Dev. - Corinne Lajoie	No objection	
City Attorney - Tom Ansbro	No comments	
HR/Risk Mgmt. - Kristin Milligan	As the DJ has already signed a hold harmless, no comments from Risk.	
Parks & Recreation - Mark Felicetty	Parks & Recreation will staff the MLK Banquet on Saturday, 1/14/17 and open C.W. Thomas Park on Monday, 1/16/17 at 7am for Peace Breakfast.	
Public Services - Ronnie Navarro	Pending	



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

SPECIAL EVENTS REQUEST
Application on Public or Private Property

To Whom It May Concern:

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

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

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

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

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



City of Dania Beach

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

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

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

Event Name, Date, and Time: City of Dania Beach MLK Activities-Banquet, January 14, 2017 Prayer breakfast & Parade-January , Monday January 16, 2017

*Brief Description of the Event: -MLK Banquet & dinner/dance-6PM-10-PM January 14, 2017. Peace/Prayer breakfast, Monday, January 16, 7:30AM-9AM. Parade will begin promptly at 9AM and travel through the city of Dania and will conclude around 12AM. at Mount Zion A.M.E. church at 215 NW. 5th Avenue. After church service, the public will visit CW Thomas Park and enjoy park activities until 7PM

Address/Location of Event: Banquet-I.T Parker, Dania, Breakfast-CW Thomas Park- Church-Mt. Zion AME- Park Activities-CW Thomas

Event Coordinator: Carolyn W. Jones

Telephone #1: 954-806-7800

E-mail Address: CJ34NW@gmail.com

Telephone #2: 954-920-0727

Fax: _____

Additional Contact Person for the Event: Gloria Black

Telephone #1: 954-608-9305

E-mail Address: lvieure44@gmail.com

Telephone #2: 954-558-2775-Ivie Cure

Fax: _____

Dr. Martin Luther King Jr.Charitable Corporation, Inc. in conjunction with the City of Dania Beach

Organization or Sponsor of Event: _____

Address: 100 NW 8th Avenue, Dania Beach, Florida -Corporation P.O. Box- is: P.O. Box 1514, Dania Beach, Florida

City, State, Zip Code: _____

Telephone: _____ Fax: _____ Cell: _____

Is this a Non-Profit Organization? ☒ Yes ☐ No Tax ID #: 90-0940920

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

MLK CHARITABLE CORPORATION, INC.

Date of Incorporation: AUGUST 2013 State of Incorporation: FLORIDA

Federal ID #: 90-0950820

Authorizing Official for the Organization: Carolyn W. Jones, President/Director

Telephone #1: 954-806-7800

E-mail Address: CJ34NW@gmail.com

Telephone #2: 054-920-0727

Authorizing Official for the Organization: Carolyn W. Jones

Telephone #1: N/A E-mail Address: _____
Telephone #2: N/A

*Property Owner: N/A

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

Is the letter attached? ☐ Yes ☐ No -N/A-CITY OWNED PROPERTY

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

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

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

If so, Indicate the city location of last event: CW THOMAS PARK & I.T. PARKER , CITY OF DANIA BEACH

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

Number of Expected Daily Attendants: 150-300 (BSO or Fire Details may be required - refer to page 6)

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	1/14/2017	5PM	10PM	5 HOURS
Monday	1/16/2017	7:30AM	9:30	2 hours
Monday	1/16/2017	9AM	12pm	3 hours
Monday	1/16/2017	12PM	1PM	1 HOUR -CHURCH
Monday	1/16/2017	1PM	7 PM	6 HOURS in the park

Anticipated Date and Time to Begin Set-Up: On 1/14-4PM- On 1/16-6:00AM

Anticipated Date and Time for Completion of Break-Down: 1/14-10:30PM - 1/16-10:30AM

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

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

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

Please identify the street name(s) and/or locations for closure requests: 8th avenue & 2nd street to 1st street east to federal hwy, south to stirring Rd, west to Phippen-Waiter.rght on Phippen-Waiters(north) to stop sign. Right at stop sign then quick left on 5th avenue(north) and arrive at Mt.

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

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

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

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

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

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

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

***Will electricity be required for this event?**

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

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

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

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

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

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
MONDAY	1/16/2017	1pm	7pm	6 hours

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

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

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

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

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

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

Please specify: VENDERS THAT HAVE PAID FOR A SPOT WILL SELL A VARIETY OF FOODS, CHIPS, SODAS, ETC.

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

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

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

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

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

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

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

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

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

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

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

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

If Yes, Please Specify Types of Alcohol to be Sold: ☐ N/A ☐ Beer ☐ Wine ☐ Liquor
☐ Mixed Drinks ☐ Other: NONE

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

Other: _____

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

Please Specify Types of Alcohol to be given away: ☐ N/A ☐ Beer ☐ Wine ☐ Liquor
☐ Mixed Drinks ☐ Other: NONE

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

Please Specify: _____

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

*If yes, please describe: _____

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

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

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

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

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

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

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

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

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

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

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

If so, How many? 2 ☐ N/A

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

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

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

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

If yes, please explain: Porta toilets for the park, Police escorts, road closures for the parade, Police presence at Park activities

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

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$71.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

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

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

Carolyn W. Jones

Signature of Applicant

President/Director

Title

CAROLYN W. JONES

Print name of Applicant

10/18/2017

Date

STATE OF FLORIDA
COUNTY OF BROWARD

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

NOTARY PUBLIC

My Commission expires: _____

My Commission number: _____

SPECIAL EVENT APPLICATION / PERMIT FEES

\$100.00 Beach Weddings

\$150.00 All Other Events

\$280.00 Special Events Involving Fire Inspections

\$100.00 Private Parties (over 26 participants)

\$50.00 Small Parties (under 25 participants)

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

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

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

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

MLK Charitable Corporation, Inc.

Dania Beach, Florida

P. O. Box 1514 • Dania Beach, FL 33004

MLK CC, Inc.



The Dream Lives On

OFFICERS and DIRECTORS

Carolyn W. Jones, President
Director

Gloria Black, Vice-President
Director

Ruth H. White, Secretary
Director

Janice B. Peterman, Treasurer
Director

Members:

Shanna Johnson-Anderson

Brenda D. Blackmon

Ivie Cure

Sulie Spencer

Rosalind Curry

Bettie H. Ellis

Veronica W. Larkins

Rachelle Lawson-Norwood

Doris L. Love

Jimmie B. Peterman

Tawanda White

Deborah Black-Simmons

Barbara Robinson

MLK Charitable Corporation

Inc. is a 501(c)(3)

contributions are

tax deductible.

EIN is 90-0940820

City of Dania Beach MLK Parade Route

Monday, January 16, 2017

9:00AM – 12AM

☐ Line up on N.W. 2nd street and N.W. 8th avenue at
C.W. Thomas
Community Center.

☐ Leave N.W. 8th avenue and travel N.W. 1st street.

☐ Make a Left turn (East) on N.W. 1st street to Federal
Highway.

☐ Right turn (South) to Federal Hwy to Stirling Road.

☐ Right turn on Stirling Road.

☐ Head (West) on Stirling Road to Phippen-Waiters
Road, turn right (north)

☐ North on Phippen Waiters to stop sign-turn right to
NW 5th avenue. Travel 5th avenue to church.

Parade vehicles will line up on 5th avenue and, exit
vehicles to church.

Greater Mt. Zion AME Church

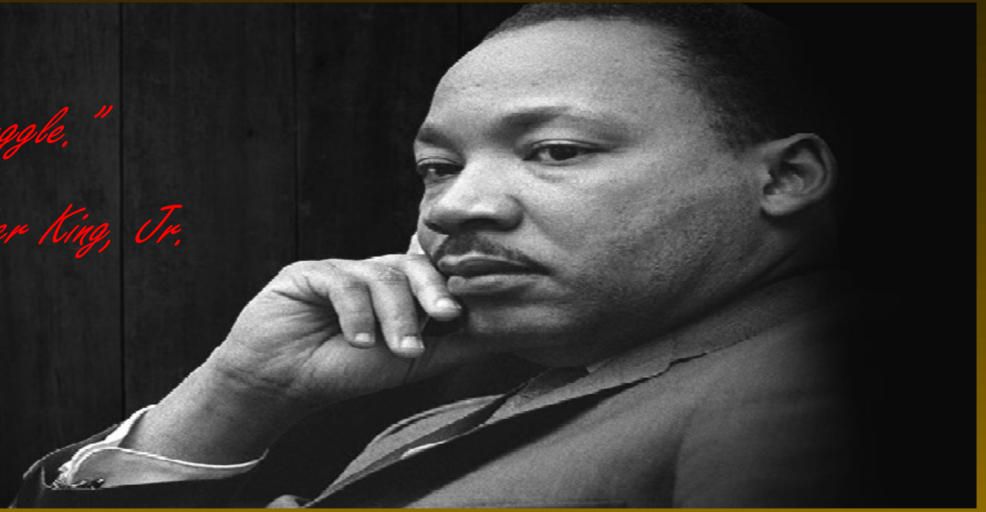
215 NW 5th Avenue, Dania Beach, Florida

City of Dania Beach 2017 MLK Festivities

"THE DREAM LIVES ON"

"There is no gain without struggle."

-Dr. Martin Luther King, Jr.



Please join us for the following events:

MLK Peace Banquet/ Dinner Dance— Music provided by Kedash Cornileus featuring Treaseure Band

Saturday, January 14, 2017

6pm-10pm

I.T. Parker Community Center

901 NE 3rd Street

Dania Beach, FL 33004

240.00— Table for eight

30.00— Individual Tickets

MLK Peace Breakfast— Free

Monday, January 16, 2017

7:30am-9am

CW Thomas Park

100 NW 8th Avenue

Dania Beach, FL 33004

Memorial Service

Monday, January 16, 2017

Greater Mt. Zion

215 NW 5th Avenue

Dania Beach, FL 33004

MLK Community Parade

Monday, January 16, 2017

9am—11am

CW. Thomas Park

100 N.W. 8th Avenue

Dania Beach, FL 33004

Activities will conclude at:

C.W. Thomas Park 12:30pm— 6pm

For more information:

Carolyn Jones: (954)806-7800

Gloria Black (954)608-9305

Ivie Cure for Vendors/ Booths- \$50.00 (954)-558-2775

Hakeem Ismail/ C.W. Thomas Park (954)924-3881



**OFFICE OF THE MAYOR
CITY OF DANIA BEACH, FLORIDA**

PROCLAMATION

WHEREAS, Dr. Martin Luther King, Jr., was born on January 15, 1929 and lived a life promoting peace, freedom, equality, and justice for all through non-violent means, becoming one of the outstanding civil rights leaders of our time; and

WHEREAS, at the age of thirty-five, Dr. Martin Luther King, Jr., was the youngest man to have received the Nobel Peace Prize; and

WHEREAS, this year marks the 32nd annual observance by the citizens of Dania Beach to honor Dr. King's legacy with a day of remembrance intended as a time for all Americans to reaffirm their commitment to the basic principles that underlie our Constitution – equality and justice for all; and

WHEREAS, the MLK Charitable Corporation, Inc. is a 501(c)(3) organization whose mission is *to promote, advance, and advocate Dr. Martin Luther King Jr.'s ideals of peace, equity, and equality for all persons through education*; and

WHEREAS, the ideals of Dr. Martin Luther King, Jr., and of Dania Beach's commitment to human rights are worthy of reflection and serve as a reminder that improving the quality of life for all members of society is a responsibility of every member of our society; and

WHEREAS, the MLK Charitable Corporation, Inc.'s brand "**MLK CC, INC The Dream Lives On**" will become a formidable force in our community as they continue to provide scholarships for Dania Beach students to attend a college of their choice and select a career that will enable them to become productive citizens; and

WHEREAS, we can bring life to the inspiring vision of freedom of which Dr. Martin Luther King, Jr. dreamed, with our community's joint renewal of our love for life, God, and Country.

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim Monday, January 16, 2017 as:

"Dr. Martin Luther King, Jr. Day"

in the City of Dania Beach, and encourage all citizens to rededicate themselves to the principles of respect for human rights and freedom, of belief in non-violence, and of commitment to improving our community through community service and volunteerism.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

Dania Beach City Commission: Mayor Tamara James, Vice-Mayor Bill Harris,
Commissioner Chickie Brandimarte, Commissioner Bobbie H. Grace, Commissioner Marco A. Salvino, Sr.



**OFFICE OF THE MAYOR
CITY OF DANIA BEACH, FLORIDA**

PROCLAMATION

WHEREAS, Recognizing Our Youth's Ability to Lead Throughout Their Years (R.O.Y.A.L.T.Y.) is a 501(c)(3) non-profit mentoring organization founded by Ms. Jabrina Thompson in April 2010; and

WHEREAS, R.O.Y.A.L.T.Y. is an exciting way for young ladies of all ethnicities between the ages of 10-18 years, to engage with each other in a positive setting and learn how they are all somehow alike; and

WHEREAS, R.O.Y.A.L.T.Y. has been serving young ladies in Dania Beach for the past six years by empowering, leading and inspiring them to become better women as they get older; and

WHEREAS, R.O.Y.A.L.T.Y. has served the Dania Beach community through the Adopt-A-Street program, Toy Drives, and other volunteer activities; and

WHEREAS, R.O.Y.A.L.T.Y. hosts an annual Rocking with R.O.Y.A.L.T.Y. event that allows young ladies to come together in unity and empower them through education, etiquette and self-worth values;

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim January 10, 2017 as:

R.O.Y.A.L.T.Y. Day

in the City of Dania Beach, and encourage all citizens to join me in recognition of this organization that helps mold and empower young women to become loyal to themselves by recognizing their ability to lead throughout their years.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
ABATEMENT HEARING
WEDNESDAY, DECEMBER 7, 2016 – 5:00 P.M.

1. Call to Order

Mayor James called the meeting to order at 5:05 p.m.

2. Roll Call

Present:

Mayor:	Tamara James
Vice-Mayor:	Bill Harris
Commissioners:	Chickie Brandimarte
	Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
Deputy City Clerk:	Tom Schneider
Code Attorney:	Tim Ryan

Absent:

Commissioner:	Marco A. Salvino, Sr.
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3. Abatement Requests

- 3.1 Abatement request from 2080 Griffin Holdings LLC, 2080 Griffin Road, Case #2014-0242 (Folio #0233-08-0160)

Attorney Ryan noted this case involved 2 violations. The fine ran for 381 days for a total of \$38,354.00, including recording fees of \$254.00. The out of pocket cost to the City is \$2,000.00. The Special Magistrate recommends an abatement of \$3,810.00.

Brian Winger, representing the landowner, noted they appreciate the reduction of the fine to \$3,810.00 because the violations were not the fault of the tenant or landlord; it was the fault of the third parties who were contracted to do the necessary work.

Commissioner Grace motioned to abate the lien to \$3,810.00 as recommended by the Special Magistrate, to be paid in 30 days; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Harris	Yes
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Commissioner Grace

Yes

Mayor James

Yes

3.2 Abatement request from Richard Judge, 112 NW 4 Avenue, Case #15-0104 (Folio #0234-01-1290)

Attorney Ryan noted this case involved 11 violations. The fine ran for 305 days for a total of \$30,574.00, including recording fees of \$254.00. The out of pocket cost to the City is \$1,500.00. The Special Magistrate recommends an abatement of \$3,050.00.

Richard Judge, 115 NW 4th Avenue, stated most of the violations were cleared up in the first several months, but he was held up for a year regarding the doors due to an uncooperative tenant.

Commissioner Grace motioned to abate the lien to \$3,050.00 as recommended by the Special Magistrate, to be paid in 30 days; seconded by Commissioner Brandimarte.

Mr. Judge requested more time to pay as he has property taxes that are due.

Commissioner Grace rescinded the motion.

Commissioner Grace motioned to abate the lien to \$3,050.00 as recommended by the Special Magistrate, to be paid in 60 days and if not paid by then, the fine will go back to the original amount of \$30,574.00; seconded by Commissioner Brandimarte. The motion carried unanimously.

3.3 Abatement request from Wells Fargo Bank NA, 4501 SW 25 Terrace, Case #15-0401 (Folio #0229-05-0010)

Attorney Ryan noted this case involved 7 violations. The fine ran for 408 days for a total of \$61,454.00, including recording fees of \$254.00. The out of pocket cost to the City is \$1,500.00. The Special Magistrate recommends an abatement of \$30,600.00.

Attorney Ryan confirmed the abatement amount is \$30,600.00, not \$30,200.00, as indicated in the top paragraph of the Agenda Request Form.

Ms. Mehwish Yousuf stated Wells Fargo Bank ultimately took control of the property and demolished the house for a cost of \$30-40,000.00. She requested a further reduction of the recommended abatement amount because of the demolition expense.

Attorney Ryan said compliance was actually achieved by the house being demolished.

Commissioner Grace motioned to abate the lien to \$30,600.00 as recommended by the Special Magistrate, to be paid in 90 days; seconded by Commissioner Brandimarte. The motion carried unanimously.

Attorney Ryan noted item #3.4 and #3.5 are for the same property and would be discussed together.

3.4 Abatement request from Rocio Zamora, 719 SW 5 Street, Case #11-0711 (Folio #1203-34-0950)

Attorney Ryan noted this case involved 13 violations. The fine ran for 1,689 days for a total of \$253,612.50, including recording fees of \$262.50. The out of pocket cost to the City is \$2,000.00. The Special Magistrate recommends an abatement of \$12,000.00.

3.5 Abatement request from Rocio Zamora, 719 SW 5 Street, Case #11-1006 (Folio #1203-34-0950)

Attorney Ryan noted this case involved 1 violation. The fine ran for 1,650 days for a total of \$165,262.50 including recording fees of \$262.50. The out of pocket cost to the City is \$2,000.00. The Special Magistrate recommends an abatement of \$4,000.00.

Rocio Zamora, property owner, stated these are inherited violations from when she purchased the property in 2011. She described subsequent personal events and said she hired a property manager who did not take care of the violations as he was supposed to do. She then used all of her \$10,000.00 savings to bring the property into compliance and thought the cases were closed. She added this is an investment property, but she also has a mortgage on it and her finances are tight.

Commissioner Brandimarte questioned cases involving open electrical boxes and what is done with the boxes to make them safe as fines are accumulating.

Barbara Urow, Lead Code Compliance Inspector, noted staff does not secure electrical boxes, as they do with doors and windows.

Attorney Ryan noted Ms. Zamora could have corrected some of these violations after the order by the Special Magistrate was entered, but they would not show as being in compliance until all were corrected. He recommends taking the Special Magistrate recommendations and having her pay \$400.00 per month, which would be \$200.00 on each case.

Commissioner Grace motioned to abate the liens to \$12,000.00 and \$4,000.00, respectively, as recommended by the Special Magistrate, to be paid in monthly payments of \$600.00; seconded by Commissioner Brandimarte. The motion carried unanimously.

Attorney Ryan noted item #3.6 and #3.7 are for the same property and would be considered together.

3.6 Abatement request from Vincent Ireland, 257 SW 4 Street, Case #12-1126 (Folio #1203-05-0060)

Attorney Ryan noted this case involved 8 violations. The fine ran for 1,038 days for a total of \$155,700.00; the out of pocket cost to the City is \$2,000.00. On July 12, 2016 Mr. Ireland presented a letter of financial hardship to Code Compliance, and made a payment of \$100.00

toward the fine. The Special Magistrate recommends an abatement of \$2,500.00, with a payment plan of \$50.00 per month with the first payment due December 21, 2016.

- 3.7 Abatement request from Vincent Ireland, 257 SW 4 Street, Case #01-0142 (Folio #1203-05-0060)

Attorney Ryan noted this case involved 2 violations. The fine ran for 2,906 days for a total of \$581,300.00 for the first violation; the fine ran for 2,891 days for a total of \$144,650 for the second violation, for a grand total of \$725,950.00. At the October 22, 2009 Abatement Hearing, Mr. Ireland was ordered to pay \$2,000.00 within 180 days (4/20/2010); no payment has been made. Mr. Ireland is now requesting the City Commission reconsider the previous order with a payment plan of \$50.00 per month, with the first payment due on December 21, 2016. The out of pocket cost to the City is \$2,000.00.

Attorney Ryan noted that the Property owner was not present. Generally under such circumstances, the abatement request is denied without prejudice and if re-application is made, they are put on the next calendar.

Commissioner Grace motioned to deny abatement requests #3.6 and #3.7; seconded by Commissioner Brandimarte. The motion carried unanimously.

- 3.8 Approval of the settlement received for Redmond Jay Manning, 4416 SW 28 Terrace, Case #13-1210, for \$23,000.00 due to sale of property

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

- 3.9 Approval of the settlement received for Michael & Elizabeth Soler, 2411 SW 52 Street, Case #12-1035, for \$1,200.00 due to sale of property

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

- 3.10 Approval of the settlement received for Wells Fargo Bank, NA, 4930 SW 29 Avenue, Case #15-0141 & #15-1412, for \$20,500.00 due to sale of property

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

- 3.11 Approval of the settlement received for Walter & Hannelore Simmons and Maureen & Mick Nolte, 2360 SW 51 Court, Case #11-0253, for \$3,466.36

Commissioner Grace motioned to approve the settlement agreement; seconded by Vice-Mayor Harris. The motion carried unanimously.

- 3.12 Approval of the settlement received for Gary Nemi & Maksim Nemirovsky, 105 SW 7 Street, Hallandale Beach, 4124 SW 21 Street, Ft. Lauderdale, Vacant Lot at NE 21 Court, Wilton Manors, Case #06-0185 and Case #12-1086, for \$5,250.00 for partial release due to sale of property

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

4. Adjournment

Mayor James adjourned the meeting at 5:33 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, DECEMBER 13, 2016 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

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

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

- 3.1 Special event request by the Russian Saint Matrona Foundation for an "Orthodox Christmas Fair" on January 8, 2017, to be held at 113 S. Federal Highway from 11:30 a.m. – 6:00 p.m. The applicant is requesting temporary signage and use of the City parking garage.

Mark Felicetty, Director of Parks and Recreation, noted the parking fee is still pending and the applicant will provide us backup on the off-duty detail.

Vice-Mayor Harris motioned to approve the Special Event request for Russian Saint Matrona Foundation's Orthodox Christmas Fair; seconded by Commissioner Grace. The motion carried unanimously.

Commissioner Salvino presented Certificates of Recognition to Donald, Deborah and Dalton Faguy, and Nicole Garcia for their participation as Santa & Friends at the City of Dania Beach Holiday Tree Lighting event.

4. Proclamations

There were no proclamations at this meeting.

5. Citizen Comments

Vivek Golikeri, 301 SE 3rd Street, suggested imposing a \$100 fine on each minor violation, such as trespassing, illegal fishing and loud music.

Tommy Hicks, 327 SW 2nd Avenue, requested more police patrol in his neighborhood due to a recent crime against his family.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, noted they are doing everything possible to bring the persons who committed the crime previously mentioned to justice. He also reported on other criminal activity in the City, and noted the Sheriff will be providing a marine boat to the City at no charge. Chief Marks introduced King, the new K-9 drug dog.

Commissioner Grace commented that three residents have had mail stolen at the post office, and asked if the camera could be placed near the drop-off box. Chief Marks noted he will look into it.

Commissioner Grace noted Smith's Store was flooded with people at 9:45 a.m. on Sunday morning, and also wants the camera to be placed there. Chief Marks said they will take care of it.

Lieutenant Dan Suarez, BSO Fire Rescue, provided a brief video on holiday tree safety.

7. Consent Agenda

Items removed from Consent Agenda: #7.3, #7.5, #7.6, #7.8

- 7.1 Minutes:
 - Approve Minutes of November 21, 2016 Organization Meeting
 - Approve Minutes of November 21, 2016 City Commission Meeting

- 7.2 Travel Requests: None

Resolutions

- 7.4 RESOLUTION #2016-162

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE TWO 2017 FORD ESCAPE VEHICLES FOR THE BEACH PARKING ENFORCEMENT DEPARTMENT IN AN AMOUNT NOT TO EXCEED THIRTY-EIGHT THOUSAND SIXTY DOLLARS (\$38,060.00) FROM HUB CITY FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT NO. FSA 16-VEL24 (VALID THROUGH SEPTEMBER 30, 2017); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.7 RESOLUTION #2016-165

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO BE PAID TO TYLER TECHNOLOGIES, INC. FOR TRAINING SERVICES RELATED TO THE CITY'S USE OF NEW WORLD SERVICES' SOFTWARE FOR FISCAL YEAR 2016-2017, ENDING SEPTEMBER 30, 2017, INCLUSIVE OF EXISTING PURCHASES THAT WILL 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.

Commissioner Grace motioned to adopt the Consent Agenda, with the exception of Items #7.3, #7.5, #7.6 and #7.8; seconded by Commissioner Salvino. The motion carried unanimously.

7.3 RESOLUTION #2016-161

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE EXISTING AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND HOWARD C. FORMAN, CLERK OF THE COURTS, SEVENTEENTH JUDICIAL CIRCUIT COURTS TO INCLUDE HEARINGS OF APPEALS AS THEY RELATE TO ELECTRONIC PARKING TICKETS; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-161.

Commissioner Salvino requested an explanation of the process.

Marc LaFerrier, Director of Community Development, explained we will no longer need the Clerk of the Courts to process all of our parking tickets, only handwritten tickets and tickets that are contested; all of the E-ticket processing is done by the service provider and staff. He noted he will follow-up with the service provider regarding a way to pay parking tickets at City Hall.

Commissioner Grace motioned to adopt Resolution #2016-161; 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		

7.5 RESOLUTION #2016-163

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN ENGAGEMENT LETTER WITH RON L. BOOK, P.A., FOR CONSULTING SERVICES RELATED TO ISSUES OF CONCERN TO THE CITY OF DANIA BEACH (MATTERS ASSOCIATED WITH BROWARD COUNTY AND WITH THE FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT), AS WELL AS GENERAL LEGISLATION AND RELATED ISSUES AT THE STATE LEVEL IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000.00) FOR A ONE YEAR TERM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-163.

Commissioner Salvino requested an explanation for the public.

City Attorney Ansbro reviewed the memo included in the agenda packet.

Commissioner Salvino confirmed there would be a cost savings to the City and we would be getting a top notch lobbyist.

Commissioner Salvino motioned to adopt Resolution #2016-163; 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		

7.6 RESOLUTION #2016-164

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA ACCEPTING A GRANT AWARD IN THE AMOUNT OF FOUR HUNDRED EIGHTY THOUSAND SIX HUNDRED SEVENTY SIX DOLLARS (\$480,676.00) FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") FOR THE CONSTRUCTION OF PROPOSED DANIA BEACH MULTI-MODAL ENHANCEMENTS THROUGH THE FDOT TRANSPORTATION ALTERNATIVE PROGRAM; PROVIDING FOR CONFLICTS; PROVIDING FOR FUNDING; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-164.

Commissioner Salvino asked what enhancements would be included in the grant.

City Manager Baldwin responded the project had been presented to the Commission, and minor modifications can be made to it, such as eliminating the traffic circles and doing raised intersections. He noted the sidewalk enhancements are slated for Dania Beach Boulevard.

Commissioner Grace motioned to adopt Resolution #2016-164; 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

7.8 ORDINANCE #2017-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING AND REPLACING SECTION 21-1, "HOUSE-TO-HOUSE SOLICITATIONS" OF CHAPTER 21, "SALES AND AUCTIONS" OF THE CITY CODE TO PROVIDE FOR SOLICITATION REGISTRATION AND REQUIREMENTS; CREATING SECTION 21-8, "HANDBILL DISTRIBUTION REGULATIONS", OF THE CITY CODE OF ORDINANCES TO PROVIDE RESTRICTIONS FOR THE DISTRIBUTION OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2017-003.

Commissioner Salvino asked about the purpose of this ordinance and its enforceability.

City Attorney Ansbro noted that if a resident or business posts a no solicitation sign, solicitors would not be allowed to distribute handbills and would be in violation of the ordinance if they did so. A seller or marketer would be required to register with the City and wear a badge in order to solicit. He addressed the problems with the current ordinance and the impetus to update it to make it constitutionally defensible.

Commissioner Salvino motioned to adopt Ordinance #2017-003, on first reading; seconded by Commissioner Grace. The motion carried on the following 5-0 Roll Call vote:

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

8. Bids and Requests for Proposals

8.1 RESOLUTION #2016-166

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD A BID TO EVERGLADES CONTRACTING, LLC, IN THE AMOUNT OF FIVE HUNDRED THIRTY NINE THOUSAND THREE HUNDRED SEVENTY THREE DOLLARS (\$539,373.00) FOR THE TAYLOR LANE DRAINAGE PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-166.

Commissioner Salvino noted this has been ongoing for a few years and asked what will be done.

Brad Kaine, Director of Public Services, responded there were mitigating issues that have been overcome. This project will elevate the road, as well as provide drainage easements to handle heavy rainfall. He added that the County constructed swales, a retention area and a limited storm pipe system; our project will address the actual flooding issue and will commence in January.

Vice-Mayor Harris motioned to adopt Resolution #2016-166; 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		

8.2 RESOLUTION #2016-167

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AWARDED A BID TO WASTEWATER SOLUTIONS, LLC, IN AN AMOUNT NOT TO EXCEED NINETY THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$90,550.00) PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-167.

Commissioner Grace motioned to adopt Resolution #2016-167; seconded by Commissioner Brandimarte. The motion carried on the following 5-0 Roll Call vote:

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

9. Public Hearings and Site Plans

9.1 ORDINANCE #2017-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE VOLUNTARY ANNEXATION OF PARCEL "A" WHICH IS A PARCEL OF REAL PROPERTY OWNED BY N&D HOLDING, LLC, INTO THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE VOLUNTARY ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE; PROVIDING FOR FILINGS WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2017-001.

Corinne Lajoie, Principal City Planner, provided an overview of the annexation request, and noted additional applications for the City zoning district and land use designation will need to be submitted after the annexation is completed. She addressed the fees involved in this process and noted the property owner is responsible for them.

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

Commissioner Grace motioned to adopt Ordinance #2017-001, on first reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

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

9.2 ORDINANCE #2017-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE PUBLIC DRAINAGE EASEMENT VACATION REQUEST (VC-103-16) MADE BY JUSTIN S. FIORILLI, ESQ., ON BEHALF OF THE PROPERTY OWNER, ALEX NICHOLS, FOR PROPERTY LOCATED AT 3001 SOUTHWEST 26 TERRACE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2017-002.

Corinne Lajoie, Principal City Planner, described the vacation request.

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

Commissioner Grace motioned to adopt Ordinance #2017-002, on first reading; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

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

9.3 RESOLUTION #2016-157

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE VARIANCE REQUESTS SUBMITTED UNDER APPLICATION NUMBER VA-92-16 BY TOWNHOUSE EAST CONDOMINIUM ASSOCIATION, INC. FOR THE PROPERTY LOCATED AT 450 SOUTHEAST 7TH STREET IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Continued from 11/21/2016)*

City Attorney Ansbro read the title of Resolution #2016-157.

Corinne Lajoie, Principal City Planner, provided an overview of the variance requests.

Responding to Vice-Mayor Harris, Marc LaFerrier, Director of Community Development, noted this variance would allow those who have an existing structure that was identified in the engineer's report to be approved for zoning. They would still need to get building permits to ensure that the structure is safe and sound; however, Code Enforcement is not allowed to go into backyards or peer over fences so an investigation would come about as a result of a complaint. We intend to work carefully with the homeowners to make sure the process runs smoothly. The second step is to rewrite the code for townhouse developments to allow for accessory structures in the backyard.

Commissioner Salvino felt it is likely none of the existing structures would meet today's building codes and they would have to be torn down and rebuilt. Secondly, his understanding is that the Director of Community Development has the power to allow a structure to be built if the proper permits were pulled; this should also apply to these existing structures. Requiring permits be pulled for existing structures will upset the homeowners.

Community Development Director LaFerrier noted that some of the existing structures will be able to pass today's standards and some will be able to make minor modifications. This has to be worked through on a case by case basis; staff deals with issues like this regularly and takes care to help citizens go through the process. Zoning regulations and variances are of a local control and are things we can help with. The building codes are State regulations and we are an agent of the State; we cannot change those regulations.

Commissioner Brandimarte noted this is not a new problem and spoke of what Meadowbrook residents went through.

Community Development Director LaFerrier reiterated this came about because of a state requirement that when a building gets to a certain age, a report from an engineer is required that certifies that the building is safe.

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

Commissioner Salvino motioned to adopt Resolution #2016-157; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

9.4 RESOLUTION #2016-168

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "DANIA HOMES" PLAT (PL-90-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF THE PROPERTY OWNER, DANIA HOMES, LLC, FOR PROPERTY LOCATED AT 4485 SOUTHWEST 25TH TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2016-168.

Corinne Lajoie, Principal City Planner, described the plat request.

Mayor James asked if the plat includes widening of the street, and Principal City Planner Lajoie answered in the affirmative. She noted sidewalks would be required on each property as they are developed.

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

Vice-Mayor Harris motioned to adopt Resolution #2016-168; 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

There were no discussion items on this agenda.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte commented on the tree lighting ceremony and wished everyone happy holidays.

Commissioner Brandimarte said that while the property where Walmart is located is private property, she feels we owe the businesses there some protection against flooding as many are inaccessible when it occurs. Something needs to be done with the landlord.

Mark LaFerrier, Director of Community Development, reviewed the memo provided to the Commission by City Manager Baldwin, a copy of which is attached to and incorporated in these minutes. He addressed the conditions of the new Notice of Violation to be issued soon, and noted we will know the results in 3-4 months; a report will be provided to the Commission.

11.2 Commissioner Grace

Commissioner Grace reminded everyone children will be out of school for the holidays and to be cautious. She spoke of St. Ruth's Hope for the Holiday event where she and Mayor James received an award for community service. She wished everyone a happy holiday.

11.3 Commissioner Salvino

Commissioner Salvino had no comments.

11.4 Vice-Mayor Harris

Vice-Mayor Harris introduced a film crew that was recording tonight's meeting, and are working on an historical film project about the City of Dania Beach.

11.5 Mayor James

Mayor James spoke of a recent teen summit hosted by Royalty, Inc. and the fundraiser at the I.T. Parker Community Center.

Mayor James asked when the pier camera will be fixed. City Manager Baldwin noted he would follow up.

Mayor James commended the Lions Club for doing a great job year round.

Clive Taylor spoke of the Annual Motorcycle Show, at the request of the Commission.

12. Appointments

12.1 Airport Advisory Board – no appointments

12.2 Creative Arts Council Advisory Board

Vice-Mayor Harris appointed: Emmanuel George

12.3 Education Advisory Board – no appointments

12.4 General Employees Pension Board – no appointments

City Attorney Ansbro noted he researched this board and the Police & Fire Pension Board regarding whether or not the ordinances can be changed to remove Commissioners from serving. He will change the ordinance to instead include a Finance Department representative, and a Commission representative need not be appointed at this meeting.

12.5 Grant Advisory Board – no appointments

12.6 Green Advisory Board – no appointments

12.7 Marine Advisory Board

Commissioner Grace appointed: Ron Brozic

Commissioner Salvino appointed: Joe White

Mayor James appointed: Linda Barber

12.8 Nuisance Abatement Board

Commissioner Salvino motioned to suspend the Nuisance Abatement Board until needed; seconded by Commissioner Brandimarte. The motion carried unanimously.

12.9 Parks, Recreation and Community Affairs Advisory Board

Commissioner Salvino appointed: Lori Lewellen

12.10 Planning & Zoning Board

The Commission appointed: Jason Wilson and Dr. Quin Robertson as Alternate members

12.11 Police & Fire Pension Board – no appointments

12.12 Broward League of Cities

The Commission appointed: Vice-Mayor Harris as Director, Commissioner Grace as First Alternate, and Commissioner Salvino as Second Alternate

Commissioner Grace motioned to approve the appointments; seconded by Vice-Mayor Harris. The motion carried unanimously.

13. Administrative Reports

13.1 City Manager

City Manager Baldwin reviewed the memo he distributed to the Commission regarding proposed changes to solar light locations, a copy of which is attached to and incorporated in these minutes. He noted several locations already approved will not work and he would like Commission direction regarding the six proposed options for alternate locations. Commissioner Grace said she has an alternate location in the 200 block of NW 8th Avenue. The Commission agreed to the six proposed locations and Commissioner Grace's addition.

City Manager Baldwin wished everyone joyous and uplifting holidays.

13.2 City Attorney

City Attorney Ansbro echoed Commissioner Grace's and City Manager Baldwin's sentiments for a happy holiday.

13.3 City Clerk - Reminders

Tuesday, January 10, 2017 - 6:00 p.m.

CRA Board Meeting

Tuesday, January 10, 2017 - 7:00 p.m.

City Commission Meeting

Tuesday, January 24, 2017 - 7:00 p.m.

City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 8:45 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO CHANGE ORDER NO.1 FOR THE LIME SOFTENING PLANT CHLORINE UPGRADE PROJECT TO CLOSE CONSTRUCTION, LLC, IN THE AMOUNT OF FORTY THOUSAND THREE HUNDRED FIFTY SIX DOLLARS AND NINETY NINE CENTS (\$40,356.99); PROVIDING ASSURANCES; PROVIDING FOR FUNDING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, RESOLUTION, EXHIBIT A- RESOLUTION 2015-073, Exhibit B Change Order



City of Dania Beach

Department of Public Services

West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) - 923-1109 (fax)

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

BY: Brad Kaine, Director of Public Services

Date: December 9, 2016

RE: Change Order No 1 to Lime Softening Plant - Chlorine Upgrade Project

Introduction and Background

The City Commission awarded bids for the Lime Softening Plant Chlorine Upgrade Project Chlorine in July 2015 in the amount of \$236,493.00 plus \$30,000.00 for additional contingency work relating to Alternates 1 through 4.

The project now requires unanticipated additional work to address health department and safety concerns that were not initially anticipated:

1. A valve and a foot pump needs to be installed in the chlorine system to provide safety to the system and prevent leaks.
2. The health department has asked for touch-up painting in the chemical area on the floor and the ceiling.

A detailed change order is attached as "Exhibit B" in the amount of Forty Thousand Three Hundred Fifty Six Dollars and Ninety-Nine Cents (\$40,356.99) outlining the additional work necessary to address these concerns.

The Public Services Director and City Engineer have decided the original Alternates 1 through 4 in the amount of Thirty Thousand Dollars (\$30,000.00) are no longer necessitated and request this funding be utilized for Change Order No. 1 as noted above. This will leave a remaining balance of \$10,357.00 which will require additional funding.



City of Dania Beach

Department of Public Services

West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) - 923-1109 (fax)

The Public Services Director request for an additional \$10,357 will be appropriated from Water Fund Reserves to provide the additional funds necessary to complete Change Order No. 1.

Recommendation

The Public Services Director and City Engineer recommend approval of Change Order No. 1 with Close Construction, LLC in the amount of \$40,356.99, utilizing the \$30,000.00 contingency and appropriating \$10,357.00 from Water Fund Reserve Account 401-276-00-00

RESOLUTION NO. 2017-003

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO CHANGE ORDER NO. 1 FOR THE LIME SOFTENING PLANT CHLORINE UPGRADE PROJECT TO CLOSE CONSTRUCTION, LLC, IN THE AMOUNT OF FORTY THOUSAND THREE HUNDRED FIFTY SIX DOLLARS AND NINETY NINE CENTS (\$40,356.99); PROVIDING ASSURANCES; PROVIDING FOR FUNDING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission approved Resolution 2015-020 on March 2015 authorizing advertisements for bids; and

WHEREAS, the City Commission approved Resolution 2015-073 on July 28, 2015 attached as “Exhibit A” awarding the bid to Close Construction, LLC in the amount of Two Hundred Thirty Six Thousand Four Hundred Ninety Three Dollars (\$236,493.00) plus Thirty Thousand Dollars (\$30,000.00) for additional contingency work related to Alternates 1 through 4; and

WHEREAS, the project now requires unanticipated additional work to address the concerns of the Florida Department of Health in Broward County and to also address safety concerns; and

WHEREAS, a detailed change order is attached as “Exhibit B” in the amount of Forty Thousand Three Hundred Fifty Six Dollars and Ninety Nine Cents (\$40,356.99) outlining the additional work necessary to address these concerns; and

WHEREAS, the Public Services Director and the City Engineer have decided Alternates 1 through 4, in the amount of Thirty Thousand Dollars (\$30,000.00) are no longer necessary; and

WHEREAS, the Public Services Director and the City Engineer recommend approval of Change Order No. 1 and further request that the Thirty Thousand Dollars (\$30,000.00) in contingency funds be utilized towards the cost of Change Order No. 1, leaving a remaining balance of Ten Thousand Three Hundred Fifty Six Dollars and Ninety Nine Cents (\$10,356.99) which will require additional funding; and

WHEREAS, the Public Services Director requests that an additional Ten Thousand Three Hundred Fifty Seven Dollars (\$10,357.00) be appropriated from Water Fund Reserves to provide the additional funds necessary to complete Change Order No. 1;

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

Section 1. That the above “Whereas” clauses are approved and made a part of and incorporated into this Resolution by this reference.

Section 2. That the City of Dania Beach, Florida hereby approves Change Order No. 1 to Close Construction, LLC, in the amount of Forty Thousand Three Hundred Fifty Six Dollars and Ninety Nine Cents (\$40,356.99), bringing the total project cost to Two Hundred Seventy Six Thousand Eight Hundred Forty Nine Dollars and Ninety Nine Cents (\$276,849.99) and authorizes the City Manager to execute the necessary documents.

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

Section 4. That funding for this change order will be provided by utilizing the Thirty Thousand Dollars (\$30,000.00) in contingency funds as stated above and an additional Ten Thousand Three Hundred Fifty Seven Dollars (\$10,357.00) is authorized to be appropriated from the Water Fund Reserves account 401-276-00-00.

Section 5. That all resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are repealed.

Section 6. That this Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED on January 10, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

RESOLUTION NO. 2015-073

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD A BID TO CLOSE CONSTRUCTION, LLC, FOR LIME SOFTENING PLANT - CHLORINE SYSTEM UPGRADES IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SIXTY SIX THOUSAND FOUR HUNDRED NINETY THREE DOLLARS (\$266,493.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission approved Resolution 2015-020 authorizing budget appropriations of \$200,000.00 and authorizing advertisement for bids on March 10, 2015; and

WHEREAS, advertisements for bids were placed in local newspapers on April 14, 2015 for Lime Softening Plant Rehabilitation Hypochlorite System Upgrades; and

WHEREAS, a mandatory pre-bid meeting was held on May 1, 2015; and

WHEREAS, the City of Dania Beach opened bids for the Lime Softening Plant Rehabilitation Hypochlorite System Upgrades on Friday, May 22, 2015 at 10:30 a.m.; and

WHEREAS, there were two bidders as follows:

Item	Close Construction	FL Design
Hypochlorite System	\$ 236,493.00	\$ 467,000.00
Contingency	<u>\$ 30,000.00</u>	<u>\$ 30,000.00</u>
TOTAL	\$ 266,493.00	\$ 497,000.00
Alt 1 Painting Structure, concrete repairs, door replacements	\$ 9,000.00	\$ 40,000.00
Alt 2 Roof repair	\$ 4,200.00	\$ 5,000.00
Alt 3 Hurricane screen	\$ 8,500.00	\$ 5,000.00
Alt 4 Tank materials with UV	\$ 2,500.00	\$ 8,000.00;

The Close Construction bid had one item missing, but it was submitted later (this was deemed to be de minimis issue); the recommended award amount includes the \$30,000.00 contingency that will be utilized to address Alternates 1 through Alternate 4; and

WHEREAS, the bid review committee representing the City of Dania Beach has determined and recommends that it is advantageous for the City to award the bid to Close Construction in an amount not to exceed Two Hundred Sixty Six Thousand Four Hundred Ninety Three Dollars (\$266,493.00); and

WHEREAS, additional funding in the amount of \$66,493.00 is necessary to award this project;

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

Section 1. That the foregoing findings are incorporated by reference and made a part of this Resolution.

Section 2. That the City of Dania Beach, Florida awards the low bid for the project mentioned above to Close Construction, LLC, in an amount not to exceed Two Hundred Sixty Six Thousand Four Hundred Ninety Three Dollars (\$266,493.00).

Section 3. That the proper City officials are authorized to execute an Agreement with Close Construction.

Section 4. That the original approved amount for this project was \$200,000.00 thus requiring additional funding of \$66,493.00 to be funded as a transfer from Water Fund Contingency Account 401-33-01-533-99-10 in the amount of \$11,920.00 and \$54,573.00 from Water Fund Repair & Maintenance Account 401-33-02-533-46-70 to the Water Plant Chlorine Upgrade Project Account 401-33-41-533-63-10.

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

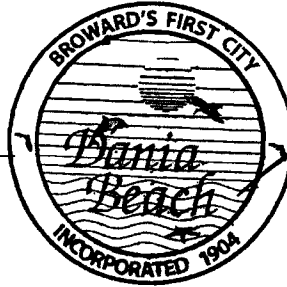
Section 6. That this Resolution shall become effective immediately upon its passage and adoption.

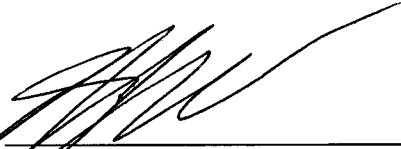
PASSED AND ADOPTED on July 28, 2015.

ATTEST:



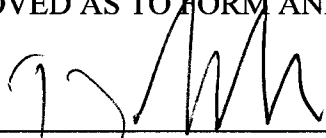
LOUISE STILSON, CMC
CITY CLERK





MARCO A. SALVINO, SR
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CITY ATTORNEY

TO OWNER: City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004

PROJECT: Lime Softening Plant
Rehabilitation Hypochlorite
System

FROM CONTRACTOR:

Close Construction, LLC.
301 NW 4th Avenue
Okeechobee, FL 34972

CONTRACT FOR: Construction

VIA CONSULTANT:

Public Utility Management &
& Planning Services, Inc.
P. O. Box 221890
Hollywood, FL 33022

DATE: 10/24/2016

PROJECT NOS:

CONTRACT DATE: August 19, 2015

Distribution to:
☐ OWNER
☐ ENGINEER
☐ CONTRACTOR
☐
☐

1. ORIGINAL CONTRACT SUM

\$ 266,493.00

2. Net change by Change Orders

\$ 10,356.99

3. CONTRACT SUM TO DATE (Line 1 ± 2)

\$ 276,849.99

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month (PENDING)		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

Change order to address Health Department issues and valves for safety at chlorine feed and transfer

By:

Thomas C. Close
Thomas C. Close, President

State of: Florida

County of: Okeechobee

Subscribed and sworn to before me this

14th day of

December 2016

Notary Public:

My Commission expires:

Sheryl L. Wells
SHERYL L. WELLS
MY COMMISSION # FF064021
EXPIRES: November 16, 2017

CITY OF DANIA BEACH

By:

State of: Florida

County of: Okeechobee

Subscribed and sworn to before me this

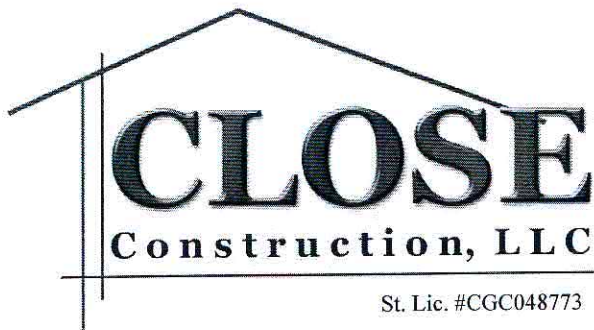
day of

Notary Public:

My Commission expires:

[illegible]

Accepted by: _____
Thomas C. Close, Pres.



General Construction
Construction Management

October 31, 2016

Mr. Fred Bloetscher, P.E.
Public Utility Management & Planning Services, Inc.
P. O. Box 221890
Hollywood, FL 33022

Re: CHANGE ORDER PROPOSAL - Contract for Lime Softening Plant Rehabilitation – Hypochlorite System

Dear Fred:

Below is our proposal to furnish labor, material, and equipment necessary to:

- Furnish and install new wood rafters and ceiling covering made of Starboard in the Hypochlorite room
- Furnish and install transfer pump and control panel for Hypochlorite system
- Furnish and install foot cutoff valve for water main
- Paint touch up on edges of accelator launders
- Interior sandblasting and coating of Chemical Containments

ADD	\$ 4,906.85	350 SF Starboard sheets & associated materials/fasteners
ADD	\$10,677.00	Transfer Pump, Control Panel, bracket & associated piping
ADD	\$ 1,150.00	Electrical labor necessary for installation of pump & control panel
ADD	\$ 2,501.61	Foot cutoff valve for water main
ADD	\$10,760.00	Paint Touch Up – Launders edges
ADD	\$ 9,845.00	Sandblast & Coat Chemical Containments
	\$39,840.46	Subtotal
LESS	(\$ 5,380.00)	Deduct / Split cost of Paint Touch Up*
	\$34,460.46	Adjusted Subtotal
	\$ 5,169.07	Contractor Overhead & Profit @ 15%
	\$ 344.60	Insurance @ 1%
	\$ 382.86	Bond @ 1.111%
	\$40,356.99	TOTAL ADD FOR THIS WORK
LESS	(\$30,000.00)	Contingency Amount included on Contract
	\$10,356.99	TOTAL ADD FOR THIS CHANGE ORDER PROPOSAL

*Close Construction is willing to split the cost of materials and labor to perform the touch up painting of the rusted areas on the edges of the launders with the City.

We respectfully request that you advise us of your decision with regard to this additional proposed work. We are unable to proceed with this work until we receive your written instructions in this matter. Please feel free to contact me should have any questions or concerns. Thank you for your consideration.

Sincerely,
Sheryl Wells
Project Management Assistant

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AUTHORIZING THE VOLUNTARY ANNEXATION OF PARCEL “A” WHICH IS A PARCEL OF REAL PROPERTY OWNED BY N&D HOLDING, LLC, INTO THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE VOLUNTARY ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE; PROVIDING FOR FILINGS WITH THE APPROPRIATE GOVERNMENTAL AGENCIES

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Ordinance, Survey, Application and Backup



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

DATE: January 10, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, LEED G.A., Planning and Zoning Manager

COPY: Thomas J. Ansbro, City Attorney

SUBJECT: **OT-109-16:** The applicant, Brinkley Morgan Attorneys at Law, on behalf of the property owner, N & D Holding, Inc., is requesting the annexation of a property generally located on Ravenswood Road and currently in Unincorporated Broward County, into the Dania Beach municipal limits. (SECOND READING).

REQUEST

VOLUNTARY ANNEXATION

To annex real property into the municipal limits of the City of Dania Beach.

PROPERTY INFORMATION

EXISTING JURISDICTION:	Unincorporated Broward County
EXISTING ZONING:	Intense Manufacturing and Industrial, M-3 (County)
EXISTING LAND USE:	Transportation (County)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The subject property is a vacant parcel located west of Ravenswood Road and north of 2371 SW 36 Street. The parcel measures approximately 8,000 square feet and is reasonably compact. The applicant is requesting that the subject property be annexed into the City's municipal limits.

Per the applicant's petition letter, the annexation will allow for consistent development criteria in the construction of a future project. Florida Statutes, Section 171.044 entitled "Voluntary annexation", provides that the owner of real property in an unincorporated area of a county in which property is contiguous to a municipality and reasonably compact may petition the governing body of the municipality, requesting that the property be annexed into the municipality. Per an Opinion of Title dated June 17, 2016, N & D Holding Inc. is the sole owner of the subject property, and the petition bears the requisite owner signature. In accordance with the applicable state law (Section 171.044, (6)), the City of Dania Beach notified the Broward County Board of County Commissioners of the proposed annexation ordinance on November 9, 2016. The public hearing relative to the annexation ordinance was advertised in the Sun Sentinel newspaper. The petition for annexation meets all of the requirements of Section

171.044 of the Florida Statutes, as confirmed by the City Attorney. Land use amendment and rezoning applications to meet the City Code requirements will be forthcoming in the future.

CITY COMMISSION PREVIOUS ACTION

On December 13, 2016 the City Commission heard this item on first reading.

RECOMMENDATION

Approve the ordinance for annexation.

ORDINANCE NO. 2017-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE VOLUNTARY ANNEXATION OF PARCEL "A" WHICH IS A PARCEL OF REAL PROPERTY OWNED BY N&D HOLDING, LLC, INTO THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE VOLUNTARY ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE; PROVIDING FOR FILINGS WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044 Florida Statutes, a petition for a voluntary annexation of a parcel of land has been filed with the City of Dania Beach, Florida (see Attachment "A" incorporated by this reference), consisting of Seven Thousand Nine Hundred Thirty Six (7,936) feet, owned by N&D Holding, LLC, which parcel is located within unincorporated Broward County, and which parcel is located in the northeast corner of, but is not a part of, the Fort Lauderdale-Hollywood International Airport ("Airport") parking lot known as the Avis Budget Group Maintenance Facility (2371 SW 36 Street [also known as "Collins Road"] in unincorporated Broward County; and

WHEREAS, the parcel is located north of Southwest 34th Street, south of Southwest 36th Street, lies adjacent to Ravenswood Road, also known as Anglers Avenue, on its east side and Southwest 24th Avenue is located to the west (all of such roadways being located in or near the City of Dania Beach, Florida); the parcel is also generally located west of both the Airport and I-95; and

WHEREAS, the City has determined that all owners of the subject property have executed the petition for voluntary annexation; and

WHEREAS, the City has determined that the subject property is contiguous to the City of Dania Beach, that it is reasonably compact, and that its annexation would not create an enclave; and

WHEREAS, the City has determined that it is able to provide certain essential services, such as police and fire protection, to the subject property; and

WHEREAS, the City has determined that the Petitioner is in compliance with the pertinent annexation requirements of Chapter 171 F.S.; and

WHEREAS, the affected property owner and governmental jurisdictions have been notified according to the laws of annexation;

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

Section 1. The City Commission of the City of Dania Beach, Florida, annexes, pursuant to a voluntary annexation petition, a parcel of land legally described below, a map of which is shown on Attachment “A”, which is incorporated by this reference into this Ordinance:

LEGAL DESCRIPTION OF ANNEXED PARCEL

(ID# 5042 20 20 0011)

A portion of Parcel “A”, K.D.R. SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 98, page 28, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the aforementioned Parcel “A”, thence North 01°36’32” West (basis of bearing), along the West line of the aforementioned Parcel “A”, a distance of 76.96 feet to the most Northerly Northeast corner of Parcel “B”, of the NORTHWEST FLL AIRPORT PLAT (PLAT 10), according to the Plat thereof, as recorded in Plat Book 158, Page 20, of the Public Records of Broward County, Florida, thence North 89°59’47” East along the Easterly projection of the North line of the aforementioned Parcel “B”, a distance of 100.15 feet to the Westerly right of any line of Ravenswood Road, being the Point of Curvature of a non-tangent 11499.16 foot radius curve concave Northeasterly, a radial line at said point bears South 81°05’54” West, thence along the arc of said curve to the right, being the aforementioned Westerly right of way line of Ravenswood Road, also being the West line of Parcel 26, as recorded in Official Records Book 27677, Page 868, Broward County Records, through a central angle of 00°22’26”, for an arc distance of 75.04 feet to the most Easterly Northeast corner of the aforementioned Parcel “B”; thence South 88°31’40” West, along the South line of the aforementioned Parcel “A”, a distance of 109.88 feet to the Point of Beginning. Said described parcel containing 7,936 square feet, more or less.

Section 2. The subject parcel to be annexed shall maintain its present Broward County land use and zoning classification until such time as the City amends its Comprehensive Plan and Future Land Use Map to include the annexed parcel.

Section 3. Within seven (7) days after the adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the Broward County Clerk of the Court, with the Broward County Administrator, and with the Florida Department of State.

Section 4. 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 5. That if any section, clause, or provision of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

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

PASSED on first reading on December 13, 2016.

PASSED AND ADOPTED on second reading on January 10, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

ATTACHMENT “A”

Carrie, Anne-Christine

From: Miller, Gordon <GOMILLER@broward.org>
Sent: Tuesday, December 20, 2016 2:53 PM
To: Carrie, Anne-Christine; Henry, Gerald
Cc: Lajoie, Corinne; LaFerrier, Marc; Walton, Eric; Day, Jeff; Johnson, Deborah; Torres, Karen; Stilson, Louise; Ansbrosio, Tom
Subject: RE: Code violations on parcel to be annexed- 2nd Reading
Importance: High

Hello Anne-Christine; [as of this date there are no new PDMD Code Enforcement Violations or Liens](#) on this parcel; the previous search was completed on 11/29/16 by Gerald Henry, Supervisor, CES.
Thank you for your inquiry.



Gordon Miller, **ADMINISTRATIVE ASSISTANT**

Code and Zoning Enforcement Section - MUNICIPAL SERVICES DISTRICT / UNINCORPORATED BROWARD

Planning and Development Management Division

One North University Drive, Mailbox 102

Plantation, FL 33324

Phone: 954.765.4400 X 9371

Fax: 954.765.4948

E-MAIL: gomiller@broward.org

Broward.org/Planning | [Report a Code Violation](#)



Revised 12.12.16 @ inst.

From: Carrie, Anne-Christine [mailto:ACarrie@daniabeachfl.gov]
Sent: Tuesday, December 20, 2016 2:18 PM
To: Henry, Gerald <GHENRY@broward.org>
Cc: Lajoie, Corinne <cchurch@daniabeachfl.gov>; LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; Walton, Eric <ewalton@daniabeachfl.gov>; Day, Jeff <GDAY@broward.org>; Johnson, Deborah <DJOHNSON@broward.org>; Torres, Karen <KTORRES@broward.org>; Miller, Gordon <GOMILLER@broward.org>; Stilson, Louise <lstilson@daniabeachfl.gov>; Ansbrosio, Tom <tansbro@daniabeachfl.gov>
Subject: RE: Code violations on parcel to be annexed- 2nd Reading

Good afternoon:

The City of Dania Beach will be having the second reading for the annexation of a property located east of Ravenswood Road with the folio number 504220200011. May you please tell me if there are any new code violations on the property?

Thank you

Anne-Christine Carrie

Planner

City of Dania Beach

Carrie, Anne-Christine

From: Stilson, Louise
Sent: Tuesday, December 20, 2016 2:26 PM
To: Carrie, Anne-Christine
Cc: Wray, Macee; LaFerrier, Marc; Lajoie, Corinne
Subject: RE: Annexation

The Clerk's office has not received any correspondence on the annexation. You may load it into Board Sync anytime.

Louise Stilson, CMC
City Clerk
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6800 Ext. 3623

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

From: Carrie, Anne-Christine
Sent: Tuesday, December 20, 2016 2:12 PM
To: Stilson, Louise <lstilson@daniabeachfl.gov>
Cc: Wray, Macee <mwrap@daniabeachfl.gov>; LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; Lajoie, Corinne <cchurch@daniabeachfl.gov>
Subject: Annexation

Good afternoon Louise:

Is it safe to assume that there have not been any objections or correspondence regarding the annexation?

Let me know, thank you.

PS: I created the items in BoardSync. May you please let me know when I may upload the final ordinance? Thanks

Anne-Christine Carrie

Planner

*City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6800 Ext. 3654
ACarrie@ci.dania-beach.fl.us*



City of Dania Beach

FLORIDA

November 9, 2016

Mayor Marty Kiar and the Broward County
Board of County Commissioners
c/o Kimberly Maroe, Public Information Manager
115 S. Andrews Avenue, Room 421
Fort Lauderdale, FL 33301-1872

Dear Mayor Kiar and County Commissioners:

Re: Petition for Voluntary Annexation of a Parcel of Land; City of Dania Beach Annexation Ordinance No. 2017-001, N&D Holding, Inc. (Parcel A)

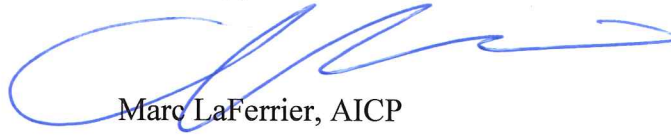
In accordance with the requirements of Chapter 171.044(6), Florida Statutes, enclosed is a copy of an advertisement associated with a proposed annexation of Parcel A, owned by N&D Holding, generally located in the northeast corner of the Fort Lauderdale-Hollywood International Airport ("Airport") parking lot known as the Avis Budget Group Maintenance Facility (2371 SW 36 Street [also known as "Collins Road"] in unincorporated Broward County). Southwest 34th Street is located to the north of the parcel, Southwest 36th Street is located to the south and the subject parcel lies adjacent to Ravenswood Road also known as Anglers Avenue on its east side; Southwest 24th Avenue is located to the west (all of such roadways being located in or near the City of Dania Beach, Florida) and is located west of both the Airport and I-95. Also enclosed is an aerial map identifying the site with red borders, taken from the Broward County Property Appraiser's website.

The first public hearing and request for first reading of the applicable annexation ordinance is scheduled for the City Commission meeting to be held on December 13, 2016. The second reading of the ordinance is scheduled for January 10, 2017.

The newspaper advertisement (copy enclosed) will be displayed in the Sun Sentinel on November 25, 2016 and December 2, 2016.

If you have any questions regarding this notice, please do not hesitate to contact the undersigned at 954-924-6800, ext. 3640 or by e-mail at mllaferrier@daniabeachfl.us.

Sincerely,

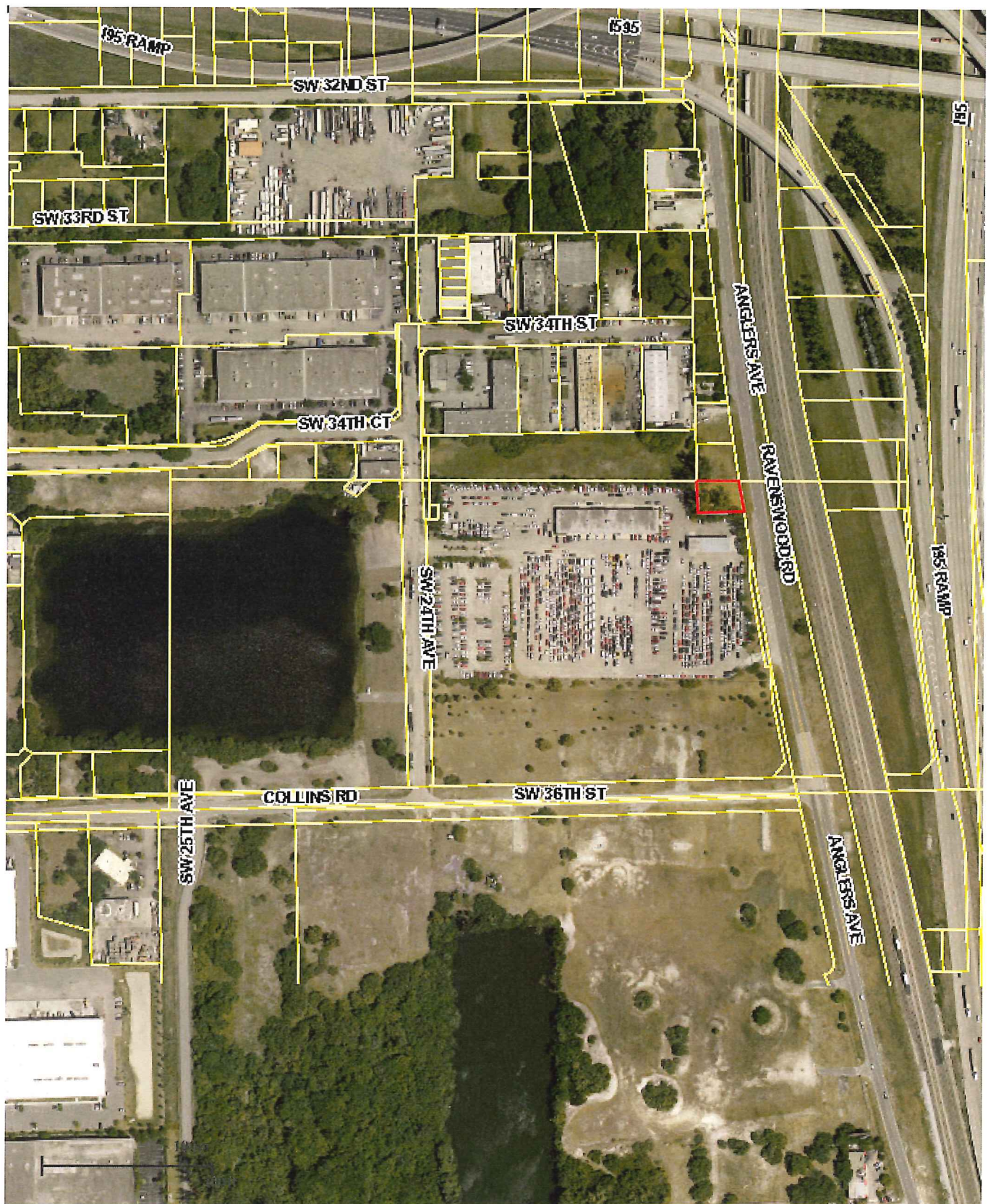


Marc LaFerrier, AICP

Director of Community Development

Enc. Annexation Application and Map
Public Notice
Ordinance No. 2017-001

cc: Bertha Henry, Broward County Administrator
Robert Baldwin, City Manager
Thomas J. Ansbro, City Attorney



CITY OF DANIA BEACH **PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN by the City Commission of the City of Dania Beach, Florida that a **PUBLIC HEARING** will be held relative to Ordinance No. 2017-001, regarding the voluntary annexation of the N&D Holding, LLC property into the municipal boundaries of the City of Dania Beach, Florida. The two required Public Hearings are scheduled for **Tuesday, December 13, 2016 and Tuesday, January 10, 2017 during the Regular City Commission Meetings starting at 7:00 p.m.** in the Commission Chamber at City Hall, 100 W. Dania Beach Boulevard, Dania Beach, Florida 33004.

ORDINANCE NO. 2017-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA AUTHORIZING THE VOLUNTARY ANNEXATION OF PARCEL "A" WHICH IS A PARCEL OF REAL PROPERTY OWNED BY N&D HOLDING, LLC, INTO THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE VOLUNTARY ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE; PROVIDING FOR FILINGS WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

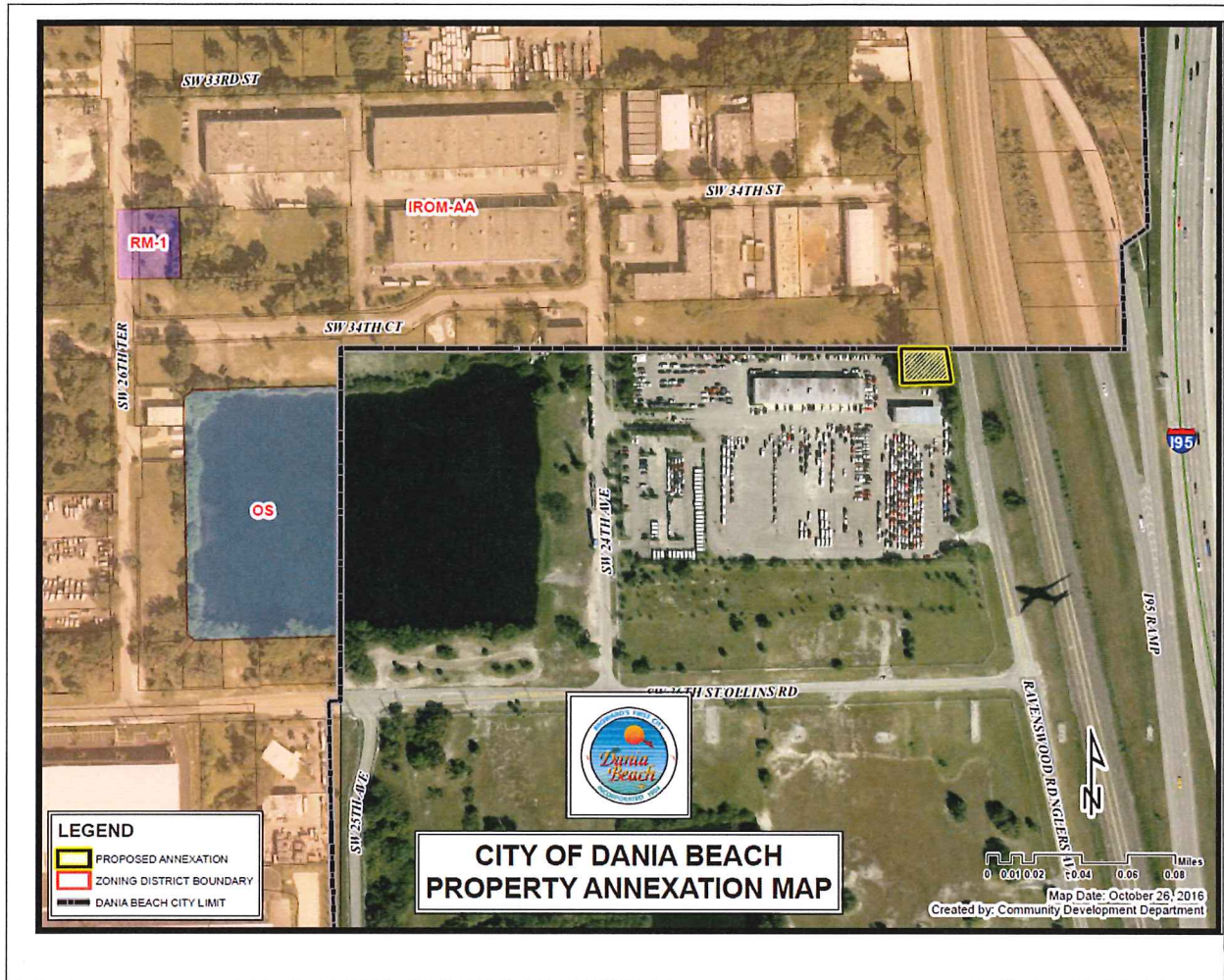
This ordinance in its entirety, including the legal description by metes and bounds may be inspected at the office of the City Clerk during regular working hours. Any and all interested parties may appear at the hearing and be heard with respect to the proposed ordinance.

The property is located in the northeast corner of the Fort Lauderdale-Hollywood International Airport parking lot known as the Avis Budget Group Maintenance Facility (2371 SW 36 Street, also known as Collins Road, in unincorporated Broward County). Southwest 34th Street is located to the north of the parcel, Southwest 36th Street is located to the south and the subject parcel lies adjacent to Ravenswood Road, also known as Anglers Avenue, on its east side; Southwest 24th Avenue is located to the west (all of such roadways being located in or near the City of Dania Beach, Florida) and is located west of both the Airport and I-95.

Any person who decides to appeal any decision of the Governing Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes).

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Dania Beach, City Clerk's Office, 100 W. Dania Beach Boulevard, Dania Beach, FL 33004, (954) 924-6800, at least two (2) days before the meeting.

By: Louise Stilson, CMC
City Clerk



Publication Dates: November 25, 2016
December 2, 2016

Memo

To: Tom Ansbro, Esq., City Attorney

From: Anthony Soroka, Esq.
Robert Meyers, Esq.

Date: April 14, 2016

Subject: N&D Annexation – City of Dania Beach

Background:

Michelle Edelsburg of N&D Holding, Inc. owns property – partially located in the City of Dania Beach and also in unincorporated Broward County. Ms. Edelsburg is requesting the City of Dania Beach to annex the portion of her property currently located in unincorporated Broward County.

Procedural Requirements:

Annexation of property by a municipality can be utilized under FS 171.044 when the property is in an unincorporated area, is contiguous to the municipality and reasonably compact. Assuming these conditions exist with respect to the N&D property, the following steps must be followed:

- 1) Petition: The owner of real property in an unincorporated area of a county which is contiguous to a municipality may petition the governing body of the municipality requesting the property be annexed to the municipality.
- 2) Verification: The governing body must determine that petition bears the signatures of all property owners in the affected area.
- 3) Ordinance: Once the petition has been verified, the governing body may adopt an ordinance to annex said property and redefine the boundary lines of the municipality to include property.
- 4) Publication of Proposed Ordinance: Before the ordinance can be adopted, notice of the proposed annexation must be published at least once each week for 2 consecutive

weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county.

- 5) Notice Requirements: Notice shall give the ordinance number and a brief general description of the area proposed to be annexed, including a map clearly showing the area.
- 6) Filing of Ordinance: Once the ordinance is adopted, it shall be filed with the clerk of the circuit court and the chief administrative officer of the county and with the Department of State within 7 days after the adoption of such ordinance.
- 7) Notice to Broward County Commission: No fewer than 10 days prior to the publishing of the ordinance notice, the governing body must provide a copy of the notice, via certified mail, to the board of county commissioners.
- 8) Invalidating Annexation: Failure to follow the notice requirements may be the basis for a cause of action invalidating the annexation. Thus, it is important to strictly adhere to the public notice requirement.

Under FS 171.043, when the City Commission is considering the proposed annexation, there must be a finding as to the character of the area to be annexed: the property must be contiguous to the municipality's boundaries, is reasonably compact and not part of the area is included within the boundaries of another incorporated area and part or all of the area to be annexed must be developed for urban purposes

Discussion:

If N&D Holding is the only property owner or all other property owners in the proposed annexed area consent to the annexation, and the property is contiguous to the City of Dania Beach and is reasonably compact, then the procedures identified above can be followed by the City of Dania Beach. However, if there are property owners objecting to the annexation, then other procedures must be adhered to before the property can be annexed. Since this is a voluntary annexation falling under FS 171.044 – for real property in an unincorporated area of the county contiguous to a municipality -- the requirements of FS 171.42, setting forth the circumstances for a referendum, do not have to be met. Moreover, pursuant to Section 116.031(3) F.S., the City Commission may by ordinance and without referendum, redefine City boundaries to include annexed land.

Carrie, Anne-Christine

From: Robert Meyers <RMeyers@wsh-law.com>
Sent: Tuesday, November 29, 2016 10:24 AM
To: Ansbro, Tom; Anthony C. Soroka
Cc: Wygladalski, Lori; Carrie, Anne-Christine
Subject: RE: N&D Annexation
Attachments: image001.jpg

Tom:

You are correct. The 171.043 cite is incorrect -- it should be 171.044. Moreover, the other citation you question (which you have circled) is 171.42 and it should read 171.0413. Sorry about the confusion.

Please contact me if you wish to discuss.

Thanks,

Robert

From: Ansbro, Tom [tansbro@daniabeachfl.gov]
Sent: Monday, November 28, 2016 4:23 PM
To: Anthony C. Soroka; Robert Meyers
Cc: Wygladalski, Lori; Carrie, Anne-Christine
Subject: FW: N&D Annexation

Robert, Anthony: my reading of F.S. 171.043 is that it is inapplicable, since the City is not the annexing entity. You both sent us an analysis/procedural steps memo some time ago, citing to that section; I think you meant to cite Sec. 171.044? We are awaiting your reply so the staff report can be finalized for the upcoming City Commission meeting. Anne-Christine, can you please scan and send to me the two page memo they co-wrote?

Thomas J. Ansbro
City Attorney
City of Dania Beach, Florida
100 W Dania Beach BLVD, 33004
954-924-6800 x3635

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[City Logo]

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

From: Carrie, Anne-Christine
Sent: Monday, November 28, 2016 4:09 PM
To: Ansbro, Tom
Cc: LaFerrier, Marc; Lajoie, Corinne
Subject: N&D Annexation

Hello Tom:

Attached is the Memo in reference to the N&D Annexation. On page 2 is a reference to Section 171.043 which is not conclusive. Does Sec. 171.043 apply for a voluntary annexation?

Anne-Christine Carrie
Planner
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6800 Ext. 3654
ACarrie@ci.dania-beach.fl.us<<mailto:ACarrie@ci.dania-beach.fl.us>>

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[City Logo]

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Robert Meyers

[Logo]

|,

P: F: [wsh-law.com](http://www.wsh-law.com)<<http://www.wsh-law.com>> | vCard<<http://www.wsh-law.com/attorneys-vcards.php>>

[<http://www.wsh-law.com/images/email-twitter.jpg>]<http://twitter.com/Wsh_Law> [<http://www.wsh-law.com/images/email-linkedin.jpg>] <<http://www.linkedin.com/company/weiss-serota-helfman-pastoriza-cole-&-boniske-p.l.>> [<http://www.wsh-law.com/images/email-facebook.jpg>]
<<http://www.facebook.com/pages/Weiss-Serota-Helfman-Pastoriza-Cole-Boniske-PL/259464460734365>>

THINK BEFORE YOU PRINT

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone or by return e-mail and delete the message, along with any attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

Carrie, Anne-Christine

From: Henry, Gerald <GHENRY@broward.org>
Sent: Tuesday, November 29, 2016 9:35 AM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne; LaFerrier, Marc; Walton, Eric; Day, Jeff; Johnson, Deborah; Torres, Karen; Miller, Gordon
Subject: RE: Code violations on parcel to be annexed

Hi Carrie,

I have checked in our system and there are no open code enforcement violations in our system for this vacant parcel.

Thanks,
Gerald



GERALD D. HENRY, CEP, CPMHI, **CODE ENFORCEMENT SUPERVISOR**

Planning and Development Management Division

CODE ENFORCEMENT SECTION – MUNICIPAL SERVICES DISTRICT (UNINCORPORATED)

1 N. University Dr., Mailbox 102A | Plantation, FL 33324

954.765.4400, ext. 9836

Broward.org/Planning | [Report a Code Violation](#)



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

Sent: Tuesday, November 29, 2016 8:43 AM

To: CODEADMIN <CODEADMIN@broward.org>; Day, Jeff <GDAY@broward.org>; Johnson, Deborah <DJOHNSON@broward.org>

Cc: Lajoie, Corinne <cchurch@daniabeachfl.gov>; LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; Walton, Eric <ewalton@daniabeachfl.gov>

Subject: Code violations on parcel to be annexed

Good morning:

The City of Dania Beach is attempting to annex a property located east of Ravenswood Road with the folio number [504220200011](#). May you please tell me if there are any open code violations on the property?

Thank you

Anne-Christine Carrie

Planner

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

Fax: 954-922-2687

ACarrie@ci.dania-beach.fl.us

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

Under Florida law, most e-mail messages to or from Broward County employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the County, inclusive of e-mail addresses contained therein, may be subject to public disclosure.



William S. Kramer, Esq.
william.kramer@brinkleymorgan.com
Board Certified Real Estate Lawyer

200 East Las Olas Boulevard
19th Floor
Fort Lauderdale, Florida 33301
(954) 745-1169 Direct Line
(954) 522-2200
(954) 522-9123 Facsimile

2255 Glades Road
Suite 340W
Boca Raton, FL 33431
(954) 745-1169 Direct Line
(561) 241-3113
(561) 241-3226 Facsimile

www.brinkleymorgan.com
Please reply to Fort Lauderdale

June 17, 2016

Bob Baldwin, City Manager
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Re: N & D Holding, Inc., a Florida corporation/ Annexation of unincorporated land to City of Dania Beach, FL

Mr. Baldwin:

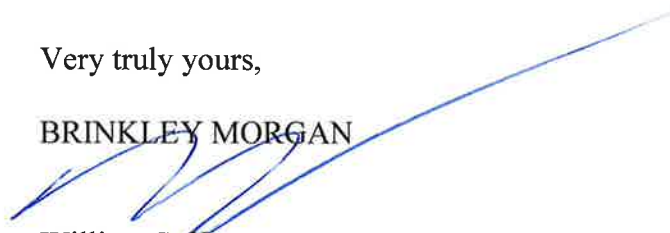
I represent N&D Holding, Inc. regarding the above matter. Attached are the following documents;

1. Petition for Annexation to the City of Dania Beach, Florida
2. Attorney's Opinion of Title
3. N&D Holding's Certificate of Incumbency and Consent

Please contact me if any additional information is required.

Very truly yours,

BRINKLEY MORGAN


William S. Kramer
Florida Bar No. 311863

Cc: Thomas J. Ansboro, Susanne Edelsburg, Michelle Edelsburg

PETITION FOR ANNEXATION TO THE CITY OF DANIA BEACH, FLORIDA

N&D Holding, Inc., a Florida corporation (hereinafter "N&D Holding"), being the sole owner of the following described real property located within Broward County, Florida, and pursuant to Florida Statutes Section 171.044 hereby consents and agrees to the annexation of such property by the City of Dania Beach, Florida and further requests the City of Dania Beach to forthwith undertake annexation proceedings to annex the said real property described as:

Parcel: 5042 20 20 0011

Legal Description: See Exhibit "A" ("Unincorporated Property")

N&D Holding owns commercial, residential and industrial properties. N&D Holding is the sole owner of adjoining property within the City of Dania Beach ("Dania Property") and seeks annexation of the Unincorporated Property in order to join them for future development. Annexation will allow for consistent development criteria which we believe will benefit both N&D Holding and the City of Dania Beach. Information from the Broward County Property Appraiser for the Unincorporated Property is attached as Exhibit "B" and for the Dania Property as Exhibit "C". No part of the Unincorporated Property is included within the boundaries of another municipality.

Also included in this petition is Attorney's Opinion of Title and N&D Holding's Certificate of Incumbency and Consent.

The name and address of the undersigned representing the sole legal owner of the above described property is as follows:

Owner: N&D Holding, Inc., a Florida corporation

Mailing Address: 5310 State Road 84, Davie Florida 33314

Contact Person: William S. Kramer, Esq.
200 East Las Olas Boulevard, 9th Floor
Fort Lauderdale, Florida 33301
(954) 522-2200
William.kramer@brinkleymorgan.com


SUSANNE R. EDELSBURG, Sole
Shareholder and President of N&D Holding,
Inc., a Florida corporation

STATE OF FLORIDA
COUNTY OF BROWARD

IN WITNESS WHEREOF, the undersigned has duly executed this Petition for Annexation to the City of Dania Beach, Florida of N&D Holding, Inc., a Florida corporation, as of this 13th day of June, 2016.


Notary Public



Phyllis Hunter
COMMISSION #FF926500
EXPIRES: October 12, 2019
WWW.AARONNOTARY.COM

EXHIBIT A

PARCEL 28:

Parcel "A" of K.D.R. Subdivision, according to the Plat thereof, recorded in Plat Book 98, page 28, of the Public Records of Broward County, Florida, Less and except the following:

(A) A portion of the South 165 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 50 South, Range 42 East; being described as follows:

COMMENCE at the Southeast corner of said Section 20; thence North $01^{\circ}31'08''$ West 675.52 feet along the East line of said Section 20 to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the said Section; thence South $08^{\circ}31'40''$ West 93.14 feet along the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the POINT OF BEGINNING; thence continue along said South line South $08^{\circ}31'40''$ West 266.18 feet; thence North $12^{\circ}33'09''$ West 17.74 feet; thence North $08^{\circ}53'12''$ West 148.04 feet; thence North $08^{\circ}31'40''$ East 283.93 feet to the Westerly Right of Way line for the Seaboard Coast Line Railroad and the beginning of a curve concave Easterly having a radius of 5779.60 feet; thence from a tangent bearing of South $02^{\circ}21'04''$ East run Southerly along said curve and said Right of Way line 165.00 feet through a central angle of $01^{\circ}38'11''$ to the end of said curve and the POINT OF BEGINNING; Less that portion thereof shown as "Throughfare Dedication" on the Plat of K.D.R. Subdivision per plat recorded in Plat Book 98, page 28 of the Public Records of Broward County, Florida.

Together with all rights of ingress, egress, light, air and view between the grantors' remaining property and any facility constructed on the above described property.

(B) A portion of the South 165 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 50 South, Range 42 East; being described as follows:

COMMENCE at the Southeast corner of said Section 20; thence North $01^{\circ}31'08''$ West 675.52 feet along the East line of said Section 20 to the Southeast corner of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $08^{\circ}31'40''$ West 359.12 feet along the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the POINT OF BEGINNING; thence continue along said South line South $08^{\circ}31'40''$ West 190.23 feet to the beginning of a curve concave Easterly having a radius of 11,499.16 feet; thence from a tangent bearing of North $09^{\circ}17'16''$ West run Northerly along said curve 166.39 feet through a central angle of $00^{\circ}49'45''$ to the end of said curve; thence North $08^{\circ}31'40''$ East 169.05 feet; thence South $08^{\circ}53'12''$ East 140.04 feet; thence South $12^{\circ}33'09''$ East 17.74 feet to the POINT OF BEGINNING.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BR 27677PG 868



Exhibit "B"

Site Address	RAVENSWOOD ROAD, UNINCORPORATED	ID #	5042 20 20 0011
Property Owner	N & D HOLDING INC	Millage	0012
Mailing Address	5310 W STATE ROAD 84 DAME FL 33314-1240	Use	40
Abbreviated Legal Description	K D R SUBDIVISION 98-28 B PARCEL A LESS POR DESC AS PAR 143 FOR I-595 AS DESC IN OR 12893/940 ALSO LESS PORTION LYING WITHIN LIMITS OF CITY OF DANIA		

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

Property Assessment Values Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$78,290		\$78,290	\$78,290	
2015	\$78,290		\$78,290	\$77,720	\$1,607.48
2014	\$78,290		\$78,290	\$70,660	\$1,541.50

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$78,290	\$78,290	\$78,290	\$78,290
Portability	0	0	0	0
Assessed/SOH	\$78,290	\$78,290	\$78,290	\$78,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$78,290	\$78,290	\$78,290	\$78,290

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/15/1998	WD*	\$3,757,200	27677 / 862	\$9.75	8,030	SF
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
01								
A								
1								



Exhibit "C"

Site Address	RAVENSWOOD ROAD, DANIA BEACH	ID #	5042 20 20 0010
Property Owner	N & D HOLDING INC	Millage	0412
Mailing Address	5310 W STATE ROAD 84 DAME FL 33314-1240	Use	40
Abbreviated Legal Description	K D R SUBDIVISION 98-28 B PARCEL A LESS POR DESC AS PAR 143 FOR I-595 AS DESC IN OR 12893/940 ALSO LESS PORTION LYING OUTSIDE LIMITS OF CITY OF DANIA		

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

Property Assessment Values Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$83,220		\$83,220	\$63,290	
2015	\$83,220		\$83,220	\$57,540	\$1,504.05
2014	\$83,220		\$83,220	\$52,310	\$1,443.16

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$83,220	\$83,220	\$83,220	\$83,220
Portability	0	0	0	0
Assessed/SOH	\$63,290	\$83,220	\$63,290	\$63,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$63,290	\$83,220	\$63,290	\$63,290

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/15/1998	WD*	\$3,757,200	27677 / 862	\$9.75	8,535	SF
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
20						.3		



William S. Kramer, Esq.
william.kramer@brinkleymorgan.com
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(561) 241-3226 Facsimile

www.brinkleymorgan.com
Please reply to Fort Lauderdale

June 17, 2016

OPINION OF TITLE

Bob Baldwin, City Manager
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Re: N & D Holding, Inc., a Florida corporation/ Annexation of unincorporated land to City of Dania Beach, FL

Ladies and Gentlemen:

This firm represents N & D Holding, Inc. a Florida corporation ("Owner") who is petitioning the City of Dania Beach ("City") to annex a portion of Owner's land located in unincorporated Broward County. Accordingly, we submit this Opinion of Title ("Opinion") as requested by the City.

With the understanding that this Opinion is furnished to the City as an inducement for the petition to annex land located on the real property hereinafter described, it is hereby certified that I have examined the Public Records of Broward County, Florida covering from the beginning to June 6, 2016 at 6:00 a.m. inclusive, of the following described real property; and I recognize that the City is relying on this Opinion with regard to the acceptance of a petition for annexation. The real property is legally described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

The undersigned, William S. Kramer, a partner with Brinkley Morgan, an attorney at law licensed in the State of Florida and an authorized agent of Fidelity National Title Insurance Company, a title insurance company duly licensed in the State of Florida, does hereby certify to the City that I have examined the title to the Property and find the title to said Property is vested in N & D Holding Inc., a Florida corporation with no mortgages of record not satisfied or released of record or otherwise terminated by law. Further, I have examined the corporate records of the Owner and the attached certificate of incumbency and consent, and certify that Susanne Renee Edelsburg is the president of the Owner, all necessary action for approval of the

N&D Holding, Inc. Annexation to Dania Beach.
Attn: Tom Ansboro, Esq.
May 23, 2016
Page 2 of 2

annexation has been taken and Ms. Edelsburg is authorized to execute and deliver any and all documents necessary in connection therewith.

Very truly yours,

BRINKLEY MORGAN



William S. Kramer
Florida Bar No. 311863

Cc: Thomas J. Ansboro, Susanne Edelsburg, Michelle Edelsburg

EXHIBIT A

PARCEL 2B:

Parcel "A" of K.D.R. Subdivision, according to the Plat thereof, recorded in Plat Book 98, page 28, of the Public Records of Broward County, Florida, Less and except the following:

(A) A portion of the South 165 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 50 South, Range 42 East; being described as follows:

COMMENCE at the Southeast corner of said Section 20; thence North $01^{\circ}31'08''$ West 675.52 feet along the East line of said Section 20 to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the said Section; thence South $08^{\circ}31'40''$ West 93.14 feet along the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the POINT OF BEGINNING; thence continue along said South line South $08^{\circ}31'40''$ West 266.18 feet; thence North $12^{\circ}33'09''$ West 17.74 feet; thence North $08^{\circ}53'12''$ West 148.04 feet; thence North $08^{\circ}31'40''$ East 283.93 feet to the Westerly Right of Way line for the Seaboard Coast Line Railroad and the beginning of a curve concave Easterly having a radius of 3779.60 feet; thence from a tangent bearing of South $02^{\circ}21'04''$ East run Southerly along said curve and said Right of Way line 165.08 feet through a central angle of $01^{\circ}38'11''$ to the end of said curve and the POINT OF BEGINNING; Less that portion thereof shown as "Throughfare Dedication" on the Plat of K.D.R. Subdivision per plat recorded in Plat Book 98, page 28 of the Public Records of Broward County, Florida.

Together with all rights of ingress, egress, light, air and view between the grantors' remaining property and any facility constructed on the above described property.

(B) A portion of the South 165 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 50 South, Range 42 East; being described as follows:

COMMENCE at the Southeast corner of said Section 20; thence North $01^{\circ}31'08''$ West 675.52 feet along the East line of said Section 20 to the Southeast corner of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $08^{\circ}31'40''$ West 359.32 feet along the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the POINT OF BEGINNING; thence continue along said South line South $08^{\circ}31'40''$ West 190.23 feet to the beginning of a curve concave Easterly having a radius of 11,499.16 feet; thence from a tangent bearing of North $09^{\circ}17'16''$ West run Northerly along said curve 166.39 feet through a central angle of $00^{\circ}49'45''$ to the end of said curve; thence North $08^{\circ}31'40''$ East 189.05 feet; thence South $08^{\circ}53'12''$ East 140.04 feet; thence South $12^{\circ}33'09''$ East 17.74 feet to the POINT OF BEGINNING.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 27677 PG 868

**CERTIFICATE OF INCUMBENCY AND
CONSENT OF N&D HOLDING, INC.**

The undersigned being the President of N&D HOLDING, Inc., a Florida corporation (the "Company") does hereby certify as follows:

1. SUSANNE R. EDELSBURG is the sole shareholder of the Company.
2. SUSANNE R. EDELSBURG is the President of the Company and is authorized to make this affidavit and to take all actions on behalf of Company.
3. The Company is in good standing under the laws of the State of Florida.
4. The Company is the owner of certain real property located at Ravenswood Road, Unincorporated, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").
5. The Company is hereby authorized to request the City of Dania Beach to annex the portion of the Property located in unincorporated Broward County, Florida and to execute any and all documents and instruments and take all action on behalf of the Company as shall be necessary and/or convenient.

IN WITNESS WHEREOF, the undersigned has duly executed this Certificate of Incumbency and Consent of N&D Holding, Inc., a Florida corporation, as of this 13 day of June, 2016.



SUSANNE R. EDELSBURG, Sole Shareholder
and President of N&D Holding, Inc., a Florida
corporation

EXHIBIT A

PARCEL 28:

Parcel "A" of K.D.R. Subdivision, according to the Plat thereof, recorded in Plat Book 98, page 28, of the Public Records of Broward County, Florida, Less and except the following:

(A) A portion of the South 165 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 50 South, Range 42 East; being described as follows:

COMMENCE at the Southeast corner of said Section 20; thence North $01^{\circ}31'08''$ West 675.52 feet along the East line of said Section 20 to the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the said Section; thence South $88^{\circ}31'40''$ West 93.14 feet along the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the POINT OF BEGINNING; thence continue along said South line South $88^{\circ}31'40''$ West 266.18 feet; thence North $12^{\circ}33'09''$ West 17.74 feet; thence North $08^{\circ}53'12''$ West 148.04 feet; thence North $08^{\circ}31'40''$ East 283.93 feet to the Westerly Right of Way line for the Seaboard Coast Line Railroad and the beginning of a curve concave Easterly having a radius of 3779.60 feet; thence from a tangent bearing of South $02^{\circ}21'04''$ East run Southerly along said curve and said Right of Way line 165.00 feet through a central angle of $01^{\circ}38'11''$ to the end of said curve and the POINT OF BEGINNING; Less that portion thereof shown as "Throughfare Dedication" on the Plat of K.D.R. Subdivision per plat recorded in Plat Book 98, page 28 of the Public Records of Broward County, Florida.

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RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK27677PG1868



William S. Kramer, Esq.
william.kramer@brinkleymorgan.com
Board Certified Real Estate Lawyer

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(561) 241-3226 Facsimile

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19th Floor
Fort Lauderdale, Florida 33301
(954) 745-1169 Direct Line
(954) 522-2200 Main Line
(954) 522-9123 Facsimile

www.brinkleymorgan.com

Please reply to Fort Lauderdale

September 1, 2016

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

Re: N & D Holding, Inc. ("Petitioner") Annexation Petition
Ravenswood Road, Unincorporated Broward County, Florida
5042-20-20-0011 ("Property")

Dear Mr. Ansbro:

In connection with the referenced Property, enclosed are the following:

1. Completed, signed and acknowledged Standard Development Application (Annexation Petition).
2. Petitioner's check number 010278 in the amount of \$500.
3. Two original surveys of the Property prepared by Accurate Land Surveyors, Inc., dated July 13, 2016 - Sketch Number SU-16-2442.

Please feel free to contact us if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Andrews".

Judith H. Andrews
Legal Assistant to Matthew S. Kramer

/jha

Enclosure

cc: N & D Holding, Inc.

N & D HOLDING, INC.
DBA ALBO BUILDERS
5310 STATE ROAD 84, BAY #1
DAVIE, FL 33314
PH. (954) 584-2550

JPMorgan Chase Bank, N.A.
www.Chase.com
63-8413/2670

8/25/2016

*Pay to the
Order of*

CITY OF DANIA BEACH

\$ **500.00

Five Hundred and 00/100*****

Dollars

CITY OF DANIA BEACH
100 WEST DANIA BEACH BLVD
DANIA BEACH, FL 33004

Memo Application Fee - Standard Development

Michelle Edelburg MP

⑈010278⑈ ⑆267084131⑆

404655883⑈

5042-20-20-0011

N & D HOLDING, INC./DBA ALBO BUILDERS

CITY OF DANIA BEACH
870 - Professional Fees

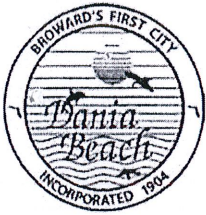
8/25/2016

FOR RAVENSWOOD ROAD ZONING PROJECT

010278
500.00

CHASE CHECKING

500.00



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: Annexation to Dania Beach (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: DT-109-14

OCT 21 2016

Planning
Department

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

Location Address: Ravenswood Road, Unincorporated Broward County, FL

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

Recorded Plat Name: _____

Folio Number(s): 5042-20-20-0011 Legal Description: SEE ATTACHED

Applicant/Consultant/Legal Representative (circle one) Matthew Kramer, Esq./Brintley Morgan

Address of Applicant: 200 East Las Olas Blvd 19TH Floor, Fort Lauderdale, FL 33301

Business Telephone: (954) 837-2914 Home: _____ Fax: _____

E-mail address: Matthew.Kramer@brintleymorgan.com

Name of Property Owner: N3D HOLDING, INC

Address of Property Owner: 5310 W. State Road 84, Davie, FL 33314

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Annexation to Dania Beach for zoning consistency with adjacent
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.** owned prop in Dania B.

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Brinkley Morgan (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: Susie Edelsburg
(Owner / Agent signature*)

Susanne Edelsburg
PRESIDENT NAD
HOLDING
INC

BEFORE ME THIS 25th DAY OF August, 2016

By:

Susie Edelsburg
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Christine Marie Marino
(Signature of Notary Public – State of Florida)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE PUBLIC DRAINAGE EASEMENT VACATION REQUEST (VC-103-16) MADE BY JUSTIN S. FIORILLI, ESQ., ON BEHALF OF THE PROPERTY OWNER, ALEX NICHOLS, FOR PROPERTY LOCATED AT 3001 SOUTHWEST 26 TERRACE WITHIN THE CITY OF DANIA BEACH, FLORIDA

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Revised Staff Report, Staff Report, Ordinance, Application & Backup



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

DATE: January 10, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **VC-103-16:** The applicant, Justine S. Fiorilli, Esq., is requesting a vacation of a public drainage easement for property located at 3001 SW 26 Terrace (SECOND READING).

VACATION REQUEST

To vacate 146 linear feet of a twenty (20) foot wide public drainage easement.

PROPERTY INFORMATION

ZONING: Industrial-Research-Office-Marine – Airport Approach (IROM-AA)

LAND USE DESIGNATION: Industrial

The property is located on the west side of SW 26 Terrace, south of State Road 84. The property is currently vacant. In an effort to develop the property, the applicant has requested to vacate 146 linear feet of a twenty (20) foot wide public drainage easement. A Site Plan has been submitted for development of this property. During the Development Review Committee (DRC) review process it was determined that vacation of the public drainage easement is necessary to allow the site plan to be submitted for approval.

CITY COMMISSION PREVIOUS ACTION

On December 13, 2016 the City Commission heard this item on first reading.

On November 21, 2016 the City Commission approved a waiver of replat for this application.

PLANNING AND ZONING BOARD RECOMMENDATION

On November 16, 2016 the Planning and Zoning Board heard this item. The Board recommended approved provided the applicant respond to the letter from Marina Mile Business Park Master Association, Inc., c/o Mink and Mink dated November 15, 2016.

RECOMMENDATION

Staff recommends the public hearing item be opened and continued to the January 24, 2017 City Commission agenda to be heard concurrent with the site plan.



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

DATE: January 10, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **VC-103-16:** The applicant, Justine S. Fiorilli, Esq., is requesting a vacation of a public drainage easement for property located at 3001 SW 26 Terrace (SECOND READING).

VACATION REQUEST

To vacate 146 linear feet of a twenty (20) foot wide public drainage easement.

PROPERTY INFORMATION

ZONING:	Industrial-Research-Office-Marine – Airport Approach (IROM-AA)
LAND USE DESIGNATION:	Industrial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The property is located on the west side of SW 26 Terrace, south of State Road 84. The property is currently vacant. In an effort to develop the property, the applicant has requested to vacate 146 linear feet of a twenty (20) foot wide public drainage easement. A Site Plan has been submitted for development of this property. During the Development Review Committee (DRC) review process it was determined that vacation of the public drainage easement is necessary to allow the site plan to be submitted for approval.

VACATION OF EASEMENT

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

- Comcast – 9-21-16
- Teco Peoples Gas – 9-21-16.
- Florida Power & Light – 9-21-16.
- Broward Sheriff's Office: Fire Marshal – 9-21-16.
- Dania Beach Public Services – 9-21-16.
- AT&T – 9-21-16.
- Marina Mile Business Park Association – 9-21-16.
- Broward County Police Benevolent Association – 9-21-16.

VACATION CRITERIA

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

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

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

This vacation request will require a second reading by the City Commission.

CITY COMMISSION PREVIOUS ACTION

On December 13, 2016 the City Commission heard this item on first reading.

On November 21, 2016 the City Commission approved a waiver of replat for this application.

PLANNING AND ZONING BOARD RECOMMENDATION

On November 16, 2016 the Planning and Zoning Board heard this item. The Board recommended approved provided the applicant respond to the letter from Marina Mile Business Park Master Association, Inc., c/o Mink and Mink dated November 15, 2016.

RECOMMENDATION

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

ORDINANCE NO. 2017-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE PUBLIC DRAINAGE EASEMENT VACATION REQUEST (VC-103-16) MADE BY JUSTIN S. FIORILLI, ESQ., ON BEHALF OF THE PROPERTY OWNER, ALEX NICHOLS, FOR PROPERTY LOCATED AT 3001 SOUTHWEST 26 TERRACE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled, “Land Development Code” of Part 6, entitled, “Development Review Procedures And Requirements” of Article 655, entitled, “Vacations Of Right-Of-Way” of the City Code of Ordinances (the “City Code”), Justin S. Fiorilli, Esq., (the “Applicant”), on behalf of the property owner, Alex Nichols, has applied to the City of Dania Beach (the “City”) for approval to vacate a 146 linear foot portion of a twenty (20) foot wide public drainage easement on property located at 3001 Southwest 26th Terrace, as legally described in Exhibit “A” (the “Drainage Easement”) (VC-103-16); and

WHEREAS, the City Planning and Zoning Board held a duly advertised public hearing on November 16, 2016 and recommended approval of the proposed vacation of the Drainage Easement; and

WHEREAS, staff recommended approval of the proposed vacation of the Drainage Easement in its report dated December 13, 2016; and

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

WHEREAS, the City Commission finds that granting the requested vacation of the Drainage Easement will not adversely affect access to neighboring properties and will not be detrimental to the public health, safety and welfare; and

WHEREAS, the City Commission finds that the portion of the Drainage Easement subject to this vacation is no longer needed as a public drainage easement, and that it is in the best interest of the City to grant the request to vacate a portion of the Drainage Easement;

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

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

Section 2. Pursuant to Chapter 28, entitled, “Land Development Code” of Part 6, entitled, “Development Review Procedures and Requirements” of Article 655, entitled, “Vacations Of Right-Of-Way” of the City Code, the requested vacation of the Drainage Easement (VC-103-16), as shown in the attached Exhibit “A,” is approved.

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

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

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

PASSED on first reading on December 13, 2016.

PASSED AND ADOPTED on second reading on January 10, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

LEGAL DISCRIPTION

RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3) 158-2 B PARCEL A

EXPLANATION OF REQUEST

The undersigned is the owner of a piece of property located at 3001 S.W. 26th Terrace. For the last several months, efforts have been made to obtain the necessary approval to develop the property. As part of these efforts, the undersigned recently learned of a twenty (20) foot drainage easement located on the southern portion of the property. The easement is designated for public use. It is the intention of the undersigned to have the easement vacated and replatting waived so as to move forward with the development of the property in accordance with the attached site plan. The undersigned has engaged Biagi Consulting Engineers to explore the possible ramifications of this request and respond to any questions and/or concerns. In addition, the undersigned has retained Justin Fiorilli of Fiorilli Law Group, P.A. to represent me in this matter. We stand ready to provide you with any additional information necessary to ensure that the above request is approved in due course.

WIND DESIGN STANDARD	ASCE 7-10
BUILDING CODE	IBC 2014
DESIGN WIND SPEED	ULTIMATE 170 MPH NOMINAL 130 MPH
DESIGN WIND VERTICAL PRESSURE	41.1 PSF
IMPORTANCE FACTOR	1.0
BUILDING OCCUPANCY CATEGORY	II
WIND EXPOSURE CATEGORY	II
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
MEAN ROOF HEIGHT FROM GRADE	24.0 FT
BUILDING DESIGNER	ENG. COSED
IMPACT PROTECTION	TYPE IV
TYPE OF CONSTRUCTION	TYPE V

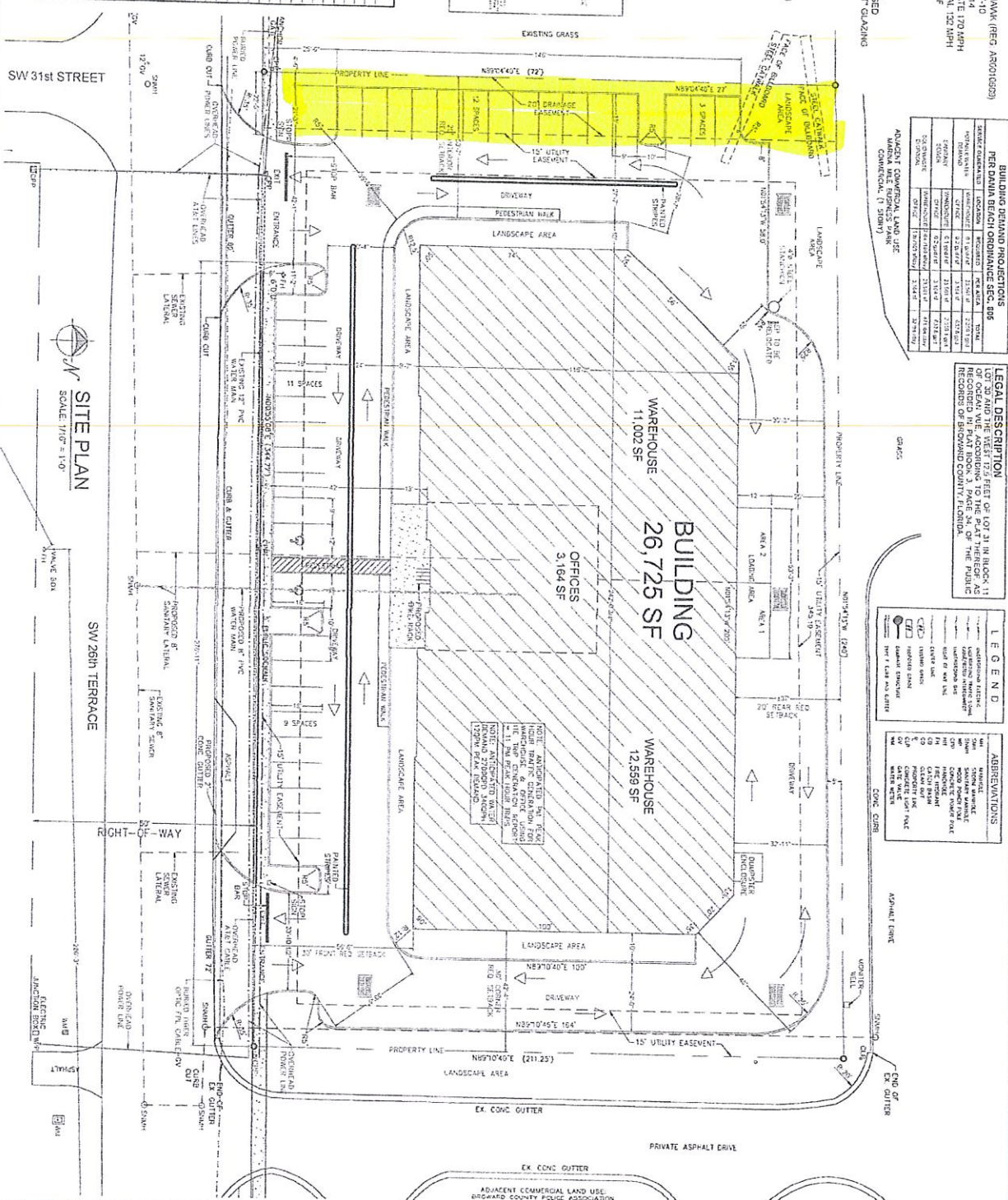
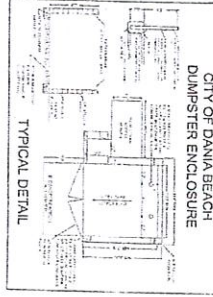
BUILDING DEMAND PROJECTIONS PER DAWN PEAK OBLIVANCE SEC. 805				
STATION	LOCATION	REQUIRED	AVAIL.	TYPE
10+00	10+00	12.00	12.00	0.00
10+00 TO 10+15	10+07.5	9.00	9.00	0.00
10+15 TO 10+30	10+22.5	6.00	6.00	0.00
10+30 TO 10+45	10+37.5	3.00	3.00	0.00
10+45 TO 10+60	10+52.5	3.00	3.00	0.00
10+60 TO 10+75	10+67.5	3.00	3.00	0.00
10+75 TO 10+90	10+82.5	3.00	3.00	0.00
10+90 TO 11+05	11+00	3.00	3.00	0.00
11+05 TO 11+20	11+12.5	3.00	3.00	0.00
11+20 TO 11+35	11+27.5	3.00	3.00	0.00
11+35 TO 11+50	11+42.5	3.00	3.00	0.00
11+50 TO 11+65	11+57.5	3.00	3.00	0.00
11+65 TO 11+80	11+72.5	3.00	3.00	0.00
11+80 TO 11+95	11+87.5	3.00	3.00	0.00
11+95 TO 12+10	12+02.5	3.00	3.00	0.00
12+10 TO 12+25	12+17.5	3.00	3.00	0.00
12+25 TO 12+40	12+32.5	3.00	3.00	0.00
12+40 TO 12+55	12+47.5	3.00	3.00	0.00
12+55 TO 12+70	12+62.5	3.00	3.00	0.00
12+70 TO 12+85	12+77.5	3.00	3.00	0.00
12+85 TO 13+00	12+92.5	3.00	3.00	0.00
13+00 TO 13+15	13+07.5	3.00	3.00	0.00
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13+60 TO 13+75	13+67.5	3.00	3.00	0.00
13+75 TO 13+90	13+82.5	3.00	3.00	0.00
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14+50 TO 14+65	14+57.5	3.00	3.00	0.00
14+65 TO 14+80	14+72.5	3.00	3.00	0.00
14+80 TO 14+95	14+87.5	3.00	3.00	0.00
14+95 TO 15+10	15+02.5	3.00	3.00	0.00
15+10 TO 15+25	15+17.5	3.00	3.00	0.00
15+25 TO 15+40	15+32.5	3.00	3.00	0.00
15+40 TO 15+55	15+47.5	3.00	3.00	0.00
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17+50 TO 17+65	17+57.5	3.00	3.00	0.00
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RECORDED IN PLAT BOOK 3, PAGE 34, OF THE PUBLIC
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2000	SANITARY MATERIAL
1999	WOOD POWER POLE
1998	CONCRETE POWER POLE
1997	HANDHELD
1996	FIRE RESISTANT
1995	CALCIUM BASIN
1994	GLASS DOOR
1993	PROSPERITY LOG
1992	CONCRETE LIGHT POLE
1991	GATE VALVE
1990	WATER METER

OFFICE	2,164 S.F.
WAREHOUSE	22,951 S.F.
777 AVE.	26,737 S.F.

[illegible]


RUNWAY LAKES WAREHOUSE
 3001 SW 26th TERRACE DANIA BEACH, FLORIDA

RECEIVED
OCT 10 2005
Planning
Department

RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3)

A REPLAT OF A PORTION OF REED A. BRYAN SUBDIVISION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST

PLAT BOOK 1, PAGE 101, DADE COUNTY RECORDS
CITY OF DANIA, BROWARD COUNTY, FLORIDA

WILLIAMS, HATFIELD & STONER, INC. • CONSULTING ENGINEERS • PLANNERS • SURVEYORS
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH - MANAGEMENT

This plot is approved and accepted for record this 24th day of December, 1994.

By: [Signature] Director

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plot subject to its compliance with dedication of rights-of-way for trafficways, this 14th day of December, 1994.

By: [Signature] Chairperson Date: March 24, 1994
This plot complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 24th day of December, 1994.

By: [Signature] Administrator

BROWARD COUNTY ENGINEERING DIVISION

This plot has been approved and accepted for record.

By: [Signature] Emilio V. Luffro, Date: 2-16-95
County Surveyor, Fla. P.L.S. Reg. No. 4429

By: [Signature] Henry P. Cook, Date: 2-16-95
Director of Engineering, Fla. P.E. Reg. No. 12506

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plot 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 3rd day of May, 1994.

Attest: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR
By: [Signature] Deputy

By: [Signature] Chair - County Commission
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This instrument was filed for record this 24th day of March, 1995

By: [Signature] Deputy
ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR



DESCRIPTION

A parcel of land being a portion of Lot 4 of the Southeast One-Quarter of Section 20, Township 50 South, Range 42 East, of Reed A. Bryan Subdivision of Section 20, Township 50 South, Range 42 East, as recorded in Plat Book 1, Page 101, of the Public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest One-Quarter of said Section 20;

THENCE on a grid bearing of North 01°55'23" West along the West line of the said Southwest One-Quarter a distance of 2,385.50 feet to the POINT OF BEGINNING;

THENCE continue North 01°55'23" West along said West line a distance of 345.19 feet to the Northwest corner of the Southwest One-Quarter of said Section 20, said point also being the Southwest corner of Parcel B, County Burcuane Cabin as recorded in Plat Book 50, Page 7, of the Public Records of Broward County, Florida;

THENCE N 89°09'30" E along the North line of the said Southwest One-Quarter, along the South line of said Parcel B a distance of 228.25 feet to the West right-of-way line of Southwest 28th Terrace (Tram Road);

THENCE S00°55'18" E along the said West right-of-way line a distance of 172.00 feet;

THENCE N 89°25'32" W a distance of 15.00 feet;

THENCE S00°55'18" E along said West right-of-way line a distance of 170.14 feet;

THENCE S 89°03'50" W a distance of 205.32 feet to the POINT OF BEGINNING;

Said land situated within the City of Dania, Broward County, Florida, containing 1.71 Acres (74,471 square feet) more or less.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
S.S.

COUNTY OF BROWARD

I, Keith R. Sanders, Certify that this plat is an accurate and correct representation of the lands surveyed and described hereon; that permanent reference monuments (P.R.M.'s) have been set as shown; that the survey was made under my personal supervision and in accordance with the requirements of Chapter 177, Florida Statutes, and with applicable sections of Chapter 21, H-6 of the Florida Administrative Code. Bench mark, elevations shown hereon, are based on N.G.V.D. of 1929, and conform to third order accuracy.

By: [Signature] 11/1/94
Keith R. Sanders
Registered Land Surveyor No. 4375
State of Florida

DEDICATION

STATE OF FLORIDA
S.S.

COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That Broward County, Florida, has caused this plat to be filed for record in the Public Records of the State of Florida, and shown as included in this plat has caused said lands to be known as "RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3)".

By: [Signature] Chair
Attest: [Signature] County Administrator
Witness: [Signature] as to both

ACKNOWLEDGEMENT

STATE OF FLORIDA
S.S.

COUNTY OF BROWARD

BEFORE ME personally appeared [Signature] Chairman of the Board of County Commissioners of Broward County, known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged the said instrument for the purposes herein expressed. They did not take an oath.

WITNESS: My hand and official seal this 13th day of January, 1994.
NOTARY PUBLIC [Signature] STATE OF FLORIDA My commission expires the 24th day of February, 1994.

CITY OF DANIA PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board has approved this plat. This 8th day of November, 1993.

By: [Signature] Date: 2-16-94
Chairman

DANIA CITY COMMISSION

THIS IS TO CERTIFY: That the Plat of "Runway Lakes FLL Airport (Plat 3)" was approved by the Board of City Commissioners by Ordinance No. 28-93, adopted by said commission on this 14th day of December, 1993.

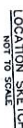
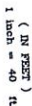
By: [Signature] Mayor
Attest: [Signature] City Clerk
Witness: [Signature] as to both

CITY CLERK	COUNTY CLERK	SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSIONER	NOTARY SEAL
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

03-09-95-04:15 PM
068-03218 P-532

PLAT BOOK 158 PAGE 2
SHEET 2 OF 2 SHEETS

GRAPHIC SCALE



7. — indicates plot interval.



James F. Biagi, P.E.
CONSULTING ENGINEER

November 22, 2016

Marina Mile Business
Park Master Association, Inc.
C/O Mink & Mink
3081 E. Commercial Blvd., Suite 105
Fort Lauderdale, FL 33308

Re: Vacation of drainage easement on property located at 3001 SW 26 Terrace, Dania Beach, FL.

Dear Representatives of Marina Mile Association:

As Engineer of Record for the development project located at 3001 SW 26 Terrace, Dania Beach, FL. 33312, I, James F. Biagi, P.E., am responding to the concerns the association has regarding the vacation of the drainage easement at the property.

It is my opinion that the easement was characterized incorrectly when it was platted in year 1994.

The water runoff from the Marina Mile Business Park does not pass over the subject easement or over the property at 3001 SW 26 Terrace. The topography of the area shows that the drainage from the Marina Mile property flows South, West of the 3001 SW 26 Terrace property, and into the lake.

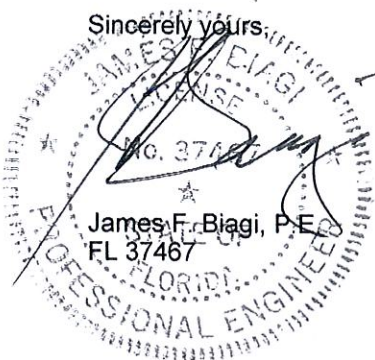
Vacating the drainage easement will have no effect on the Marina Mile Business Park, nor on the lake bordering the Business Park.

Additionally, the 3001 SW 26 Terrace property, as is the Marina Mile Business Park, is designed to use exfiltration trenches as its drainage system to store and infiltrate any runoff. Therefore, vacating the easement will not cause water to build up on either property.

Mr. Alex Nichols will be responsible, logistically and monetarily, for executing the vacation of the drainage easement.

Should you have further concerns regarding monetary issues pertaining to the drainage easement, please contact Justin S. Fiorilli, Esq.

Sincerely yours,





FIORILLI LAW GROUP

MARITIME LITIGATION

September 20, 2016

Via Certified Mail

Marina Mile Business Park Association
c/o Mink & Mike, Inc.
3081 East Commercial Boulevard, No. 105
Fort Lauderdale, Florida 33308

Re.: Public Drainage Easement Vacation

Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida

Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public
Records of Broward County, Florida

Dear Sir or Madam:

Please be advised that undersigned counsel represents the owner of the above-referenced property. We write to provide you with notice that my client intends to submit an application seeking approval to vacate a twenty (20) foot drainage easement located on the southern portion of the property. A copy of the site plan is attached hereto for your review.

Pursuant to Municipal Code Section 655-20, the undersigned respectfully requests that you complete the attached form acknowledging receipt of this notice and indicating whether you approve or object to the proposed vacation. In the event that you have any questions or concerns, please do not hesitate to contact the undersigned directly.

Respectfully,

JUSTIN S. FIORILLI

JSF/pw



3001 West State Road 84, Fort Lauderdale, Florida 33312
Tel. (954) 941-6447 Fax (954) 584-7494

PROPOSED VACATION OF PUBLIC DRAINAGE EASEMENT

The undersigned, _____ **[Print Name]** has been notified of the proposed vacation of the public drainage easement located on the southern portion of the property located at 3001 S.W. 26th Terrace. To the extent that I object to the proposed change, I have been given an opportunity to voice my objection(s) below.

Dated: _____

Signature

Objections:

State of: _____

County of: _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2016, by _____, who is personally known to me or produced _____ as identification.

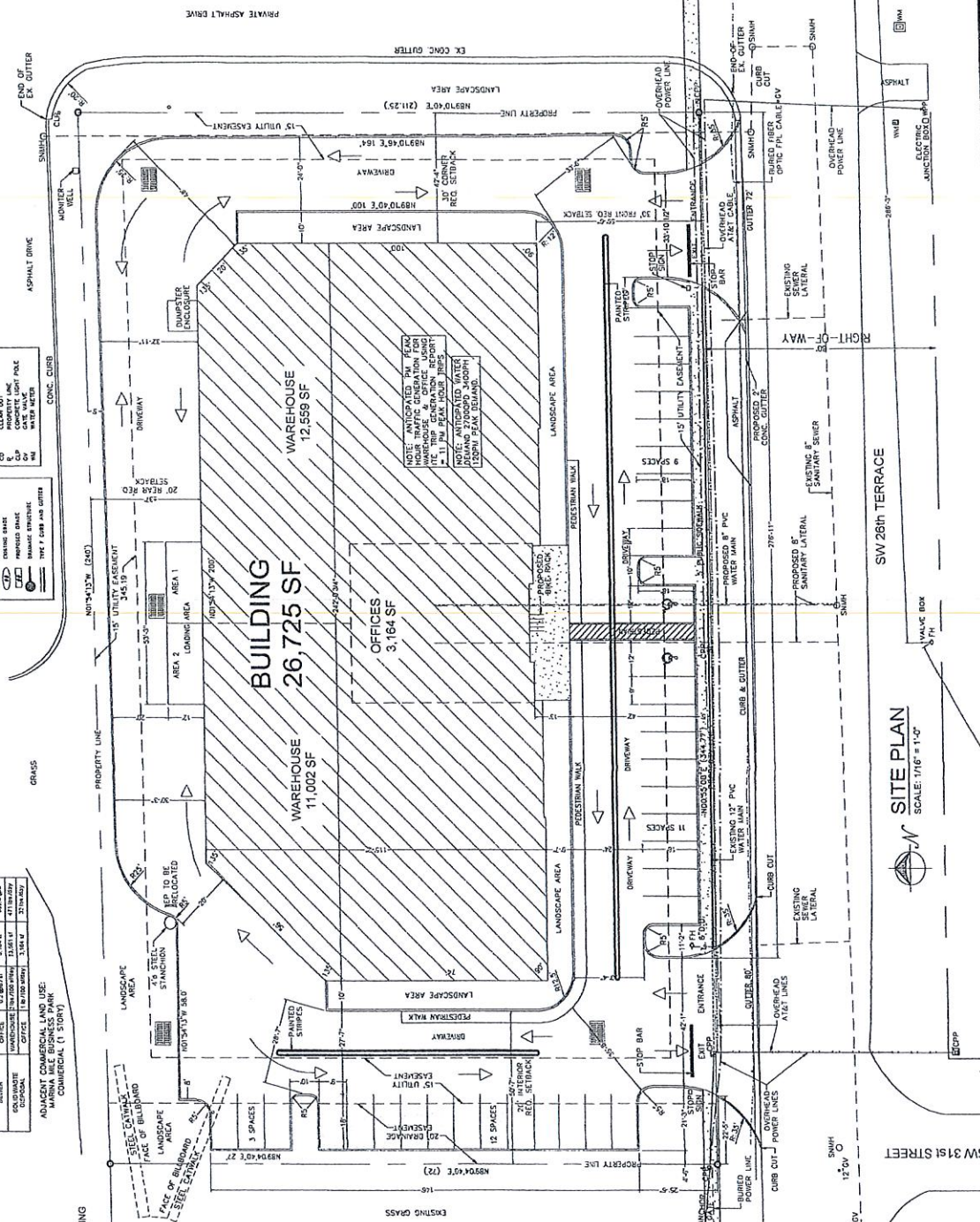
NOTARY PUBLIC

State of: _____

James I. Diago, P.E.
Consulting Engineer | FL 00005
555 West Vineyard Road
Olathe Park, Florida 33092
Tel: 954.276.8005 | F: 351.776.4013

ADJACENT COMMERCIAL LAND USE:
BROWARD COUNTY POLICE ASSOCIATION

SITE DEVELOPMENT DATA									
1. SITE NAME:									
2. PROJECT USE:									
3. PROJECT LOCATION:									
4. PROJECT ADDRESS:									
5. LOT AREA (SQ. FEET):									
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FIORILLI LAW GROUP

MARITIME LITIGATION

September 20, 2016

Via Certified Mail

Broward County Police Benevolent Assn.
2650 West State Road 84
Fort Lauderdale, Florida 33312

Re.: Public Drainage Easement Vacation

Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida

Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue, According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public Records of Broward County, Florida

Dear Sir or Madam:

Please be advised that undersigned counsel represents the owner of the above-referenced property. We write to provide you with notice that my client intends to submit an application seeking approval to vacate a twenty (20) foot drainage easement located on the southern portion of the property. A copy of the site plan is attached hereto for your review.

Pursuant to Municipal Code Section 655-20, the undersigned respectfully requests that you complete the attached form acknowledging receipt of this notice and indicating whether you approve or object to the proposed vacation. In the event that you have any questions or concerns, please do not hesitate to contact the undersigned directly.

Respectfully,

JUSTIN S. FIORILLI

JSF/pw



3001 West State Road 84, Fort Lauderdale, Florida 33312
Tel. (954) 941-6447 Fax (954) 584-7494

PROPOSED VACATION OF PUBLIC DRAINAGE EASEMENT

The undersigned, _____ **[Print Name]** has been notified of the proposed vacation of the public drainage easement located on the southern portion of the property located at 3001 S.W. 26th Terrace. To the extent that I object to the proposed change, I have been given an opportunity to voice my objection(s) below.

Dated: _____

Signature

Objections:

State of: _____

County of: _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2016, by _____, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC

State of: _____



FIORILLI LAW GROUP
MARITIME LITIGATION

September 20, 2016

Via Certified Mail

AT&T, Inc.
208 South Akard Street
Dallas, Texas 75202

Re.: Public Drainage Easement Vacation

Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida

Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public
Records of Broward County, Florida

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In the event that you have any questions, concerns or objections, please do not hesitate to contact the undersigned directly. In the alternative, my client intends to proceed as outlined above.

Respectfully,

JUSTIN S. FIORILLI

JSF/pw





FIORILLI LAW GROUP
MARITIME LITIGATION

September 20, 2016

Via Certified Mail

Dania Beach Public Services
1201 Stirling Road
Dania Beach, Florida 33004

Re.: Public Drainage Easement Vacation

Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida

Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public
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In the event that you have any questions, concerns or objections, please do not hesitate to contact the undersigned directly. In the alternative, my client intends to proceed as outlined above.

Respectfully,

JUSTIN S. FIORILLI

JSF/pw





FIORILLI LAW GROUP
MARITIME LITIGATION

September 20, 2016

Via Certified Mail

Comcast Corporation
One Comcast Center
Philadelphia, Pennsylvania 19103

Re.: Public Drainage Easement Vacation

Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida

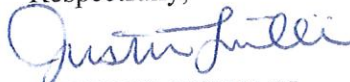
Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public
Records of Broward County, Florida

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In the event that you have any questions, concerns or objections, please do not hesitate to contact the undersigned directly. In the alternative, my client intends to proceed as outlined above.

Respectfully,


JUSTIN S. FIORILLI

JSF/pw





FIORILLI LAW GROUP
MARITIME LITIGATION

September 20, 2016

Via Certified Mail
TECO Peoples Gas
P.O. Box 31017
Tamp, Florida 33631

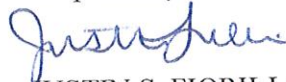
Re.: Public Drainage Easement Vacation
Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida
Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public
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In the event that you have any questions, concerns or objections, please do not hesitate to contact the undersigned directly. In the alternative, my client intends to proceed as outlined above.

Respectfully,


JUSTIN S. FIORILLI

JSF/pw



3001 West State Road 84, Fort Lauderdale, Florida 33312
Tel. (954) 941-6447 Fax (954) 584-7494



FIORILLI LAW GROUP
MARITIME LITIGATION

September 20, 2016

Via Certified Mail

Florida Power & Light Co.
700 Universe Boulevard
Juno Beach, Florida 33408

Re.: Public Drainage Easement Vacation

Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida

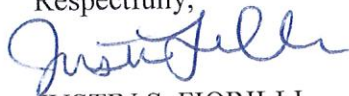
Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public
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Respectfully,


JUSTIN S. FIORILLI

JSF/pw



FIORILLI LAW GROUP

MARITIME LITIGATION

September 20, 2016

Via Certified Mail

Broward Sheriff's Office
Department of Fire Rescue
103 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re.: Public Drainage Easement Vacation

Property Address: 3001 S.W. 26th Terrace, Dania Beach, Florida

Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
According to the Plat Thereof, as Recorded in Plat Book 3, Page 34, of the Public
Records of Broward County, Florida

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In the event that you have any questions, concerns or objections, please do not hesitate to contact the undersigned directly. In the alternative, my client intends to proceed as outlined above.

Respectfully,

JUSTIN S. FIORILLI

JSF/pw



3001 West State Road 84, Fort Lauderdale, Florida 33312
Tel. (954) 941-6447 Fax (954) 584-7494

2795 ET2T 0000 0E2T 5T02

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

DALLAS, TX 75202

0294 02

Postmark Here

09/21/2016

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.47

Total Postage and Fees \$3.77

Sent To Department of the Interior

Street and Apt. No., or PO Box No. 100 West Park Blvd Bldg 3504

City, State, ZIP+4® Dallas TX 75202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

FORT LAUDERDALE, FL 33312

0294 02

Postmark Here

09/21/2016

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.47

Total Postage and Fees \$3.77

Sent To Broward County Public Records Ass

Street and Apt. No., or PO Box No. 2500 West State Road 84

City, State, ZIP+4® Ft Lauderdale FL 33312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4655 ET2T 0000 DE2T 5T0Z

5595 ET2T 0000 DE2T 5T0Z

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

DALLAS, TX 75202

0294 02

Postmark Here

09/21/2016

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.47

Total Postage and Fees \$3.77

Sent To AT&T Inc

Street and Apt. No., or PO Box No. 208 South Akard Street

City, State, ZIP+4® Dallas TX 75202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

PHILADELPHIA, PA 19103

0294 02

Postmark Here

09/21/2016

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.47

Total Postage and Fees \$3.77

Sent To Comcast Corporation

Street and Apt. No., or PO Box No. One Comcast Center

City, State, ZIP+4® Philadelphia, Pennsylvania 19103

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

8495 ET2T 0000 DE2T 5T0Z

TE95 ET2T 0000 DE2T 5T0Z



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: Vacation - Easement

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: _____

OCT 10 2016

Planning
Department

Waive Replotting

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application.

For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 3001 S.W. 26th Terrace, Dania Beach, Florida 33312

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

Recorded Plat Name: Runway Lakes FLL Airport Plat (Plat 3) 158-2 B Parcel A

Folio Number(s): 5042 20 48 0010 Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) Justin S. Fiorilli, Esq.

Address of Applicant: 3001 West State Road 84, Fort Lauderdale, Florida 33312

Business Telephone: 954-941-6447 Home: 561-727-9337 Fax: _____

E-mail address: justin@fiorillilaw.com

Name of Property Owner: Alex Nichols

Address of Property Owner: 2308 Sunrise Key Boulevard, Fort Lauderdale, Florida 33304

Business Telephone: 954-816-5993 Home: _____ Fax: _____

Explanation of Request: See attached.

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

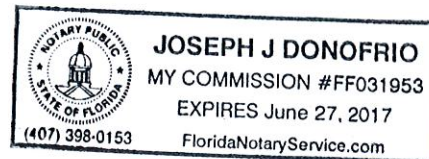
BEFORE ME THIS 10 DAY OF October, 2016

By:

Alex Nichols
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ☒ or Produced Identification ☐

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

REPEALING AND REPLACING SECTION 21-1, "HOUSE-TO-HOUSE SOLICITATIONS" OF CHAPTER 21, "SALES AND AUCTIONS" OF THE CITY CODE TO PROVIDE FOR SOLICITATION REGISTRATION AND REQUIREMENTS; CREATING SECTION 21-8, "HANDBILL DISTRIBUTION REGULATIONS", OF THE CITY CODE OF ORDINANCES TO PROVIDE RESTRICTIONS FOR THE DISTRIBUTION OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY WITHIN THE CITY

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo, Ordinance, Bullet Points

MEMORANDUM

Date: November 29, 2016

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

From: Thomas J. Ansbro, City Attorney () / TJA

Subject: New Home and Business Solicitation and Handbill Ordinance

We have recently received several requests from various vendors for permission to conduct door to door solicitations within the City. Section 21-1 of the Dania City Code of Ordinances, making it unlawful for residential solicitations activities to be conducted at private residences and businesses, without an invitation or request, may not be enforced as currently written, due to significant changes in solicitation case law that have developed over the past few decades (the current ordinance was adopted in 1971). The attached Ordinance repeals Section 21-1 and replaces it with enforceable solicitation regulations. The Ordinance also includes regulations governing the distribution of handbills with the intent of preventing litter and preserving privacy rights.

A "summary" of regulations that affect both components of the new Ordinance is also attached. Adoption of the Ordinance is recommended.

TJA:law

cc: Robert Baldwin, City Manager
Colin Donnelly, Assistant City Manager
Marc LaFerrier, Director of Community Development
Chief Danny Marks, Broward Sheriff's Office

ORDINANCE NO. 2017-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING AND REPLACING SECTION 21-1, "HOUSE-TO-HOUSE SOLICITATIONS" OF CHAPTER 21, "SALES AND AUCTIONS" OF THE CITY CODE TO PROVIDE FOR SOLICITATION REGISTRATION AND REQUIREMENTS; CREATING SECTION 21-8, "HANDBILL DISTRIBUTION REGULATIONS", OF THE CITY CODE OF ORDINANCES TO PROVIDE RESTRICTIONS FOR THE DISTRIBUTION OF HANDBILLS ON PUBLIC AND PRIVATE PROPERTY WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING AN EFFECTIVE DATE.

WHEREAS, solicitations and the distribution of handbills upon public and private property can create safety and nuisance concerns for the residents and business owners of the City; and

WHEREAS, the City has a significant interest in protecting the safety and quiet and peaceful enjoyment of property owners and residents within the City; and

WHEREAS, the City Commission of the City of Dania Beach deems it to be in the best interest of the citizens and residents of the City to provide regulations for solicitations and for the distribution of handbills on public and private property within the City.

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

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

Section 2. That Section 21-1, entitled "House-to-House Solicitations," of the City Code of Ordinances is repealed in its entirety and replaced to read as follows:

Sec. 21-1. Solicitation Requirements.

(a) *Definitions.* As used in this Section, "*solicit*" or "*soliciting*" means to go from place to place or residence to residence in the City and:

- (1) Sell or attempt to sell goods, wares or merchandise, whether for immediate or for future delivery; or
- (2) Sell or attempt to sell the performance of a service by the solicitor or by a third party, whether the service is to be performed immediately or at some time in the future; or

- (3) Request contributions, or pledges of contributions, for any charitable, religious, scientific, literary or other nonprofit cause or organization.

(b) *Registration Required; Exemptions.* Except as otherwise provided below, it shall be unlawful to solicit in the City without first registering with the City Clerk. The registration shall be in a form acceptable to the City and shall include, at a minimum, the following information:

- (1) The name, residence address and place of business, if any, of each person whom it is proposed will solicit;
- (2) The employer or person or organization on whose behalf the solicitation is to be undertaken;
- (3) The dates and time periods that are proposed to solicit in the City; and
- (4) A description of the goods, wares, merchandise or services to be solicited, if any.

Members of nonprofit organizations (i) soliciting contributions only from other members of the organization, or (ii) raising funds by the sale of merchandise, where the price charged for such merchandise is substantially equal to the market price of the merchandise, are exempt from the registration provisions of this Section.

(c) *Display of Identification.* While engaged in soliciting, each solicitor must carry and display, in a clearly visible manner, an identification card, which shall contain the name, address and telephone number of the solicitor as well as the name of the person or organization for whose benefit or on whose behalf the solicitor is acting.

(d) *"No Solicitation" signs.* No person shall solicit for the sale of goods, merchandise, wares or services on any private premises in the City where there is a conspicuous sign, notice or sticker bearing any of the words, "No Trespassing," "No Peddlers, Solicitors or Agents," "No Advertisements," "No Solicitation," or any other similar notice. Citizens, residents, and businesses in the City may post no-solicitation signs, notices or stickers in a prominent place upon the premises, and the presence of any such sign or notice shall raise a presumption of a prima facie violation of this section any time there is solicitation or canvassing upon such premises. The term "No Solicitation" shall be deemed to include as synonymous the prohibitions of "No Trespassing," "No Peddlers or Agents," and "No Advertisements."

(e) *Uninvited Solicitations.* No person shall solicit for the sale of goods, merchandise, wares or services in or upon the premises of any residence or business where the occupant verbally objects to the solicitation or requests the solicitor to leave.

(f) *Restricted Hours.* Notwithstanding any other provision to the contrary, no person shall conduct uninvited solicitations for the sale of goods or services within the City between the hours of 8:00 p.m. of one day and 9:00 a.m. of the next day.

Section 3. That Section 21-8, entitled “Handbill Distribution Regulations,” of the City Code of Ordinances is created to read as follows:

Sec. 21-8. Handbill Distribution Regulations.

(a) *Intent.* The City Commission deems it in the best interests of the citizens, residents and business owners of the City to provide that the owners, tenants and residents of the City may post no-solicitation signs, notices or stickers upon their premises which shall be determinative of an intent not to allow solicitations or handbill distribution on the premises.

(b) *Restrictions.* No person shall throw, place, deposit or distribute any handbill, flyer, pamphlet, brochure or circular (for purposes of this Section the term “handbill” refers to and includes any and all of the foregoing items) in or on any sidewalk, public place or private premises or where there is a conspicuous sign or notice bearing the words, "No Trespassing," "No Peddlers, Solicitors or Agents," "No Advertisements," "No Solicitation," or any other similar notice, except where there is an authorized distribution of such materials where such signage exists or except as provided in paragraph (c) below. However, such distribution of handbills, flyers, circulars, brochures, or pamphlets shall not be a violation of this section if the owner, tenant, occupant, or other recipient is willing to receive the same. Citizens, residents, and operators of businesses in the City may post no-solicitation signs in a prominent place upon the premises, and the presence of any such sign shall raise a presumption of a prima facie violation of this section any time there is distribution of handbills, circulars, flyers, pamphlets, or brochures upon such premises. The term "No Solicitation" shall be deemed to include as synonymous the prohibitions of "No Trespassing," "No Peddlers or Agents," and "No Advertisements."

(c) *Throwing or depositing handbills in public places; prohibition.* No person shall throw, place, distribute or deposit any handbill in or upon any sidewalk, street, or other public place within the City. Provided, however, that it shall not be unlawful on any sidewalk, street, or other public place within the City for any person to hand out or distribute, without charge to the receiver of it, any handbill to any person willing to accept it.

(d) *Placing handbills on vehicles; prohibition.* No person shall throw, place, deposit or distribute any handbill in or upon any unoccupied vehicle. However, it shall not be unlawful in any public place for a person to hand out or distribute, without charge to the receiver of it, a handbill to any occupant of a vehicle who is willing to accept it.

(e) *Prohibiting distribution of handbills where properly posted; prohibition.* No person shall throw, place, deposit or distribute any handbill upon any private premises if requested by anyone on the property not to do so, or if there is placed on the premises in a conspicuous position near the entrance of it a sign or notice bearing the words “No Trespassing,” “No Solicitors,” “No Peddlers or Agents,” “No Advertisements,” or any similar notice indicating in any manner that any occupant of the premises does not desire to have his or her right of privacy disturbed, or to have any such handbills left upon such premises.

(f) *Distributing handbills at inhabited private premises; prohibition.*

(1) No person shall throw, place, deposit or distribute any handbill in or upon private premises which are inhabited, except by handing or transmitting any such handbill directly to the owner, occupant, or other person then present in or upon such private premises if such person is willing to accept it. Provided, however, that in case of inhabited private premises which are not posted, as provided in this section, such person, unless requested by anyone upon such premises not to do so, may place or deposit any such handbill in or upon such inhabited private premises if such handbill is so placed or deposited as to secure or prevent such handbill from being blown or drifted about by wind and other natural elements upon such premises or sidewalks, streets, or other public places, except that mailboxes may not be so used when so prohibited by federal postal law or regulations.

(2) The provisions of this subsection (f) shall not apply to the distribution of mail by the United States Postal Service, nor to newspapers, except that newspapers shall be placed on private property in such a manner as to prevent their being carried or deposited by wind and other natural elements upon any street, sidewalk, or other public place or upon other private property.

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 such extent of the conflict.

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

PASSED on first reading on December 13, 2016.

PASSED AND ADOPTED on second reading on January 10, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

SOLICITATION AND HANDBILL REGULATION ORDINANCE SUMMARY

Section 21-1 of the Dania City Code, making it unlawful for residential solicitations activities upon private residences without an invitation or request, may not be enforced as currently written due to changes in solicitation case law over the past few decades. The enclosed Ordinance repeals and replaces Section 21-1 with enforceable solicitation regulations. The enclosed Ordinance also includes regulations on the distribution of handbills with the intent of preventing litter and preserving privacy rights.

Solicitation Regulations

- *“Soliciting”*: defined in the Ordinance as going from place to place or door to door (i) to sell or attempt to sell goods, (ii) to sell or attempt to sell services or (iii) to request contributions, or pledges of contributions for any non-profit cause or entity.
- *Registration*: Solicitors are required to first register with the City before soliciting with the City. The registration shall include the following information:
 - Name, residence address and place of business, if any, of each person whom it is proposed will solicit
 - Person or entity on whose behalf the solicitation is undertaken
 - Dates and Time periods proposed for solicitation
- *Exemptions*: Members of nonprofit organizations (i) soliciting contributions only from other members of the organization, or (ii) raising funds by the sale of merchandise, where the price charged is substantially equal to the market value exempt from the registration provisions.
- *Display of ID*: Solicitors must carry and display an ID card that includes the name, address and telephone number of the solicitor, and the organization the solicitor is working for.
- *No Solicitation Signs*: Permits residents and businesses to post “no solicitation” (or similar) signs and prohibits soliciting concerning goods or services upon private premises where such signage exists.
- *Uninvited Solicitations*: Prohibits solicitations for the sale of goods or services where the occupant of the premises verbally objects to the solicitation or requests the solicitor to leave.
- *Restricted Hours*: Prohibits uninvited solicitations for the sale of goods or services between the hours of 8:00 p.m. and 9:00 a.m.

Handbill Distribution Regulations

- *No Solicitation Signs*: Prohibits the throwing, placement or distribution of handbills upon private premises where “no solicitation” (or similar) signage exists, unless the owner, tenant or occupant has authorized the distribution of such handbills. Prohibits throwing, depositing or distributing any handbill upon any private premises if requested by anyone on the property not to do so.

- *Public Places:* Prohibits throwing, placing or depositing handbills upon any sidewalk, street or other public place within the City.
 - However, it is not unlawful to handout or distribute handbills at such public places, free of charge, to any person willing to accept it.
- *Unoccupied Vehicles:* Prohibits throwing or depositing handbills upon an unoccupied vehicle.
 - However, it is not unlawful in any public place for a person to distribute, without charge to the receiver of it, a handbill to any occupant of a vehicle who is willing to accept it.
- *Inhabited Private Premises:* Prohibits throwing or depositing handbills upon private premises which are inhabited, except by handing such handbill directly to the owner, occupant or other person present on the premises, or by placing or depositing such handbill on the premises in such a manner that secures and prevents such handbill from being blown about such premises or sidewalks/public places (provided there is no “No Trespassing”, etc. sign).
 - Exceptions are provided for USPS mail distribution and newspapers.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

AMENDING THE FUTURE LAND USE PLAN MAP (LU-121-15) OF THE DANIA BEACH COMPREHENSIVE PLAN PURSUANT TO A REQUEST SUBMITTED BY GREENSPOON MARDER, P.A./DENNIS MELE, ESQ. ON BEHALF OF THE PROPERTY OWNER, STIRLING ALYA LLC, TO CHANGE THE LAND USE OF APPROXIMATELY 8.3 GROSS ACRES AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED TO THIS ORDINANCE, FROM COMMERCIAL – 1.6 GROSS ACRES AND LOW (5) RESIDENTIAL – 6.7 GROSS ACRES TO COMMERCIAL – 1.3 GROSS ACRES AND IRREGULAR (40.86) RESIDENTIAL – 7.0 GROSS ACRES FOR PROPERTY LOCATED AT 2851 STIRLING ROAD; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Revised Staff Report, Staff Report, Ordinance, Application and Backup, Letters of Opposition



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

DATE: January 10, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **LU-121-15:** The applicant, Greenspoon Marder, P.A. Dennis D. Mele, Esq., on behalf of the property owner, Stirling Alya LLC., is requesting a land use amendment for the property located at 2851 Stirling Road (FIRST READING).

REQUEST

LAND USE AMENDMENT

To change the Future Land Use Map designation accordingly:

FROM:

Commercial for 1.3 gross acres of the site and Low (5) Residential for 6.7 gross acres of the site.

TO:

Commercial for 1.3 gross acres of the site and Irregular (32.6) Residential for 7.0 gross acres.

PROPERTY INFORMATION

EXISTING ZONING: Commercial (C-2) and Single-Family (RS-6000)

LAND USE DESIGNATION: Commercial and Low (5) Residential

PROPOSED LAND USE DESIGNATION: Commercial and Irregular Residential

The subject property is approximately eight (8.3) acres in size, and located on the north east corner of Stirling Road and Lake Shore Drive. This property is the former location of St. Maurice Catholic Church and is currently operating a temporary parking for Memorial Healthcare Systems, which was approved by the City Commission on November 21, 2016. The applicant proposed to redevelop the site for commercial and multi-family uses.

CITY COMMISSION PREVIOUS ACTION

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

LOCAL PLANNING AGENCY RECOMMENDATION

On August 17, 2016, the Planning and Zoning Board, sitting as the Local Planning Agency, heard this item again to correct a flawed advertisement that occurred with the first meeting. The motion to recommend approval of the request failed.

On January 20, 2016 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the amendment with the following conditions:

- Applicant to pay for additional mailed notice; and
- Applicant to eliminate access to site from SW 28 Terrace.

STAFF RECOMMENDATION

The applicant has requested to continue the item to an unspecified date. Doing so will require re-advertisement. Staff recommends continuance of this item.

GreenspoonMarder

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Phone: 954.491.1120
Fax: 954.771.9264
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

January 4, 2017

VIA E-MAIL

Marc LaFerrier
Community Development Director
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: Stellar Homes Land Use Plan Amendment – Application #LU-121-15

Dear Marc:

Greenspoon Marder, P.A. is the agent for Stellar Homes. Land Use Plan Amendment LU-121-15 was advertised for the January 10, 2017 City Commission. We wish to continue this item to present the revised plans to the neighbors. We will let you know when we are ready to proceed to the City Commission.

Sincerely,

GREENSPOON MARDER, P.A.



Cynthia A. Pasch, AICP
Land Planner

CAP/bab

cc: Larry Baum (via e-mail)
Corinne Lajoie (via e-mail)
Dennis D. Mele (via e-mail)

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.
39270.0001
GM 29076591:1



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

DATE: January 10, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **LU-121-15:** The applicant, Greenspoon Marder, P.A. Dennis D. Mele, Esq., on behalf of the property owner, Stirling Alya LLC., is requesting a land use amendment for the property located at 2851 Stirling Road (FIRST READING).

REQUEST

LAND USE AMENDMENT

To change the Future Land Use Map designation accordingly:

FROM:

Commercial for 1.3 gross acres of the site and Low (5) Residential for 6.7 gross acres of the site.

TO:

Commercial for 1.3 gross acres of the site and Irregular (32.6) Residential for 7.0 gross acres.

PROPERTY INFORMATION

EXISTING ZONING: Commercial (C-2) and Single-Family (RS-6000)

LAND USE DESIGNATION: Commercial and Low (5) Residential

PROPOSED LAND USE DESIGNATION: Commercial and Irregular Residential

The subject property is approximately eight (8.3) acres in size, and located on the north east corner of Stirling Road and Lake Shore Drive. This property is the former location of St. Maurice Catholic Church and is currently operating a temporary parking for Memorial Healthcare Systems, which was approved by the City Commission on November 21, 2016. The applicant proposed to redevelop the site for commercial and multi-family uses.

LAND USE AMENDMENT

The applicant is requesting that the land use plan designation on the subject property be amended to allow a mix of uses on the property. The applicant is proposing commercial development on the south side of the property, fronting on Stirling Road, and 228 mid-rise residential units on the remaining property. The change will include amendment the future land use designation from Commercial – 1.6 gross acres and Low (5) Residential – 6.7 gross acres to Commercial – 1.3 gross acres and Irregular (32.6) Residential - 7.0 gross

acres. The current Zoning and Land Use designations on the property permit a total of thirty-three (33) single family homes and 16,000 square feet of commercial space.

The following policies of the City's Comprehensive Plan, Future Land Use Element apply to this project.

POLICY 5.1 "Encourage development to enhance the tax base of the community."

POLICY 9.2 "All proposed development and future land use shall be compatible with adjacent land uses."

POLICY 21.5 "Dania Beach shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within Dania Beach."

The City's Land Development Code states that land use plan amendments may be granted by the City Commission provided the request complies with the criteria identified in Section 650-40, as identified below.

(A) "Applications for amendment to the comprehensive plan shall comply with the following criteria:

(1) An application for a land use plan amendment shall be substantiated by extensive data and analysis and shall not cause the comprehensive plan to be internally inconsistent or in conflict with other local, regional, state or federal laws.

(2) An application for a land use plan amendment shall undergo a public participatory planning process as required by law and the comprehensive plan.

(3) An application for a land use plan amendment shall meet any review criteria for amendments as contained in the comprehensive plan."

(B) "The city commission shall decide on the application by:

(1) Approving the application by ordinance; or

(2) Approving by ordinance a modified version of the amendment that may be less restrictive than the current zoning district but more restrictive than the district requested in the application; or

(3) Approving the application by ordinance subject to stipulations volunteered from the applicant that restrict the uses or standards to which the property can be developed under the requested designation; or

(4) Denying the amendment."

The applicant has provided a written justification identifying how their request meets these criteria.

In addition to the land use plan amendment, the applicant will also be required to submit an application for rezoning, and site plan for the property, both of which will be require additional public hearings.

This application will be heard by the City Commission at second reading after heard by Broward County and reviewed by the State of Florida, Department of Economic Development.

CITY COMMISSION PREVIOUS ACTION

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

PLANNING AND ZONING BOARD RECOMMENDATION

On August 17, 2016, the Planning and Zoning Board, sitting as the Local Planning Agency, heard this item again to correct a flawed advertisement that occurred with the first meeting. The motion to recommend approval of the request failed.

On January 20, 2016 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the amendment with the following conditions:

- Applicant to pay for additional mailed notice; and
- Applicant to eliminate access to site from SW 28 Terrace.

LOCAL PLANNING AGENCY RECOMMENDATION

On August 17, 2016 the Local Planning Agency recommended denial of the proposed request.

STAFF RECOMMENDATION

The Future Land Use amendment request is consistent with the City's Future Land Use Element of the Comprehensive Plan and meets the criteria identified in the City's Land Development Code (LDC). Approve the ordinance to amend the land designation use of the property.

ORDINANCE NO. 2017-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP (LU-121-15) OF THE DANIA BEACH COMPREHENSIVE PLAN PURSUANT TO A REQUEST SUBMITTED BY GREENSPOON MARDER, P.A./DENNIS MELE, ESQ. ON BEHALF OF THE PROPERTY OWNER, STIRLING ALYA LLC, TO CHANGE THE LAND USE OF APPROXIMATELY 8.3 GROSS ACRES AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED TO THIS ORDINANCE, FROM COMMERCIAL – 1.6 GROSS ACRES AND LOW (5) RESIDENTIAL – 6.7 GROSS ACRES TO COMMERCIAL – 1.3 GROSS ACRES AND IRREGULAR (40.86) RESIDENTIAL – 7.0 GROSS ACRES FOR PROPERTY LOCATED AT 2851 STIRLING ROAD; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL AND STATE AGENCIES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; REQUESTING RECERTIFICATION FROM THE BROWARD COUNTY PLANNING COUNCIL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Applicant, Greenspoon Marder P.A./Dennis D. Mele, Esq. on behalf of the property owner, Stirling Alya, LLC, has applied to the City of Dania Beach, Florida (the "City"), for approval of a Future Land Use Map ("FLUM") Amendment to the Comprehensive Master Plan (the "Comprehensive Plan") from Commercial (1.6 gross acres) and Low (5) Residential (6.7 gross acres) to Commercial (1.3 gross acres) and Irregular (32.6) Residential (7.0 gross acres) on an approximately 8.3 acre parcel located at 2851 Stirling Road and legally described in Exhibit "A"; and

WHEREAS, the City Commission of the City of Dania Beach has conducted duly noticed public hearings, in accordance with Section 163.3184(11), Florida Statutes, on the proposed FLUM Amendment; and

WHEREAS, staff recommended approval of the requested FLUM Amendment in its report dated January 20, 2016; and

WHEREAS, the City's Planning and Zoning Board, sitting as the Local Planning Agency, reviewed this request at its January 20, 2016 meeting and voted to recommend denial of this request; and

WHEREAS, after reviewing the Local Planning Agency's recommendation, the recommendation of City staff, and the comments from the public, the City Commission finds the

proposed FLUM amendment to the City's Comprehensive Plan, attached as Exhibit "A" to this Ordinance, is in compliance with and consistent with Florida law and its adopted Comprehensive Plan;

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

Section 1. That the foregoing Whereas clauses are ratified and incorporated as the legislative intent of this Ordinance.

Section 2. That pursuant to Section 163.3184, Florida Statutes, the FLUM Amendment to the Comprehensive Plan for the Property, legally described in Exhibit "A," from Commercial (1.6 gross acres) and Low (5) Residential (6.7 gross acres) to Commercial (1.3 gross acres) and Irregular (32.6) Residential (7.0 gross acres) is adopted.

Section 3. That the City staff is authorized to transmit the Amendment to the Florida Department of Community Affairs and other state agencies pursuant to the requirements of Chapter 163.3184, Florida Statutes.

Section 4. That City staff is authorized to transmit an application to the Broward County Planning Council to request amendment of the Broward County Land Use Plan map and to request recertification of the City's Future Land Use Plan including the Future Land Use Plan Map.

Section 5. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

Section 7. That the effective date of this Amendment shall be after the second reading and adoption of the amendment by the City Commission and, subsequently, the date a final order is issued by the Florida Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163, Florida Statutes; or the date a final order is

issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163, Florida Statutes.

PASSED AND ADOPTED on first reading on January 10, 2017.

PASSED AND ADOPTED on second and final reading on _____, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Legal Description

Lajoie, Corinne

From: Alicia Lewis <Alicia.Lewis@gmlaw.com>
Sent: Thursday, April 14, 2016 3:54 PM
To: 'Valerie Petrero-Rothrock'
Cc: Dennis Mele; Lajoie, Corinne; LaFerrier, Marc; lbaum@shgre.com
Subject: RE: City of Dania - Project at old St Maurice Site [IWOV-ACTIVE.FID9144445]

Valerie,
We have been actively working with all of our neighbors to address their concerns regarding our proposed development. Our goal is to present a project to the City that reflects our collaboration and although we have made significant progress with our neighbors, we would like some additional time to address a few remaining concerns. **Please be advised that we have deferred our application from the April 20, 2016 Planning & Zoning Board meeting.** I have copied City Staff to this email correspondence and we will notify you and City Staff when we are prepared to proceed. Please feel free to contact me directly with any questions or concerns.
Have a great weekend,

GreenspoonMarder

Alicia J. Lewis, Esq.
Greenspoon Marder, P.A.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct: (954) 527-6276 | Fax: (954) 333-4176
<http://www.gmlaw.com> |    

From: Valerie Petrero-Rothrock [mailto:Valerie@LandmarkMgmt.com]
Sent: Wednesday, April 13, 2016 2:49 PM
To: Alicia Lewis
Subject: RE: City of Dania - Project at old St Maurice Site [IWOV-ACTIVE.FID7674110]

Thank you

Valerie Petrero-Rothrock, LCAM
Landmark Management Services, Inc.
1941 NW 150th Avenue Pembroke Pines, FL 33028
Phone: 954-392-6000, ext.243 Fax: 954-392-6692



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From: Alicia Lewis [mailto:Alicia.Lewis@gmlaw.com]
Sent: Wednesday, April 13, 2016 11:47 AM
To: Valerie Petrero-Rothrock <Valerie@LandmarkMgmt.com>

Cc: lbaum@shgre.com; Cynthia Pasch <cynthia.pasch@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com>
Subject: RE: City of Dania - Project at old St Maurice Site [IWOV-ACTIVE.FID7674110]

Valerie,
As of today, it is on the April 20th agenda. We will let you know if that changes.
Thank you,

GreenspoonMarder_{LAW}

Alicia Lewis, Esq.
Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Direct Telephone: (954) 527-6276
Direct Fax: (954) 333-4176
alicia.lewis@gmlaw.com
<http://www.gmlaw.com>

From: Valerie Petrero-Rothrock [<mailto:Valerie@LandmarkMgmt.com>]
Sent: Wednesday, April 13, 2016 10:12 AM
To: Alicia Lewis
Cc: lbaum@shgre.com; Cynthia Pasch; Dennis Mele
Subject: RE: City of Dania - Project at old St Maurice Site

Good Morning,

Please advise if this item will still be on the April 20th Agenda. Thank you

Valerie Petrero-Rothrock, LCAM
Landmark Management Services, Inc.
1941 NW 150th Avenue Pembroke Pines, FL 33028
Phone: 954-392-6000, ext.243 Fax: 954-392-6692



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From: Alicia Lewis [<mailto:Alicia.Lewis@gmlaw.com>]
Sent: Wednesday, March 16, 2016 9:41 AM
To: Valerie Petrero-Rothrock <Valerie@LandmarkMgmt.com>
Cc: lbaum@shgre.com; Cynthia Pasch <cynthia.pasch@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com>
Subject: Re: City of Dania - Project at old St Maurice Site

Yes, we have postponed our item to the April 20, 2016 planning and zoning board meeting.

Sent from my iPhone

On Mar 16, 2016, at 9:38 AM, Valerie Petrero-Rothrock <Valerie@LandmarkMgmt.com> wrote:

Good Morning,

The communities at Stirling Lake and Twin Lake have asked me to inquire about your presentation at the zoning meeting this evening. Has it been canceled and if so, could you advise on any plan changes?

Thank you

Valerie Petraro-Rothrock, LCAM
Landmark Management Services, Inc.
1941 NW 150th Avenue Pembroke Pines, FL 33028
Phone: 954-392-6000, ext.243 Fax: 954-392-6692

<image001.png>

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

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

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

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

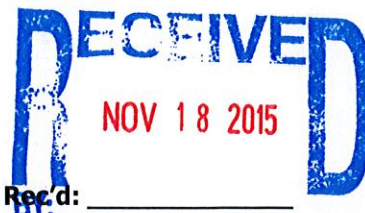
Department Circular 230.

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



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

Standard Development Application



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

Date Rec'd: _____

Petition No.: LU-121-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 2851 Stirling Road

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

Recorded Plat Name: St. Maurice Plat

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

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

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

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

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

Name of Property Owner: Stirling Alya LLC

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

Business Telephone: (954) 671-1400 Home: _____ Fax: _____

Explanation of Request: See attached.

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

Prop. Net Acreage: 7.2 Gross Acreage: 8.3 Prop. Square Footage: TBD

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

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

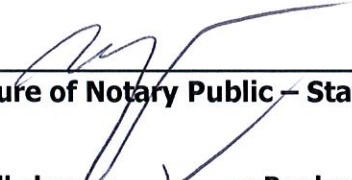
By: 
(Owner / Agent signature*)

BEFORE ME THIS 2 DAY OF November, 2015

By:

Larry Baum
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 
(Signature of Notary Public - State of Florida)



Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

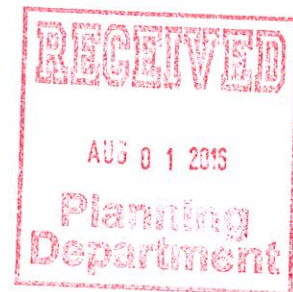
NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

STELLAR HOMES GROUP

**APPLICATION FOR AMENDMENT TO
CITY OF DANIA BEACH
AND BROWARD COUNTY
LAND USE PLANS**

FILE COPY



**October 2015
Revised July 2016**

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EXHIBITS

Exhibit A	Survey
Exhibit B	Location Map
Exhibit C	Sanitary Sewer Service Letter
Exhibit D	Potable Water Service Letter
Exhibit E	Drainage Service Letter
Exhibit F	Solid Waste Service Letter
Exhibit G	Municipal Park Summary
Exhibit H	Mass Transit Service Letter

1. LETTER OF TRANSMITTAL

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided.

- B. Date local governing body held transmittal public hearing.**

To be determined.

- C. Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

The Amendment Area is not within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

- D. Whether the amendment is one (1) of the following:**
*Development of Regional Impact
*Small-scale development activity (per Florida Statutes)
*Emergency (please describe on separate page)
*Other amendments which may be submitted without regard
To Florida statutory limits regarding amendment submittals
(Brownfield amendments, etc.)

The Amendment qualifies as a small scale development activity.

2. LOCAL GOVERNMENT INFORMATION

- A. Local land use plan amendment or case numbers.**

To be determined

- B. Proposed month of adoption of local land use plan amendment.**

The anticipated month of adoption of the local land use plan amendment is June 2016.

C. Name, title, address, telephone (1), facsimile number and e-mail of the local government contact.

Marc LaFerrier, Community Development Director
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, FL 33004
Telephone: 954-924-6800
Fax: 954-922-2687
E-mail: mlaferrier@ci.dania-beach.fl.us

D. Summary minutes from the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan Amendment.

To be provided.

E. Description of public notification procedures followed for the amendment by the local government.

The City of Dania Beach ("City") public notification procedures as specified by City Code of Ordinances require posted, mailed and published notice of the Local Planning Agency ("LPA") and City Commission hearing. Specifically, notice of the LPA hearing will be mailed to all homeowners associations within 300 feet. In addition, notice of all public hearings will be mailed to property owners within 300 feet 10 days prior to the LPA and City Commission meeting. Notice of each public hearing will be published according to the requirement in Florida Statutes. Finally, a sign will be posted on the property to notify the public of the public hearings.

3. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Stellar Homes Group
2700 West Cypress Creek Road
Suite D-118
Fort Lauderdale, FL 33309
Contact: Larry Baum
Telephone: 954-671-1400
Facsimile: 954-919-9629
E-mail: Lbaum@shgre.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Greenspoon Marder, P.A.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Contact: Dennis D. Mele, Esq.
Telephone: 954-527-2409
Facsimile: 954-333-4009
E-mail: dennis.mele@gmlaw.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

Stirling Alya LLC
1250 East Hallandale Beach Blvd. #602
Hallandale, FL 33009
Contact: Larry Baum
Telephone: 954-671-1400
E-mail: lbaum@shgre.com

D. Planning Council fee for processing the amendment in accordance with the attached Exhibit C, "Fee Schedule for Amendments to the Broward County Land Use Plan and Local Land Use Elements."

The fee is included with the transmittal of this amendment.

E. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).

The Subject Property was formally used as the St. Maurice Catholic Church until it became too expensive for the parishioners to maintain. The Applicant proposes to repurpose the property for a mixed-use development with commercial use along the frontage of Stirling Road and mid-rise multi-family units on the remaining portion of the property. A total of 228 mid-rise units are proposed along with approximately 11,000 square feet of commercial use.

The Subject Property provides an excellent location for residents who would like to reduce their dependence on the automobile as a primary means of transportation. Broward Transit Route 16 travels along Stirling Road and provides service to the Dania Beach Tri-Rail station. In addition, there is a shuttle from the Dania Beach Tri-Rail station to the Fort Lauderdale Hollywood International Airport. With these transit services, future residents would have

easy access to major destinations in the Tri-County area and beyond without the need for an automobile.

4. **SUBJECT PROPERTY DESCRIPTION**

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The amendment area is described as the St. Maurice Plat which is located on the north side of Stirling Road and west of Park Road in the City of Dania Beach ("Subject Property"). The Amendment area is 8.3 gross acres and 7.2 net acres.

- B. Sealed survey, including legal description of the area proposed to be amended.**

A sketch and legal of the Subject Property is provided in **Exhibit A**.

- C. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses. (Other scales may be accepted at the discretion of the Planning Council Executive Director. Please contact the Planning Council office in this regard, prior to the submittal of the application.)**

See Exhibit B.

5. **EXISTING AND PROPOSED USES**

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the Subject Property. If multiple land use designations, describe gross acreage within each designation.**

	Broward County	City of Dania Beach
Current	Commercial - 1.6 Gross Acres Low (5) Residential - 6.7 Gross Acres	Commercial - 1.6 Gross acres Low (5) Residential - 6.7 Gross Acres
Proposed	Commercial - 1.3 Gross acres Irregular (32.6) Residential - 7.0 Gross Acres	Commercial - 1.3 Gross acres Irregular (32.6) Residential - 7.0 Gross Acres

B. Current land use designations for the properties adjacent to the subject property are as follows:

The land use designations for the properties adjacent to the Amendment Area are as follows:

North: Irregular (6) Residential
South: Low (5) Residential (Hollywood)
East: Low Medium (10) Residential, Commercial (Hollywood)
West: Low (5) Residential, Commercial (Hollywood)

C. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

The flexibility provisions of the *Broward County Land Use Plan* have not been applied to areas adjacent to the Subject Property.

D. Existing use of Subject Property and adjacent areas.

Subject Property: Church buildings and day care

Adjacent Properties: North: Residential
South: Residential
East: Residential, City of Hollywood Municipal Use
West: Residential

E. Proposed use of the Subject Property including proposed square footage for each non-residential use and/or dwelling unit count. For RAC, LAC, TOC, TOD and MU-R amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

PROPOSED ALLOWABLE DEVELOPMENT	
Residential	228 Mid-Rise Dwelling Units
Commercial	13,000 Square Feet

- F. **Maximum allowable development per local government land use plans under existing designation for the site, including square footage for each non-residential use and/or dwelling unit count.**

EXISTING ALLOWABLE DEVELOPMENT	
Residential	33 Single Family Dwelling Units
Commercial	16,000 Square Feet

- G. **Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map; and, identify the proposed uses.**

The Subject Property is not part of a larger development.

6. **ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

A. **Sanitary Sewer Analysis**

1. **Identify whether the Subject Property or a portion is currently and/or proposed to be serviced by septic tanks.**

There are no septic tanks on the Subject Property. Future development on the Subject Property will not utilize septic tanks.

2. **Identify the sanitary sewer facilities serving the Subject Property including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.**

The City is served by two wastewater treatment plants and the service area for each is separated by Ravenswood Road. The Subject Property is west of Ravenswood Road and as such is served by Broward County Utilities. The County entered into an agreement with the City of Hollywood to provide wastewater treatment services in this area. The Hollywood Wastewater Treatment Plant has a rated capacity of 48.75 MGD. The current plus committed demand is 41.55. The projected buildout capacity for the wastewater facility is 60 MGD in 2025.

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Existing Land Use Plan Designation: Low (5) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
33 Single Family	300 GPD/unit	9,900 GPD
16,000 Square Feet Commercial	.10 GPD/ sq. ft.	1,600 GPD
	Total:	11,500 GPD

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
228 Mid-Rise	300 GPD/unit	68,400 GPD
13,000 Square Feet Commercial	.10 GPD/ sq. ft.	1,300 GPD
	Total:	69,700 GPD
	Net Change:	58,200 GPD

*City of Dania Beach Comprehensive Plan, Sanitary Sewer Element.

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

The projected plant capacity for the City of Hollywood South Regional Water Treatment Plant is 60 MGD. The projected demand is 51.8 MGD in 2015 and 55.5 MGD in 2025.

No plant capacity expansions are planned at this time.

5. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

See attached Exhibit C.

B. Potable Water Analysis

1. **Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed Subject Property through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

The Subject Property is located in the Broward County 3A service area. The City of Hollywood provides raw water supply and treatment capacity for the 3A service area.

Excerpts from the City's Comprehensive Plan provided below indicate that water supply for service area 3A is adequate to meet the short and long range demands.

PROJECTED WATER DEMANDS AND SUPPLY			
YEAR	PROJECTED POPULATION	WATER DEMAND (MGD)	AVAILABLE SUPPLY
2015	16,298	3.21	4.49
2020	17,014	3.4	4.69
2030	17,962	3.53	4.95

Source: City of Dania Beach Comprehensive Plan

2. **Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

Plant Capacity:

Currently the existing City of Hollywood Water Treatment Plant is able to treat 37.5 MGD. The current and committed plant demand is 31.06 with a remaining capacity of 6.44 MGD.

Wells:

The current permitted withdrawal of Hollywood's three wellfields is 44.0 MGD according to SFWMD Permit No. 06-00038-W. The expiration date for SFWMD Permit No. 06-00038-W is April 9, 2028.

3. **Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The City of Hollywood consumptive use permit (Permit No. 06-00038-W) was issued by the South Florida Water Management Division on April 9, 2008 and expires on April 9, 2028.

Hollywood's Biscayne Wellfield

Permitted Capacity: 27.4 MGD

Committed Capacity: 13.4 MGD

Remaining Capacity: 14.0 MGD

Brian Picollo Wellfield

Permitted Capacity: 9 MGD

Committed Capacity: 3.9 MGD

Remaining Capacity: 4.1 MGD

Floridan Wellfield

Permitted Capacity: 8.6 MGD

Committed Capacity: 4.2 MGD

Remaining Capacity: 4.4 MGD

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Existing Land Use Plan Designation: Low (5) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
33 Single Family	300 GPD x 1.5 per capita	9,900 GPD
16,000 Square Feet Commercial	.10 GPD/ sq. ft.	1,600 GPD
	Total:	11,500 GPD

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
228 Mid-Rise	300 GPD	68,400 GPD
13,000 Square Feet Commercial	.10 GPD/ sq.ft.	1,300 GPD
	Total:	67,100 GPD
	Net Change:	55,600 GPD

*City of Hollywood Comprehensive Plan, Potable Water Element

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

The projected plant capacity for 2020 and 2025 is 55.3 MGD. The projected plant demand for 2020 is 34.15 MGD and 37.25 MGD in 2025. The current permitted water supply is 44.0 MGD. Therefore, the permitted wells and the existing plant capacity are adequate to serve the short and long range demands including the demand from the proposed amendment.

6. **Correspondence from potable water provider verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit D.

C. Drainage Analysis

1. **Provide the adopted level of service standard for the service area in which the amendment is located.**

The adopted level of service standards for drainage facilities in the City of Dania Beach as revised according to current standards are as follows:

Road Protection: Residential and primary streets crown elevation meet the minimum elevations as published on the Broward County 10 year Flood Criteria Map.

Buildings: The lowest floor elevation shall be a minimum of FEMA Based Flood Elevation (BFE) plus one foot.

Storm Sewers: Sizing of pipes and drainage structures shall be designed using the Florida Department of Transportation Zone 10 intensity-duration-frequency (IDF) rainfall curves.

Flood Plain Routing: Analysis must be based on SFWMD – Volume IV Permit Manual.

Best Management Practices (BMP): Shall be based on the latest EPA and FDFP handbooks and guidelines.

2. **Identify the drainage district and drainage systems serving the amendment area.**

The South Florida Water Management District's ("SFWMD") canal and pump system controls the primary drainage system in the City. A series of storm sewers, exfiltration trenches and on-site retention/detention systems control on-site drainage before it enters the SFWMD canal systems. Best management practices are used on-site to reduce pollutant discharge.

3. **Identify any planned drainage improvements, including year, funding sources and other relevant information.**

All improvements required to meet the adopted level of service are currently in place, or will be installed in conjunction with new development and shall comply with all SFWMD and City criteria.

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the Subject Property. Identify the permit number(s), or application number(s) if the project is pending, for the Subject Property. If a Subject Property is not required to obtain a SFWMD permit, provide documentation of same.**

The Subject Property is not covered by a SFWMD Permit. All City, County and SFWMD permits will be obtained prior to development.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the Subject Property, design storm elevation, natural and proposed land elevation, one (1) hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the Subject Property will be required to meet SFWMD, Broward County Surface Water Management Section, and City requirements and standards. The Subject Property will meet the level of service when permitting and development is complete.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Name: Ronnie S. Navarro, PE
Agency: City of Dania Beach Public Services Department
Phone: (954) 924-3742
1201 Stirling Road
Dania Beach, Florida 33004

See Exhibit E

D. Solid Waste Analysis

- 1. Provide the adopted level of service standard for the municipality in which the amendment is located.**

The City's adopted level of service standard for solid waste is 8.9 lbs/unit/day for residential use.

- 2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

Solid waste generated in Dania Beach is hauled to the Waste Management Monarch Hill Landfill. Waste Management also operates the Wheelabrator Waste to Energy Plants.

The landfill capacity is 24,000,000 cubic yards. The plant capacity for the Waste to Energy Plant is 2,250 tons per day. The landfill demand is approximately 3,000 tons per day. The Waste to Energy Plant demand is approximately 1,500 tons per day. Both have sufficient capacity to handle the proposed amendment area. Plant capacity for both facilities is not expected to increase in the next 5 years.

- 3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Existing Land Use Plan Designation: Low (5) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
33 Mid-Rise	8.9 lbs/unit/day	294 lbs/day
16,000 Square Feet Commercial	4 lbs/100 sq. ft./day	640 lbs/day
	Total:	934 lbs/day

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
228 Mid-Rise	8.9 lbs/unit/day	2,029 lbs/day
13,000 Square Feet Commercial	4 lbs/100 sq. ft./day	520 lbs/day
	Total:	2,549 lbs/day
	Net Change:	+1,615 lbs/day

* City of Dania Beach Comprehensive Plan

4. **Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit F.

E. Recreation and Open Space Analysis

1. **Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The City adopted level of service standards for local park dedication is three (3) acres of land per 1,000 population.

2. **Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

The following parks serve the Amendment Area:

- a. **Regional Parks:** CB Smith Regional Park – 320 acres
- b. **Neighborhood Parks:** Florida Audubon Society - 3 acres
- c. **Community Parks:** Tigertail – 359 acres

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

Existing Land Use Plan Designation: Low (5) Residential and Commercial		
Development Intensity	Generation Rate	Demand
33 Single Family	3 acres/1,000 residents*	.3 acre
Commercial	N/A	N/A
Total:		.3 acres

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate	Demand
228 Mid-Rise	3 acres/1,000 residents**	1.4 acres
Commercial	N/A	N/A
Total:		1.0 acres
Net Change:		.7 acres

* Based on 3.0 persons per dwelling unit, Broward County Development Code

** Based on 1.5 persons per dwelling unit, Broward County Development Code

4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan – provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.

The City maintains approximately 150 acres of park areas. Broward County projects the City's population will be 33,888 in 2020 and 35,684 in 2030. The acreage needed to serve the projected population is 107 acres in 2020 and 107 acres in 2030.

5. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted, including documentation, consistent with the requirements of the Land Use Plan, demonstrating adequate public access and conspicuous signage for all additional acreage/sites used to meet the requirement of three (3) acres per 1,000 existing residents.

See Exhibit G.

F. Traffic Circulation Analysis

1. **Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

The Subject Property is located on the north side of Stirling Road and west of Park Road in the City of Dania Beach. The most current data as published by the Broward County Metropolitan Planning Organization reflecting operating conditions on Stirling Road are provided below.

2013 Operating Conditions Stirling Road			
Segment	Peak Hour Volume	Peak Hour Capacity	Level of Service
SR7 to Park Road	4,228	5,390	C
Park Road to I-95	4,038	5,390	C

Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

The proposed amendment is projected to increase the peak hour traffic on Stirling Road by 41 trips per day. The projected level of service on Stirling Road with the traffic from the proposed amendment is provided below.

Existing Land Use Plan Designation: Low (5) Residential and Commercial		
Development Intensity	Generation Rate	PM Peak Hour Trips
33 Single Family	1.01 trips/unit	33
16,000 Square Feet Commercial	10.85 trips/1,000 square feet	173
Total:		206 trips

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate	PM Peak Hour Trips
228 Mid-Rise	.37 trips/unit	84
13,000 Square Feet Commercial	10.85 trips/1,000 square feet	141
Total:		225
Net Change:		19

The projected level of service on Stirling Road in the years 2020 and 2035 with the traffic from the proposed amendment is provided below. In 2035, Stirling Road between Park Road and I-95 is projected to operate at level of service F with or without the proposed amendment. The amount of traffic expected as a result of the proposed amendment is less than 1 percent of the capacity of Stirling Road and is considered to be minimis.

2020 Operating Conditions Stirling Road			
Segment	Peak Hour Volume	Peak Hour Capacity	Level of Service
SR7 to Park Road	4,507	5,390	C
Park Road to I-95	4,506	5,390	C

2035 Operating Conditions Stirling Road			
Segment	Peak Hour Volume	Peak Hour Capacity	Level of Service
SR7 to Park Road	5,032	5,390	C
Park Road to I-95	5,436	5,390	F

2. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the Subject Property and provide a distribution of the additional traffic on the impacted roadway network and

identify the resulting level of service change for the short (5 year) and long range planning horizons.

The Applicant will coordinate with the Planning Council staff to analyze the impacts of the proposed amendment.

- 3. Provide any transportation studies relating to this amendment, as desired.**

None provided.

G. Mass Transit Analysis

- 1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one (1)-quarter of a mile.**

Broward Transit Route 16 begins in western Pembroke Pines at Pembroke Lakes Mall and continues east to Dania Beach City Hall via Stirling Road. The headways for Route 16 are approximately 30 minutes to 60 minutes on weekdays and approximately 60 minutes on weekends. The Broward County short and long range mass transit plans do not anticipate providing additional transit service to the Amendment Area or to nearby properties.

- 2. Quantify the change in mass transit demand resulting from this amendment.**

The Proposed Amendment will add 253 residential units to the Amendment Area. Route 16 currently has adequate capacity to handle the additional transit trips associated with the Proposed Amendment.

- 3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.**

See Exhibit H.

- 4. Describe how the proposed amendment furthers or supports mass transit use.**

The Proposed Amendment supports mass transit use by providing additional residential density in the service area of an existing transit route.

H. Provision of Open Space

As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Objective 5.04.00 and Policies 5.04.01, 5.04.02, 5.04.03 and 5.04.04 (a. through e.).

POLICY 5.04.01 Local governments shall pursue programs, including acquisition of open space areas from willing sellers that will ensure the provision of and access to open space areas consistent with their adopted comprehensive plans and the Broward County Land Use Plan.

The City has adopted a level of service standard of three (3) acres per 1,000 population for local park. The data provided above documents that the City has acquired and protected open space to serve the City's needs.

POLICY 5.04.02 Residential and non-residential areas, including downtown areas, should be encouraged to provide open space and other passive recreation areas.

The City currently provides adequate open space to serve the existing and projected populations.

POLICY 5.04.03 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

The Proposed Amendment will not result in a loss of public open space.

POLICY 5.04.04 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding

development and how this will be mitigated, along with any additional storm water impacts created by the new development.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

Not Applicable

I. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County, as per Policy 8.07.01 of the BCLUP, an analysis of the impacts of the amendment on public education facilities as indicated below. Please note that as per The School Board of Broward County, Florida, Policy 1161, amended and adopted January 15, 2008, the applicant will be subject to a fee for the review of the application. The applicant is encouraged to contact the School Board staff to discuss this review as soon as possible.

1. **Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.**

The public schools that serve the Subject Property are Bethune Elementary, Attucks Middle and Hollywood Hills High.

2. **Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.**

School	Current Enrollment*	Gross Capacity*	Over/(under) FISH Capacity
Bethune Elementary	711	1,327	(616)
Attucks Middle	676	1,227	(551)
Hollywood Hills High	2,098	2,691	(593)

*Planning Tool for School Enrollment and Capacity, The Broward County School Board.

3. **Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.**

Existing Land Use Plan Designation: Low (5) Residential		
Development Intensity	Generation Rate*	Demand
33 Single Family	Elementary - .232	8 Elementary students
	Middle – .111	4 Middle students
	High – .122	4 High students

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
228 Mid-Rise	Elementary - .028	6 Elementary students
	Middle – .013	3 Middle students
	High – .021	5 High students
Net Change:	-2 Elementary students	
	-1 Middle students	
	+1 High students	

*Broward County Land Development Code

4. **Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.**

There are no improvements that will increase capacity at the schools that currently serve the Subject Property identified at this time.

5. **Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes etc.), not identified in Item #4 above, to serve the area in which the amendment is located.**

The School Board has the ability to add portables and/or use the annual boundary change process as alternatives to permanent capacity improvements.

7. **ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. **Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

According to the Broward County Land Use Plan Natural Resource Map Series there are no historic sites on the Subject Property.

- B. **Archaeological sites listed on the Florida Master Site File.**

Based upon a review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master Site File, there are no previously recorded cultural resources within the Subject Property.

- C. **Wetlands.**

According to the Broward County Wetlands Map there are no existing wetlands on the Subject Property.

- D. **Local Areas of Particular Concern as identified within the Broward County Land Use Plan.**

There are no designated Local Areas of Particular Concern (LAPC's) located on, or adjacent to, the Subject Property, including parcels that may be designated LAPC's, Natural Resource Areas (NRA's), Environmentally Sensitive Lands (ESL's), or native Upland Tree Resources.

- E. **Priority Planning Area Map and Broward County Land Use Plan Policy A.03.05 regarding sea level rise.**

The Subject Property is not located in a Priority Planning Area for Sea Level Rise.

- F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.**

No endangered or threatened species or species of special concern or commercially exploited species are known to inhabit the Subject Property.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.**

The Applicant is not aware of any plants on the Subject Property that are listed in the Regulated Plan Index for protection.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone (1) of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone (1) and any provisions which will be made to protect the wellfield.**

According to the Broward County Wellfield Map dated June 11, 2013, the Subject Property is not located within a wellfield protection zone.

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.**

There are no significant environmental features on the Subject Property. Future development may require that the elevation of the Subject Property be increased to appropriate elevation for flood protection.

- J. Beach Access – Indicate if the Subject Property fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The Subject Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

The City of Dania Beach has taken a variety of steps to address affordable housing issues and Policy 1.07.07 of the Broward County Land Use Plan. These efforts are described below.

The City's comprehensive plan, zoning code and land development regulations incorporate numerous provisions that promote the availability of affordable housing alternatives. For example, the City's land use plan identifies traditional land use categories that allow densities up to 25 dwelling units per acre which provides for a range of residential densities and intensities necessary to accommodate a variety of housing types and costs in the community.

The City allows a variety of housing types such as duplexes, triplexes, quadraplexes, townhouses and apartments. In addition, the City's zoning code permits the integration of residential and commercial uses in the same structure. As a result, the City provides the private sector with tools necessary for the development of quality housing products for purchase and rental to meet the needs of all income ranges.

The City of Dania Beach Housing Authority operates 39 affordable housing units and administers approximately 500 section 8 housing vouchers to ensure affordable housing options are available in the City. These assistance programs help to ensure that all income levels will have safe, decent and affordable housing in the City.

9. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The Applicant is requesting that the land use plan designation on the Subject Property be amended to allow a mixed-use development consisting of commercial development fronting on Stirling Road and mid-rise residential units on the remaining property. The existing developments on the east and west side of the future commercial development are a municipal fire station and a commercial development, respectively. A mobile home park is located to the north and west of the Subject Property. An existing multi-family development is located to the east. The proposed mixed-use development is consistent and compatible with the existing development in the area.

Access to the future commercial parcel is anticipated to be along Stirling Road and access for the residential will be along Lakeshore Drive. Proper landscape buffers and setbacks will be provided along the perimeter of the future development. These elements of the future development will ensure compatibility with the surrounding uses.

10. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone (1) as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The Subject Property is not located within an evacuation zone.

11. REDEVELOPMENT ANALYSIS

~~Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.~~

The Subject Property not located within a Community Redevelopment Area.

12. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed Subject Property is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The Subject Property is located adjacent to the City of Hollywood.

13. **CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

List of goals, objectives and policies of the Broward County Land Use Plan which the proposed amendment furthers.

GOAL A.00.00

PROMOTE AND COORDINATE A DESIRABLE AND EFFICIENT LAND USE PATTERN FOR THE BENEFIT AND ENJOYMENT OF ALL BROWARD COUNTY RESIDENTS, VISITORS AND ECONOMIC INTERESTS WHICH MAXIMIZES PRESERVATION AND CONSERVATION OF NATURAL RESOURCES.

OBJECTIVE A.01.00 DESIRABLE AND EFFICIENT LAND USE – “SMART GROWTH” PRINCIPLES

Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

POLICY A.01.07 Broward County shall promote, encourage, and endeavor to make development decisions more predictable, timely and cost effective via county and in support of applicable local government plans and regulations consistent with a “smart growth” vision and to attract high quality development.

OBJECTIVE A.02.00 “GREEN”/ENERGY EFFICIENT LAND USE PATTERN

Adopt, implement and encourage provisions, incentives and methods to reduce future per capita use of natural and non-renewable resources such as water and fossil-fuel energy, and reduce the production of potentially harmful waste materials.

OBJECTIVE 1.01.00 RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS

Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Plan Map (Series) intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

OBJECTIVE 1.02.00 FLEXIBILITY AND IRREGULAR DENSITIES
(DASHED-LINE DESIGNATIONS)

Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of residential densities, and allow local governments and the private sector to respond to changing conditions.

OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH
TRANSPORTATION FACILITIES

Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

POLICY 1.03.02 Residential densities in the Medium High and High ranges should be located with adequate access to major and minor arterials, expressways and mass transit routes.

OBJECTIVE 1.06.00 AESTHETICS, LANDSCAPING, AND CODE
ENFORCEMENT

Develop and implement land use controls which promote residential neighborhoods that are attractive, well-maintained and contribute to the health, safety and welfare of their residents.

GOAL 8.00.00 PHASE GROWTH CONSISTENT WITH THE PROVISION OF
ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

OBJECTIVE 8.01.00 COORDINATE FUTURE LAND USES WITH
AVAILABILITY OF REGIONAL AND COMMUNITY
FACILITIES AND SERVICES

Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

POLICY 8.01.09(2) In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-

Year Water Supply Facilities Work Plan and Capital Improvements Element.

OBJECTIVE 8.03.00 EFFICIENT USE OF URBAN SERVICES

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

OBJECTIVE 8.07.00 COORDINATE BROWARD COUNTY FUTURE LAND USES WITH THE AVAILABILITY OF PUBLIC ELEMENTARY AND SECONDARY EDUCATION FACILITIES

Ensure through the future land use planning process and intergovernmental coordination that public elementary and secondary education facilities will be available to meet the current and future needs of Broward County's school population.

14. POPULATION PROJECTIONS

A. Population projections for the 20 year planning horizon (indicate year).

The population of the City in the year 2015 as published by the Broward County Planning and Redevelopment Division was 31,616. The City's population is projected to be 35,664 in the year 2035.

B. Population projections resulting from proposed land use (if applicable).

Based on an average household size of 1.8 persons per dwelling unit the Proposed Amendment would add 410 persons to the City's population. Based on the best available data, the City's 2035 population with this amendment is projected to be 36,074.

C. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

The Proposed Amendment will provide 228 dwelling units that are needed to accommodate the 36,074 persons that are projected by Broward County to reside in the City in 2035.

15. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.**

None provided.

- B. Any proposed voluntary mitigation or draft agreements.**

None provided.

16. PLAN AMENDMENT COPIES

- A. 15 copies for the BCPC. (Please include additional copies, if Subject Property is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.**

- B. 1 hard copy and 11 digital copies, as required by DEO, of the corresponding local land use plan amendment application, if transmitting concurrent to DEO, including transmittal; letter from municipality to DEO. For small scale land use plan amendments, 1 hard copy and 5 digital copies must be submitted.**

To be provided prior to transmittal to DEO.

EXHIBIT A

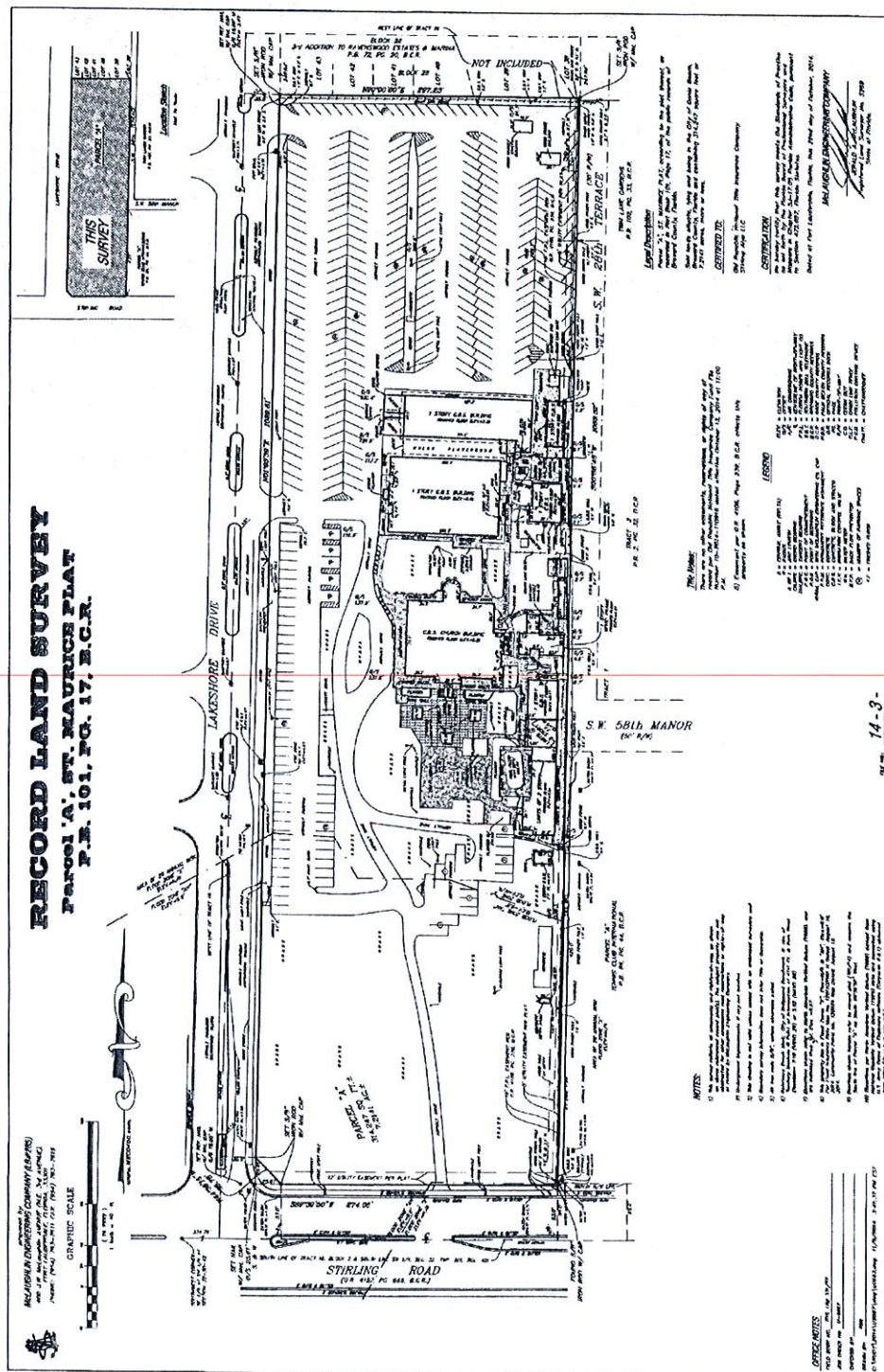


EXHIBIT B

[illegible]

EXHIBIT C



888.491.1120
www.gmlaw.com

From the desk of:
Cynthia A. Pasch, AICP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

July 29, 2016

VIA EMAIL maispuero@broward.org
Mario C. Aispuro
Land Development Project Coordinator
Planning and Development Coordination Section
Water and Wastewater Engineering Division
2555 W. Copans Road
Pompano Beach, FL 33069

Re: Land Use Plan Amendment Verification of Sanitary Sewer Service

Dear Mario:

Enclosed please find a location map for a 7± acre parcel located on the north side of Stirling Road and west of Park Road in the City of Dania Beach that is the subject of a land use plan amendment application. We are processing a land use plan amendment to allow development of 228 dwelling units and 13,000 square feet of commercial use on the property. As part of the land use plan amendment process we are required to obtain confirmation of the responses to the application questions. Please provide me with written verification by August 5, 2016 that the attached potable water analysis is accurate.

If you have any questions concerning this matter, please feel free to contact me.

Very truly yours,

GREENSPOON MARDER, P.A.

Cynthia A. Pasch, AICP
For the Firm

Enclosures

Miami | Ft. Lauderdale | Orlando | Tallahassee | W. Palm Beach | Boca Raton | Stuart | Port St. Lucie | Naples | Aventura
39270.0001
GM:24554108:1

A. Sanitary Sewer Analysis

1. Identify whether the Subject Property or a portion is currently and/or proposed to be serviced by septic tanks.

There are no septic tanks on the Subject Property. Future development on the Subject Property will not utilize septic tanks.

2. Identify the sanitary sewer facilities serving the Subject Property including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

The City is served by two wastewater treatment plants and the service area for each is separated by Ravenswood Road. The Subject Property is west of Ravenswood Road and as such is served by Broward County Utilities. The County entered into an agreement with the City of Hollywood to provide wastewater treatment services in this area. The Hollywood Wastewater Treatment Plant has a rated capacity of 48.75 MGD. The current plus committed demand is 41.55. The projected buildout capacity for the wastewater facility is 60 MGD in 2025.

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Existing Land Use Plan Designation: Low (5) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
33 Single Family	300 GPD/unit	9,900 GPD
16,000 Square Feet Commercial	.10 GPD/ sq. ft.	1,600 GPD
	Total:	11,500 GPD

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
228 Mid-Rise	300 GPD/unit	68,400 GPD
13,000 Square Feet Commercial	.10 GPD/ sq. ft.	1,300 GPD
	Total:	69,700 GPD
	Net Change:	58,200 GPD

*City of Dania Beach Comprehensive Plan, Sanitary Sewer Element.

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

The projected plant capacity for the City of Hollywood South Regional Water Treatment Plant is 60 MGD. The projected demand is 51.8 MGD in 2015 and 55.5 MGD in 2025.

No plant capacity expansions are planned at this time.

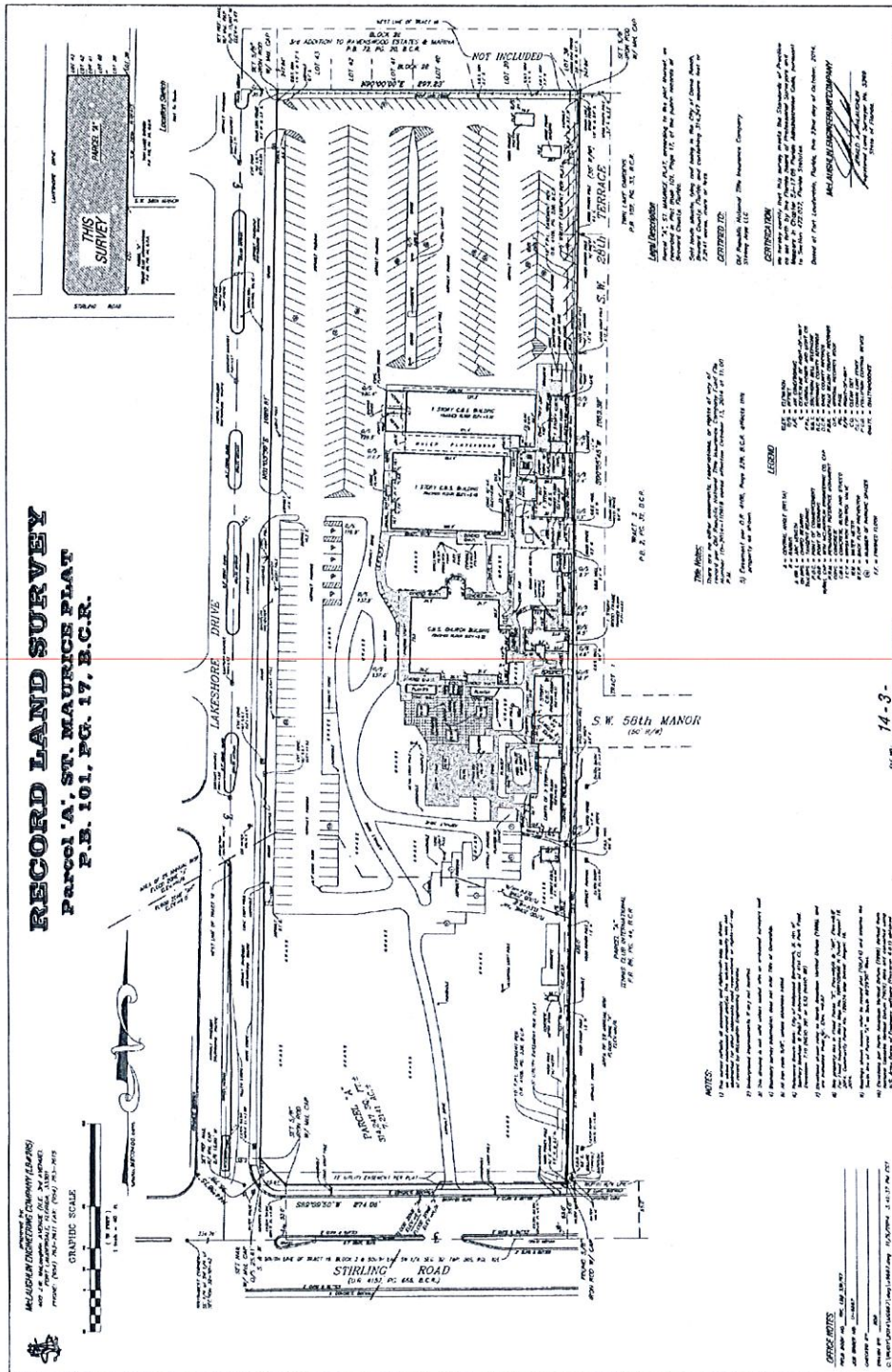


EXHIBIT D



888.491.1120
www.gmlaw.com

From the desk of:
Cynthia A. Pasch, AICP
200 E. Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

July 29, 2016

VIA EMAIL maispuero@broward.org

Mario C. Aispuro
Land Development Project Coordinator
Planning and Development Coordination Section
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, FL 33069

Re: Land Use Plan Amendment Verification of Potable Water Service

Dear Mario:

Enclosed please find a location map for a 7± acre parcel located on the north side of Stirling Road and west of Park Road in the City of Dania Beach that is the subject of a land use plan amendment application. We are processing a land use plan amendment to allow development of 228 dwelling units and 13,000 square feet of commercial use on the property. As part of the land use plan amendment process we are required to obtain confirmation of the responses to the application questions. Please provide me with written verification by August 5, 2016 that the attached potable water analysis is accurate.

If you have any questions concerning this matter, please feel free to contact me.

Very truly yours,

GREENSPOON MARDER, P.A.

Cynthia A. Pasch, AICP
For the Firm

Enclosures

Miami | Ft. Lauderdale | Orlando | Tallahassee | W. Palm Beach | Boca Raton | Stuart | Port St. Lucie | Naples | Aventura
39270.0001
GM:24554096:1

B. Potable Water Analysis

1. **Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed Subject Property through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

The Subject Property is located in the Broward County 3A service area. The City of Hollywood provides raw water supply and treatment capacity for the 3A service area.

Excerpts from the City's Comprehensive Plan provided below indicate that water supply for service area 3A is adequate to meet the short and long range demands.

PROJECTED WATER DEMANDS AND SUPPLY			
YEAR	PROJECTED POPULATION	WATER DEMAND (MGD)	AVAILABLE SUPPLY
2015	16,298	3.21	4.49
2020	17,014	3.4	4.69
2030	17,962	3.53	4.95

Source: City of Dania Beach Comprehensive Plan

2. **Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

Plant Capacity:

Currently the existing City of Hollywood Water Treatment Plant is able to treat 37.5 MGD. The current and committed plant demand is 31.06 with a remaining capacity of 6.44 MGD.

Wells:

The current permitted withdrawal of Hollywood's three wellfields is 44.0 MGD according to SFWMD Permit No. 06-00038-W. The expiration date for SFWMD Permit No. 06-00038-W is April 9, 2028.

3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.

The City of Hollywood consumptive use permit (Permit No. 06-00038-W) was issued by the South Florida Water Management Division on April 9, 2008 and expires on April 9, 2028.

Hollywood's Biscayne Wellfield

Permitted Capacity: 27.4 MGD
Committed Capacity: 13.4 MGD
Remaining Capacity: 14.0 MGD

Brian Picollo Wellfield

Permitted Capacity: 9 MGD
Committed Capacity: 3.9 MGD
Remaining Capacity: 4.1 MGD

Floridan Wellfield

Permitted Capacity: 8.6 MGD
Committed Capacity: 4.2 MGD
Remaining Capacity: 4.4 MGD

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Existing Land Use Plan Designation: Low (5) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
33 Single Family	300 GPD x 1.5 per capita	9,900 GPD
16,000 Square Feet Commercial	.10 GPD/ sq. ft.	1,600 GPD
Total:		11,500 GPD

Proposed Land Use Plan Designation: Irregular (40.86) Residential and Commercial		
Development Intensity	Generation Rate*	Demand
228 Mid-Rise	300 GPD	68,400 GPD
13,000 Square Feet Commercial	.10 GPD/ sq.ft.	1,300 GPD
Total:		67,100 GPD
Net Change:		55,600 GPD

*City of Hollywood Comprehensive Plan, Potable Water Element

5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan – provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.

The projected plant capacity for 2020 and 2025 is 55.3 MGD. The projected plant demand for 2020 is 34.15 MGD and 37.25 MGD in 2025. The current permitted water supply is 44.0 MGD. Therefore, the permitted wells and the existing plant capacity are adequate to serve the short and long range demands including the demand from the proposed amendment.

EXHIBIT E

Cynthia Pasch

From: Navarro, Ronnie <rnavarro@ci.dania-beach.fl.us>
Sent: Friday, November 06, 2015 9:23 AM
To: Cynthia Pasch
Cc: Kaine, Brad; Dunleavy, Sherie
Subject: LUPA Verification of Sewer Service [WVOV-ACTIVE.FID9144446]
Attachments: image003.jpg.html; S17th Floor15110516482.pdf.html

Hi Cynthia,

Corrections are noted below:

Water and sewer services is provided by Broward County Water and Wastewater Services (Exhibit C?)

C. Drainage Analysis

Item 1

Buildings: The lowest finished floor elevation shall be a minimum of FEMA Base Flood Elevation (BFE) plus one foot.

Flood Plain Routing: Analysis must be based on the SFWMD – Volume IV Permit Manual

Storm Sewers: Sizing of pipes and drainage structures shall be designed based on appropriate FDOT Zone 10 (intensity-duration- frequency) IDF rainfall curves.

BMP: BMP shall be based on the latest EPA and FDEP handbooks and guidelines.

Item 5

Development within the subject property will be required to meet SFWMD, Broward County Surface Water Management Section, and City requirements and standards.

Ronnie S. Navarro, PE

Deputy Director | City Engineer



Public Services Department | City of Dania Beach
1201 Stirling Road | Dania Beach FL 33004
Office 954-924-3742 | Fax 954-923-1109
rnavarro@ci.dania-beach.fl.us

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

EXHIBIT F



Luigi Pace
GOVERNMENT AFFAIRS
Lpace@wm.com
WASTE MANAGEMENT
2700 WILES ROAD
POMPANO BEACH, FL 33073
954.884.2080
954.884.2071 FAX

November 6, 2015

Ms. Cynthia A. Pasch, AICP
Greenspoon Marder
200 East Broward Blvd
Fort Lauderdale, FL 33301

RE: Dania Beach Parcel Stirling Rd. west of Park Road

Dear Ms. Pasch,

I have reviewed the information you sent me regarding the land use amendment for the proposed project in Dania Beach located on the north side of Stirling Road and west of Park Road. Per your letter, you plan to construct 286 dwelling units along with 13,000 square feet of commercial use on this property. I wanted to inform you that Waste Management's local disposal facility, Monarch Hill, has adequate volume space to accommodate the anticipated additional waste generated by the proposed project in your request. In addition, Waste Management's collections operations have sufficient equipment available to provide the required services to this project during all the developmental phases from construction to final occupation by residents and tenants.

If you should have any additional, questions please do not hesitate in giving me a call.

Thank you,

A handwritten signature in blue ink, appearing to read 'Luigi Pace', with a horizontal line extending to the right.

Luigi Pace
Government Affairs Manager

EXHIBIT G

City of Dania Beach
Existing Park & Recreation Acreage

Park Name	Facility Type	Acreage
Houston Park	Neighborhood	7.8
Dania Elementary	Neighborhood	2.6
Olsen	Neighborhood	9.9
Meli	Neighborhood	9.7
Collins	Neighborhood	4.9
Modello	Neighborhood	9.7
Frost	Neighborhood	10.1
Forest View Park	Neighborhood	.28
Dania Cove	Neighborhood	4.65
Tigertail	Community	39.3
Secret Woods	Community	5.7* (57 acres)
Pond Apple Slough	Community	4.6* (46 acres)
Dania Beach	Community	26.5
Northside Garden	Neighborhood	0.7
Mullikan	Neighborhood	1.0
Chester Byrd	Neighborhood	2.5
West Lake Marsh	Community	10* (136 acres)
TOTAL		149.93

*10% of County park area, with a max. of 10 acres (shown in parentheses)

RECERTIFIED: 6/26/08
EFFECTIVE: 6/26/08

RECERTIFIED: 10.23.14
EFFECTIVE: 10.23.14

EXHIBIT H



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

November 6, 2015

Cynthia A. Pasch, AICP
Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

RE: Transit Verification Letter – 2851 Stirling Road LUPA

Dear Ms. Pasch:

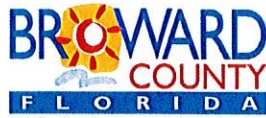
Broward County Transit (BCT) has reviewed your correspondence dated November 4, 2015 regarding the 2851 Stirling Road Land Use Plan Amendment (LUPA) located in the City of Dania Beach for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes BCT Route 16 and Dania Beach Community Bus. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 16	Weekday	5:50a – 8:50p	30/60 Minutes
	Saturday	6:00a – 8:50p	60 Minutes
	Sunday	Not In Service	Not In Service
Dania Beach West Route	Weekday	9:00a – 5:47p	75 Minutes
	Saturday	9:00a – 5:47p	75 Minutes
	Sunday	Not In Service	Not In Service

Future fixed-route bus improvements including longer span of service and Sunday service are specified in the Broward County Transit Development Plan (TDP) and/or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Additional transit demand, as described in Section G2 of the LUPA application, can be accommodated with the existing and planned fixed-route bus service near the Amendment site.

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Dale V.C. Holness • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
Broward.org



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

BCT recommends that any proposed (re)development on the Amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to transit stops along Stirling Road near to the Amendment site.

If I can be of further assistance on this matter please feel free to contact me by phone at (954) 357-8381 or email nsofoul@broward.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. Sofoul".

Nicholas A. Sofoul, AICP
Senior Planner
Service and Capital Planning

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Dale V.C. Holness • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler
Broward.org

Remarks by Neil Reisner
City of Dania Beach
Planning and Zoning Board
Sitting as Local Planning Agency
Aug. 17, 2016
Page 1 of 2



I'm Neil Reisner. I live at Key North, 5201 SW 31st Avenue, Unit 112.

I've been a journalist and journalism professor for more than 30 years and I've covered land use in both New Jersey and Florida.

In all that time, this proposal by Stellar Homes to develop 228 multi-family units with some 450 parking spaces is among the most egregious cases of overbuilding I've seen. (And to say Stellar reduced its plan to 228 units is disingenuous, as it still puts 195 new units on land zoned for 33.)

If approved, this development will destroy the quality of life enjoyed by people living in the Estates of Fort Lauderdale, Ravenswood Estates, Key North and Cocoplum, quiet neighborhoods that are home, according to the U.S. Census Bureau, to some 4,000 people.

I'll speak to a couple of points in the application that don't quite represent reality.

The Traffic Circulation segment offers data for Stirling and Park roads, as it should.

It offers no data, however, for Lakeshore Drive, a quiet, barely two-lane road that meanders through the Estates of Fort Lauderdale, nor does it contemplate traffic on SW 31st Avenue and SW 53rd Court.

If you approve this proposal, Lakeshore and SW 31st Avenue will become more than 400 residents' route to shopping at the nearest supermarket, the Publix on Griffin Road.

Lakeshore will also take residents of the new development to the train station and the I-95 interchange, via SW 53rd Court and Anglers Avenue, disrupting the quiet Ravenswood Estates neighborhood.

If you make exit from the development left-turn only, you cause traffic to back up onto Lakeshore during peak hours. And you force development-generated traffic onto Park.

These are local streets were not never designed to function as collectors leading to arterials. Not to mention the danger this new traffic will pose to the pedestrians who walk them.

FILE COPY

The application should not be deemed complete without a traffic study that includes data on Lakeshore, SW 53rd Court and SW 31st Avenue and contemplates its impact on local neighborhoods.

But there's a more basic problem.

The application fails to meet the standards contained in Policy 9.2 of the Future Land Use Element of the city's Comprehensive Plan, which requires proposed development and future land use to be compatible with adjacent land uses.

This is because it mischaracterizes the adjacent Estates of Fort Lauderdale as a "mobile home development."

Strictly speaking, the Estates is a mobile home development.

But if you drive through the Estates on the soon-to-be-clogged-with traffic Lakeshore Drive, you'll see that these ostensibly mobile homes are, in fact, modular or manufactured homes permanently affixed to their foundations.

Many have two or three bedrooms and two baths and are worth upwards of \$250,000. In my 20 years in the area, I've seen only a handful moved.

If that sounds like a single-family home development, it's because the facts on the ground show it is, technical classification as a mobile home park notwithstanding.

It's therefore misleading, at best, to say Stellar Homes' proposed multi-family development is compatible with adjacent land uses.

If you approve Stellar Homes' request for a Future Land Use Amendment, you'll destroy quiet neighborhoods where Dania Beach residents have lived for decades.

The St. Maurice property is currently zoned for 33 single-family homes.

The criteria outlined in the city's own master plan and its obligation to the 4,000 residents who moved into quiet neighborhoods expecting them to stay quiet, require the zoning to stay as it is.

Carrie, Anne-Christine

From: Lisa M. Quinter <alliancerealtyflorida@gmail.com>
Sent: Thursday, May 12, 2016 3:34 PM
To: Salvino, Marco; Jones, Albert; Brandimarte, Chickie; Grace, Bobbie; Carrie, Anne-Christine
Cc: Key North
Subject: Re: Proposed Zoning Change & Development - Stellar Homes - Stirling Road/Lakeshore Drive

I am following up with an email to our officials, that at our 4/25/2016 meeting with the attorney for Stellar Development (where the developer was a no-show) . . . the attorney Alecia stated to all our residents, that she would contact me with a time and location for a 5/5 meeting that was to occur with the traffic engineer to discuss the concerns mentioned in the prior email I forwarded to all of you. Alecia followed up with me via email the following day, informing me of the same.

However, she never provided us the time nor the location, and the meeting happened without our neighborhood reps being able to attend and express our concerns. I emailed her on 5/5, and she did not get back to me until the afternoon of 5/9. She apologized for not getting back with us, and BLAMED ME for not asking her again. I informed her that I thought communicating twice about the issue was enough, and that I too have a real job to attend to, as well as volunteering as President of this community. She handled this extremely unprofessional as I basically got the message, that we need to chase this developer down every day in order to get to be heard.

I would like this on the record to you all as you should be aware.

Thank you for your time.

Thank you,

Lisa M. Quinter

FILE COPY



**Key North HOA
President**

On Tue, Apr 26, 2016 at 1:38 PM, Lisa M. Quinter <alliancerealtyflorida@gmail.com> wrote:

Dear All:

I am writing to you as the President of the Key North, HOA.

It has come to our attention that there is a proposed project in consideration for the property at Stirling Rd/Lakeshore Drive - the old St. Maurice Church Property.

After our residents met last night with the developers representative (developer decided not to show up) . . . all of our residents are unanimously on the same page in complete opposition of this zoning change, from 33 units to 288, or even 228.

There is a reason the current zoning is 33 units. The one way in, one way out roads, and neighborhoods, surrounding this property cannot handle an additional 500-600 cars, PLUS what the retail traffic will bring in as well.

Our community and community entrance is situated ON SW 31st Avenue, between Griffin Road and SW 53rd Court (near the morgue and the old fire station). We are in agreement with the folks in the trailer park - that the additional traffic that will come from the proposed development, through the trailer park, and onto SW 31st Avenue - - - in order to get to Publix, Griffin Road, the turnpike, the airport, is just way more than these roads can handle. SW 31st Avenue has increased in traffic as it is. With this type of increased traffic - it will take us forever to maneuver to get in or out of our development. The Griffin and 31st Ave traffic light already has backed up traffic, but it's livable. A road with 1 way in each direction, with a neighborhood smack dab in the middle, will cause back ups as residents are waiting for traffic to go by to turn into community. This road

is not a highway - its an interior neighborhood street, never meant to handle this type of traffic.

They presented two proposals last night, however, it doesn't benefit or assist Key North whatsoever. They are as follows:

A few of the proposals area as follows:

1) To create a gate south of SW 53rd Court (in front of the morgue area). The gate would not have a key, code, etc. Just more of a visual deterrent. The gate would still open and close as cars approach - so it really isn't stopping anyone from going through. Anyone living in the area would know . . . it opens and closes upon approach. Anyhow, this is more of a pacifier in my opinion. Not an effective solution. And let's say it did work - - - traffic would only go to Park Road, then to SW 53rd Court, and then pop on SW 31st Avenue and drive pass our community to get to Griffin Road anyway. It doesn't help us at all. Our roads cannot handle this amount of vehicular traffic. Hence the reason the current zoning is a maximum of 33 units.

2) They mentioned omitting the left turn onto Griffin Road from SW 31st Avenue to deter people from cutting through to go to 441, the Turnpike, etc. Problem with that is . . . we can't go left either. So to go west, we would be forced to make a right turn, then (if permitted) make a u-turn. And as we all know - making a right, and trying to make a u-turn at 29th is virtually impossible as it currently stands. The line of traffic to make a left or a u-turn is already so long. It's my personal opinion that diverting that much traffic between the light at 29th and 31st is too short of an area and will never work. It doesn't work now, nonetheless adding hundreds of additional cars.

Diverting traffic from the trailer park to Park Road, or from Park Road to the trailer park . . . still keeps Key North caught in the middle to be buried

with traffic and traffic noise. 20 of our 90 homes actually back up to SW 31st Avenue.

We as a community want it on record that we would like the zoning designation to remain at 33 units, or less. If you need to hear from all 90 families - you just say the word. We will write you letters, be at your office, speak with the newspapers, the media . . . whatever it takes.

Increasing from 33 units would be an irresponsible and irreversible decision, that will affect many lives in this great City of Dania. We ask this not even be a consideration.

Thank you,

**Lisa M. Quinter
, President
Key North HOA
(954) 868-1416**

Carrie, Anne-Christine

From: Lisa M. Quinter <alliancerealtyflorida@gmail.com>
Sent: Tuesday, April 26, 2016 1:39 PM
To: Salvino, Marco; Jones, Albert; Brandimarte, Chickie; Grace, Bobbie; Carrie, Anne-Christine
Cc: Key North
Subject: Proposed Zoning Change & Development - Stellar Homes - Stirling Road/Lakeshore Drive

Dear All:

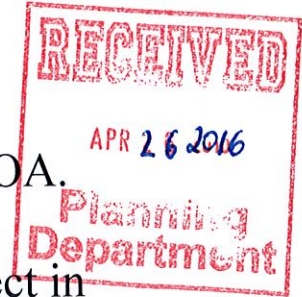
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FILE COPY

with a neighborhood smack dab in the middle, will cause back ups as residents are waiting for traffic to go by to turn into community. This road is not a highway - its an interior neighborhood street, never meant to handle this type of traffic.

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We as a community want it on record that we would like the zoning designation to remain at 33 units, or less. If you need to hear from all 90 families - you just say the word. We will write you letters, be at your office, speak with the newspapers, the media . . . whatever it takes.

Increasing from 33 units would be an irresponsible and irreversible decision, that will affect many lives in this great City of Dania. We ask this not even be a consideration.

Thank you,

Lisa M. Quinter
, President
Key North HOA
(954) 868-1416

Lajoie, Corinne

From: Jaye Sousa <jaye.sousa@gmlaw.com> on behalf of Alicia Lewis <Alicia.Lewis@gmlaw.com>
Sent: Thursday, April 14, 2016 4:26 PM
To: csloboda@bellsouth.net; dadsinkeylargo@comcast.net
Cc: Larry Baum (lbaum@stellarhomesgroup.com); lbaum@shgre.com; LaFerrier, Marc; Lajoie, Corinne; Dennis Mele
Subject: Stellar Homes Deferral email to FT Laderdale estates board [IWOV-ACTIVE.FID9144446]

Charlotte: We have been actively working with all of our neighbors to address their concerns regarding our proposed development. Our goal is to present a project to the City that reflects our collaboration and although we have made significant progress with our neighbors, we would like some additional time to address a few remaining concerns. **Please be advised that we have deferred our application from the April 20, 2016 Planning & Zoning Board meeting.** I have copied City Staff to this email correspondence and we will notify you and City Staff when we are prepared to proceed. Please feel free to contact me directly with any questions or concerns.
Have a great weekend,

GreenspoonMarder

Alicia J. Lewis, Esq.

Greenspoon Marder, P.A.

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Direct: (954) 527-6276 | Fax: (954) 333-4176

<http://www.gmlaw.com> |    

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

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

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: June 14, 2016

Requested Action (Identify appropriate Action or Motion)

APPROVING THE “CALM PLAT” (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Plat, Application and Backup



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

DATE: January 10, 2017

TO: Robert Baldwin, City Manager

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

FROM: Anne-Christine Carrie, Planner
Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *[Signature]*

SUBJECT: **PL-39-16:** The applicant Pulice Land Surveyors, Inc., on behalf of the property owner Calm Properties, LLC, is requesting plat approval for a property located at 601 East Dania Beach Boulevard.

**REQUEST
PLAT**

To establish a perimeter plat with multiple access points, 386 high-rise units and 12,000 square feet of commercial use.

PROPERTY INFORMATION

EXISTING ZONING:	Beach Gateway Mixed-Use District (GTWY-MU)
LAND USE DESIGNATION:	Regional Activity Center

The subject property is approximately four and a half (4.5) gross acres and located on the northwest corner of Dania Beach Boulevard and Gulfstream Road. This property is the future site of a mixed-use development consisting of 386 high-rise residential units and 12,000 square feet of commercial space.

CITY COMMISSION PREVIOUS ACTION

On June 14, 2016 the City Commission continued this item to allow the site with incentives to be approved concurrently.

STAFF RECOMMENDATION

Staff recommends the public hearing item be opened and continued to the January 24, 2017 City Commission agenda.

RESOLUTION NO. 2017-001

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "CALM PLAT" (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; 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, Inc., on behalf of Calm Properties, LLC (the "Applicant"), is requesting plat approval (PL-39-16), 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 "Calm Plat" (PL-39-16), is restricted to 386 high-rise units and 12,000 square feet of commercial use and no free standing or drive-through bank facilities are permitted without the approval of the Broward County Commission; and

WHEREAS, on February 28, 2016, the City's Development Review Committee (the "DRC"), which includes representatives from the Broward Sheriff's Office, Broward Fire Department, Public Services Department, the City's landscape consultant and the Planning Division staff, reviewed the plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the plat for the mixed use project; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

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

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

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

Section 2. That the application for the “Calm Plat” (PL-39-16), a copy of which is attached as composite Exhibit “B”, which is made a part of and incorporated into this Resolution by this reference, is approved.

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

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

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

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

PASSED AND ADOPTED January 10, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT “A”

Legal Description

THAT PORTION OF THE SE ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF “DANIA PLACE”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21’23” WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL “A”, “SEA OAKS”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 87°48’36” EAST ON THE SOUTH LINE OF SAID PARCEL “A”, “SEA OAKS” FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL “A”, “SEA OAKS”, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26’15” EAST ON SAID RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEET 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEET 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48’36” WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180,081 SQUARE FEET (4.1241 ACRES).

EXHIBIT “B”

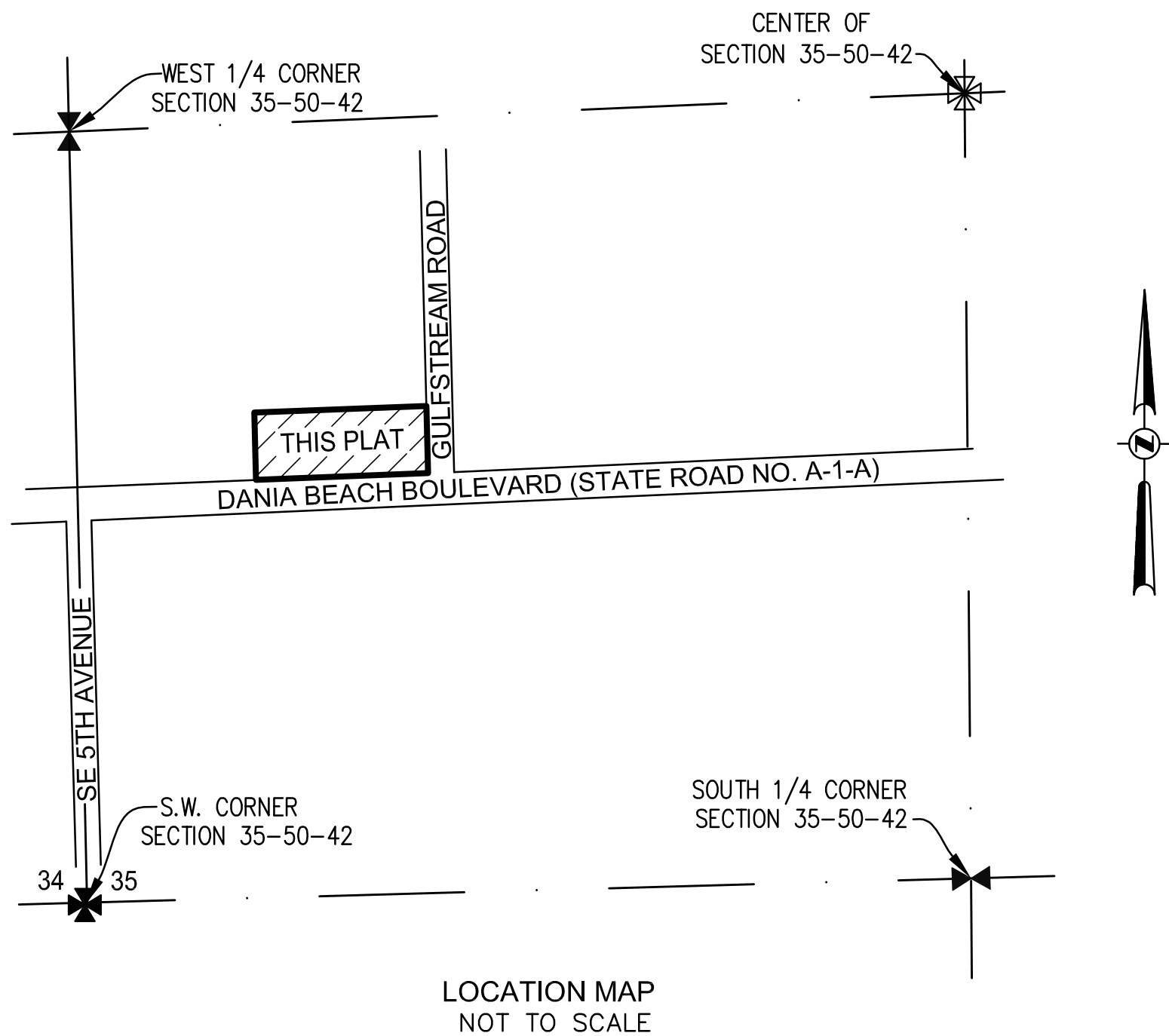
Calm Plat

PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MARCH, 2016

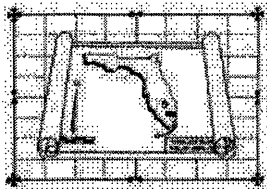


DANIAN'S CORPORATION, A FLORIDA CORPORATION	MORTGAGEE ACKNOWLEDGEMENT	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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BY: RICHARD TORNESE DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

PLAT FILE NO. 017-MP-16

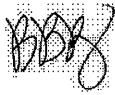
PLAT FILE NO. 017-MP-16



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Calm Plat (017-MP-16)
City of Dania Beach

DATE: May 24, 2016

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. This plat is generally located on the northwest corner of Dania Beach Boulevard and Gulfstream Road.

Regarding the proposed high-rise and commercial uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5/PCT 09-5, which amended various future land use designations to the "Dania Beach Regional Activity Center." Said amendments were adopted by the Broward County Commission on December 8, 2009, subject to the following voluntary restrictions:

- Update of the existing agreement between the School Board and the City to address the transition of the existing "Local Activity Center" designated area to a "Regional Activity Center" designation; and
- No new residential areas within the 60+ DNL contour.

Further, it is noted that the "Dania Beach Regional Activity Center" permits 7,818 dwelling units. Said dwelling units were not subject to Broward County Land Use Plan Policy 1.07.07 as the associated amendment did not propose any additional residential units to the BCLUP.

Calm Plat
May 24, 2016
Page Two

The effective land use plan shows the following land uses surrounding the plat:

North: Medium (16) Residential
South: Regional Activity Center
East: Regional Activity Center
West: Medium (16) Residential

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:RECM

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



May 2, 2016

Ms. Corinne LaJoie, AICP
Principal City Planner
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RECEIVED

MAY 05 2016

Planning
Department

FILE COPY

RE: "CALM" PLAT (APPLICATION #PL-39-16), 601 EAST DANIA BEACH BOULEVARD

Dear Ms. LaJoie:

Enclosed is the plat submittal for Planning and Zoning Board approval of the above-referenced project. For your convenience, we are providing Staff Comments on the April 28th DRC meeting along with our responses **in bold**, as follows:

Fire:

1. Complies with Code as submitted.

RESPONSE: Informational, thank you.

Landscape:

1. Feel free to contact Claudia Alzate for an interim review prior to your next official submittal, to expedite your landscape plan approval process.

RESPONSE: This application pertains exclusively to the plat and it does not contain any landscape details.

2. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

RESPONSE: We will pass on this information to the developer's site plan team.

Engineering:

1. Verify the latest Broward County Trafficways Plan for required right-of-way dedication, if applicable.

RESPONSE: This plat dedicates a 5-foot right-of-way to Dania Beach Blvd. in order to comply with the required total of 110 feet of right-of-way for said trafficway.

2. Needs signoff from Broward County for right-of-way dedication.

RESPONSE: We are awaiting the County's Development Review Report, which is due on the first week in June, 2016.

PAGE 2

Ms. Corinne Lajoie, AICP
Principal City Planner, Dania Beach
May 2, 2016

3. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD83). This should be addressed as part of the final submittal.

RESPONSE: Acknowledged.

Planning & Zoning:

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. Per Section 640-20(C) provide conceptual access plan drawn at a standard engineering scale no smaller than 1" to 100". Plan to include:

1. The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of ROW, of all proposed access locations on all public ROW abutting the plat.
2. The number and direction of lanes proposed for each driveway or roadway access location.
3. The proposed minimum distance from the ultimate ROW line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location.
4. The proposed minimum distance from the ultimate ROW line from the adjacent roadway to any proposed gate location.

RESPONSE: A conceptual access plan is attached (see Exhibit A).

3. Per Section 640-20(I) provide tax receipts.

RESPONSE: Proof of paid 2015 tax is attached (see Exhibit B).

4. Per Section 640-20(J) Deed Restriction – "Any existing or proposed deed restrictions for properties included in the plat must accompany the plat application".

RESPONSE: There are no deed restrictions associated with this property.

5. Per Section 640-20(E) proposed direct access to the state road shall be accompanied by a valid pre-application approval letter from FDOT. Refer to City Engineer for further comment and discussion.

RESPONSE: A copy of the required letter from the Florida Department of Transportation is attached as Exhibit C.

6. Per Section 640-20(F) master sheet required – where a plat proposes development in phases, or where the graphical portion of plat covers multiple sheets, a master plan sheet shall be submitted to cover all proposed phases/land area.

RESPONSE: At this time there is no proposed phased development of this project.

7. Per Section 640-20(G) location of off-site water & sewer lines, proposed connection location and route the lines will take must be shown. Refer to City Engineer for further comment and discussion.

RESPONSE: To our knowledge, the developer plans to utilize existing lines (see plans as Exhibit D, attached)

PAGE 3

Ms. Corinne Lajoie, AICP
Principal City Planner, Dania Beach
May 2, 2016

8. Per Section 640-20(H) improvement plan – any proposed improvement to be constructed in connection with the plat shall be described in an improvement plan as set forth on Section 640-90 of the LDC.

RESPONSE: Acknowledged. We will pass on this information to the developer's site plan team

9. Per Section 640-30(C)(9) provide signature block for Community Development Department.

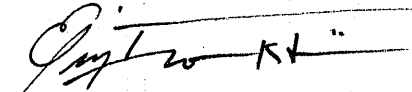
RESPONSE: Sheet 1 of the plat has been revised to include said signature block.

10. Per Section 640-30(C)(13) mortgagee approval and acknowledgement language is needed.

RESPONSE: Mortgagee approval and acknowledgement language is provided on Sheet 1 of the plat.

Thank you for letting us move forward to the next available Planning & Zoning Board meeting; we are enclosing six (6) copies of plat & survey. If you have any questions or we can be of further assistance please do not hesitate to contact us.

Thank you,
PULICE LAND SURVEYORS, INC.



Elizabeth Tsouroukdissian
Platting Assistant

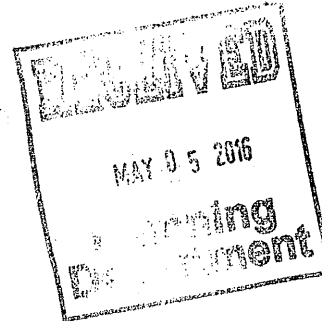
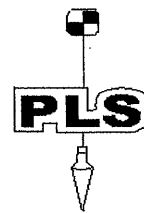
encl.

FILE COPY



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



May 5, 2016

Ms. Anne-Christine Carrie
Planning Associate
Community Development Department
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: "CALM" PLAT (APPLICATION #PL-39-16), 601 EAST DANIA BEACH BOULEVARD

Dear Ms. Carrie:

Enclosed please find the above-referenced plat submittal for the upcoming Planning and Zoning Board meeting. We have prepared one original set plus six (6) copies as you required. Each package contains:

1. Point-by-point response* to the Staff Comments set forth on the April 28th DRC meeting.
2. Plat.
3. Signed and sealed survey (attached to the plat).

*attached to the response letter please find:

- a. Exhibit A: Access Plan.
- b. Exhibit B: Broward County 2015 Taxed Paid.
- c. Exhibit C: FDOT Letter of Authorization.
- d. Exhibit D: Utility Plan.

Thank you for accepting this submittal and we look forward to be placed in the next available Planning & Zoning Board meeting.

Always a pleasure to work with your City,
PULICE LAND SURVEYORS, INC.

Elizabeth Tsouroukdissian
Platting Assistant

encl.

EXHIBIT "A"

PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS

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.

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MARCH, 2016

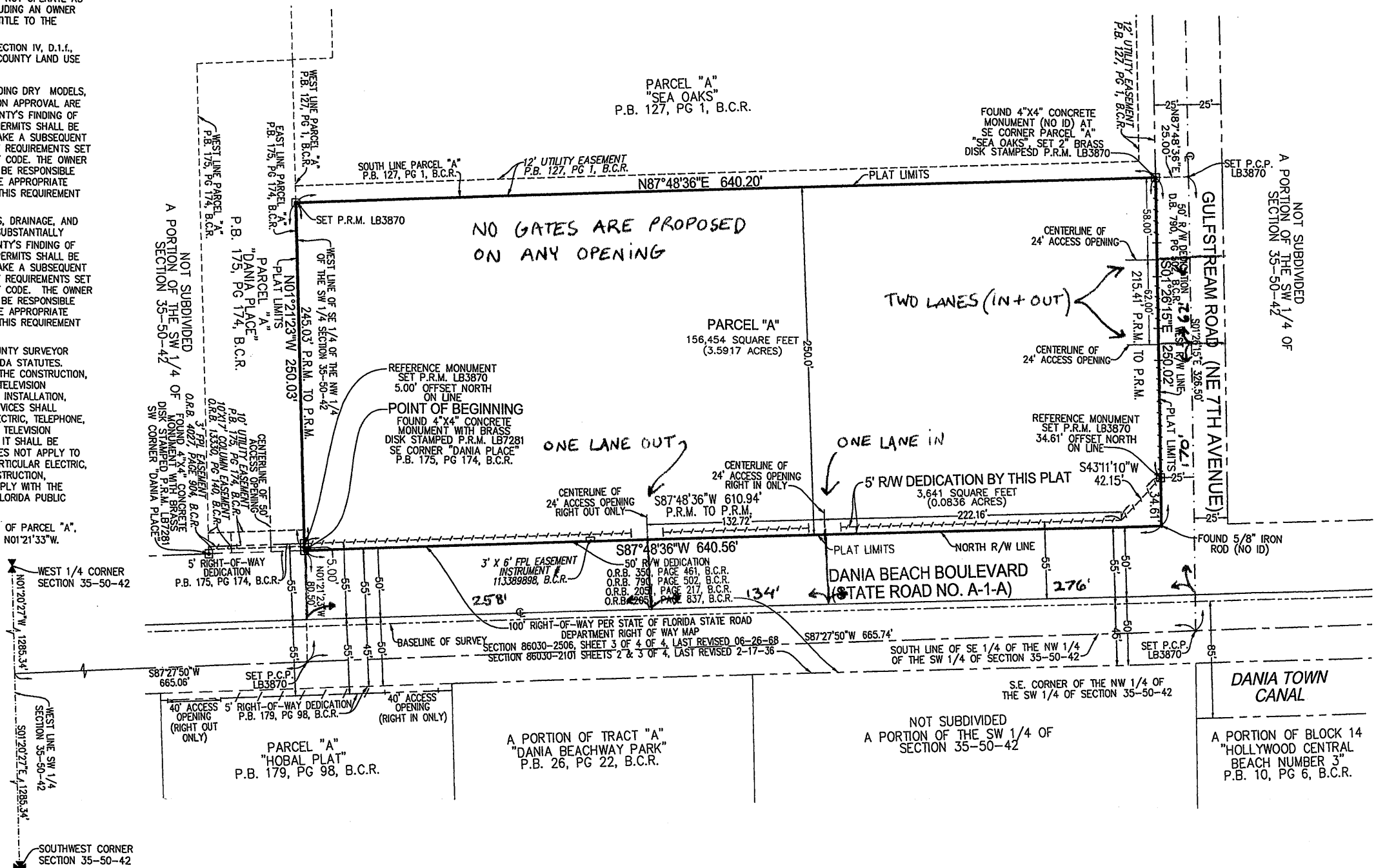
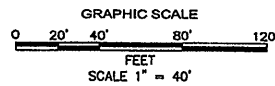
P.R.M. 	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P. 	DENOTES: PERMANENT CONTROL POINT
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
	DENOTES: NON-VEHICULAR ACCESS LINE
F.D.O.T.	DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
	DENOTES: SECTION CORNER
	DENOTES: QUARTER SECTION CORNER
	DENOTES: CENTERLINE
C.C.B.	DENOTES: COUNTY CLERK'S BOOK
D.B.	DENOTES: DEED BOOK
R/W	DENOTES: RIGHT-OF-WAY

1) THIS PLAT IS RESTRICTED TO 352 HIGH RISE UNITS AND 4,000 SQUARE FEET OF COMMERCIAL USE.

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.

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 20, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A",
"DANIA PLACE", PLAT BOOK 175, PAGE 174, B.C.R. BEING N01°21'33"W.



PLAT FILE NO. -MP-16

EXHIBIT "B"

BROWARD COUNTY

2015 Paid Real Estate

Folio: 537885

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
504235-00-0252		See Below	See Below	See Below	0413

CALM PROPERTIES LLC
300 SOUTH POINTE DR #2103
MIAMI BEACH, FL 33139

PAYMENTS MUST BE MADE IN US FUNDS AND
DRAWN ON US BANK ACCOUNT.

601 E DANIA BEACH BLVD
35-50-42
POR OF SE1/4 OF NW1/4 OF SW1/4
DESC AS FOL, COMM AT SE COR OF
SE1/4 OF NW1/4 OF SW1/4, RUN WLY
25, NLY 76.34 TO N R/W/L OF DANIA

01A-15-00003459
Paid By BOULEVARD TITLE OF SOU

AD VALOREM TAXES					
Taxing Authority	Millage	Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY COMMISSION					
COUNTYWIDE SERVICES	5.47410	2,482,790	0	2,482,790	13,591.04
VOTED DEBT	0.24890	2,482,790	0	2,482,790	617.97
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.70300	2,482,790	0	2,482,790	14,159.35
CAPITAL OUTLAY	1.50000	2,482,790	0	2,482,790	3,724.18
VOTER APPROVED DEBT LEVY	0.07100	2,482,790	0	2,482,790	176.28
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.05060	2,482,790	0	2,482,790	125.63
OKEECHOBEE BASIN	0.15860	2,482,790	0	2,482,790	393.77
SFWMD DISTRICT	0.14590	2,482,790	0	2,482,790	362.24
SOUTH BROWARD HOSPITAL	0.17370	2,482,790	0	2,482,790	431.26
CHILDREN'S SVCS COUNCIL OF BC	0.48820	2,482,790	0	2,482,790	1,212.10
CITY OF DANIA BEACH					
DANIA BEACH OPER	5.99980	2,482,790	0	2,482,790	14,896.24
DEBT SERVICE	0.24340	2,482,790	0	2,482,790	604.31
FL INLAND NAVIGATION	0.03200	2,482,790	0	2,482,790	79.45
Total Millage:		20.28920	Ad Valorem Taxes:		\$50,373.82
NON - AD VALOREM TAXES					
Levying Authority				Rate	Amount
04 DANIA FIRE					14,491.73
DS DANIA STORM WATER				@ 40.0000	7,960.00
Non - Ad Valorem Assessments:					\$22,451.73
Combined Taxes and Assessments:					\$72,825.55
If Postmarked By	Jan 31, 2016				
Please Pay	\$0.00				

Receipt #
Paid 01/15/2016

BROWARD COUNTY

2015 Paid Real Estate

Folio: 537885

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Paid 01/15/2016 Receipt #

01A-15-00003459

\$71,369.04

Paid By BOULEVARD TITLE OF SOUTH FLC

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
504235-00-0252

If Postmarked By	Please Pay
Jan 31, 2016	\$0.00

Return with Payment

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

CALM PROPERTIES LLC
300 SOUTH POINTE DR #2103
MIAMI BEACH, FL 33139

Please Pay Only One Amount

EXHIBIT "C"



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

March 17, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL – MARCH 17, 2017
THIS LETTER IS NOT A PERMIT APPROVAL

*** Revised to update commercial use square footage.

Michael Carr
Langan Engineering & Environmental Services
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016

Dear Mr. Carr:

RE: **March 17, 2016- Pre-application Meeting for Category D Driveway**
Broward County - City of Dania Beach, (Urban) SR A1A Sec. #86030; MP - 6.760
Access Class - 05 Posted Speed - 40 mph SIS - Y Ref project: 437847-1
Request: Driveway 1 and Driveway 2 on SR A1A/E Dania Beach Boulevard.
• Driveway 1: Right-in only driveway located approximately 260 feet west of Gulfstream Road.
• Driveway 2: Right-out only driveway located approximately 110 feet west of Driveway 1.

SITE SPECIFIC INFORMATION

Project Name & Address: Dania Beach Residences - 601 East Dania Beach Blvd, Dania Beach, FL 33004
Applicant: Michael Carr - Consultant Property Owner: CALM Properties LLC
Parcel Size: 3.67 Acres Max. Sq.ft: 352 D.U. & 8,200 S.F. Proposed LU: High Rise Residential & Commercial

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 30 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane is required and must meet FDOT design standards and include space for bicycle lane.
- Driveway 1 and Driveway 2 shall have a maximum width of 16 feet and be radial return.
- All other existing driveways along the frontage of the property shall be closed.

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits - Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

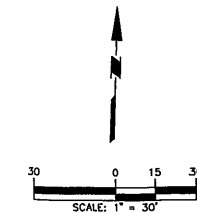
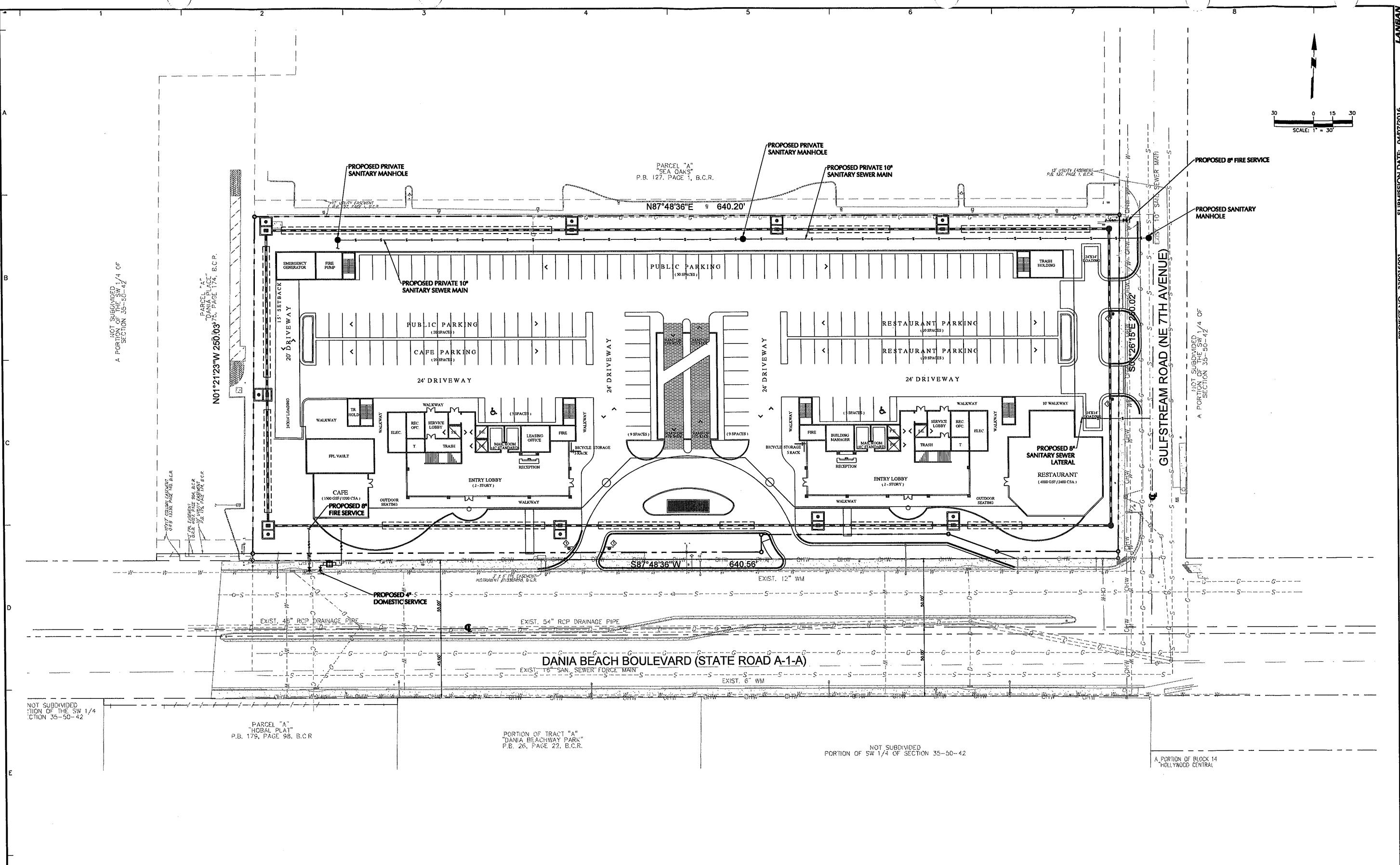
Dalila Fernandez, P.E.
District Traffic Access Manager

GS/nyh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-03-17\3. 86030 MP 6.760 SR A1A_Dania Beach Residences\86030 MP 6.760 SR A1A_Dania Beach Residences.doc www.dot.state.fl.us

EXHIBIT "D"



<table border="1"><thead><tr><th>Date</th><th>Description</th><th>No.</th></tr></thead><tbody><tr><td colspan="3">REVISIONS</td></tr></tbody></table>			Date	Description	No.	REVISIONS			SIGNATURE LEONARDO RODRIGUEZ PROFESSIONAL ENGINEER FL Lic. No. 54858 DATE SIGNED		LANGAN 110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL 33301 T: 854.320.2100 F: 854.320.2101 www.langan.com NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO WASHINGTON, DC FLORIDA TEXAS CALIFORNIA AUSTRALIA ATHENS DALLAS DUBAI ISTANBUL PANAMA LONDON Langan Engineering, Environmental, Surveying and Landscape Architecture, P.C. S.A. Langan Engineering and Environmental Services, Inc. Langan Ltd. Langan International LLC Langan (UK) Limited and Langan FL CERTIFICATE OF AUTHORIZATION No. 00008601 Project DANIA BEACH RESIDENCES 601 DANIA BEACH BOULEVARD DANIA BEACH FLORIDA		Drawing Title UTILITY PLAN Project No. 330016001 Date 04/07/2016 Scale 1"=30' Drawn By ATS Checked By MPCAR Submission Date 04/07/2016		Drawing No. C-5.0 Sheet of	
Date	Description	No.														
REVISIONS																

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-2021-2016

County Number: 017-MP-16 Municipality Number: PL-39-16
Calm Plat

April 28, 2016



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2015-16 Contract Permanent Capacity	2015-16 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
Avant Garde K-6 Broward	1,374	912	-462	912	912	912
New Life Charter Academy	550	97	-453	97	97	97

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Collins	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
Olsen	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
South Broward	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

SBBC-2021-2016 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

4-28-16

Date



Signature

Lisa Wight

Name

Planner

Title

PAYMENT DATE

04/08/2016

COLLECTION STATION

City Hall Window 2

RECEIVED FROM

CALM PROPERTIES

DESCRIPTION

601-605 E DANIA BEACH BLVD DB, FL 33004

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

BATCH NO.

2016-07000601

RECEIPT NO.

2016-00028057

CASHIER

fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PSP	Appl Review - Standard PSP - STANDARD DEVELOP/VARIANCE ETC APPLICATION FEE LOCATION: 601 E DANIA BEACH BLVD APPLICANT: PULICE LAND SURVEYORS	\$2,750.00						
Payments:	<table border="1"><thead><tr><th>Type</th><th>Detail</th><th>Amount</th></tr></thead><tbody><tr><td>Check</td><td>2000</td><td>\$2,750.00</td></tr></tbody></table>	Type	Detail	Amount	Check	2000	\$2,750.00	
Type	Detail	Amount						
Check	2000	\$2,750.00						
Total Amount:		\$2,750.00						

Customer Copy



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000730

Date: 4/7/16

RECEIVED FROM:

Name: Calm Properties

Address: 601-605 E Dania Beach Blvd

Address 2:

City/St/ZIP: Dania Beach, FL 33004

Service or Item	Amount
PSP - Standard Develop/Variance etc Application Fee	\$2750.00

P/Z ITEM # PL-39-16

LOCATION: 601 East Dania Beach Blvd

APPLICANT: Pulice Land Surveyors

PREPARED BY: Macee Wray

TOTAL DUE: \$2750.00

FILE COPY

Tom Smitha

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 2:06 PM
To: Carrie, Anne-Christine
Subject: FW: Proposed Apartment Development -- East Dania Beach Boulevard

I need one more favor for tonight.
Can you please give me one copy of each objection letter so I have it for tonight? Just in case.
Thanks

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 1:53 PM
To: Lottier, Christine
Subject: FW: Proposed Apartment Development -- East Dania Beach Boulevard

Can you please provide this to Commissioner Grace?
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Thomas Smitha [<mailto:tlsmitha@gmail.com>]
Sent: Tuesday, June 28, 2016 1:49 PM
To: Lajoie, Corinne
Subject: Fwd: Proposed Apartment Development -- East Dania Beach Boulevard

----- Forwarded message -----

From: Thomas Smitha <tlsmitha@gmail.com>
Date: Tue, Jun 28, 2016 at 1:40 PM
Subject: Proposed Apartment Development -- East Dania Beach Boulevard
To: msalvino@ci.dania-beach.fl.us, ajones@ci.dania-beach.fl.us, cbrandimarte@ci.dania-beach.fl.us,
pfetscher@ci.dania-beach.fl.us, bgrace@ci.dania-beach.fl.us

Dear Mayor Salvino, Commissioner Jones, Commissioner Brandimarte, Commissioner Festcher & Commissioner Grace

I am a South Florida native and have been a Dania Beach resident since 2004. I really enjoy living in Dania Beach. I like my neighbors, and the hometown feel of our city. Dania Beach is a great place to call home.

I have been living in the Sea Oaks Condos since 2006 and understand the owner of the adjoining property intends to build two enormous 14-story rental towers next door, along with an equally large parking garage. These large towers and their garage are unacceptable for the following reasons:

- 1) Our neighborhood is primarily small business and residential. It is not set up for the increased traffic flows and congestion two enormous apartment towers would bring to the corner of Dania Beach Boulevard and Gulfstream Road. Gulfstream Road has no speed humps so we must anticipate hundreds of new renters speeding on that narrow two-lane road, and causing additional accidents. There is also no traffic signal at that corner to manage this additional traffic flow.
- 2) At 14 stories, these towers will be more than three times taller than the average building currently located in Dania Beach east of US 1. Virtually all buildings in our neighborhood are six stories or less. Most buildings in our neighborhood are 1 to 4 stories. Huge fourteen story towers are totally out of character here. East Dania Beach is not Sunny Isles, downtown Fort Lauderdale, or Miami Beach. Ask yourself if you would want these large towers with their 550 car-parking garage literally in your backyard.
- 3) These towers will house over 600 rental units with 1,200+ renters and have over 550 parking spaces. The estimated 400+ cars leaving each morning and returning every evening out of the towers' single exit will make commuting very difficult for us and literally bring South Florida's traffic problems directly into our homes.
- 4) With such a large increase in renters, we can expect large increases in noise and other disruptions 24/7. The towers' enormous parking garage will directly face our property in Sea Oaks. While the tower renters may get to see the ocean, Sea Oaks long-term residents (and voters) will see and hear a huge parking garage backed up against even larger towers. Parking garages by their nature are not handsome buildings, and will be the source of constant and amplified traffic noise, including car alarms, squealing tires, horn blasts, racing car engines, etc. This will become part of our lives at Sea Oaks 24/7.
- 5) With (4) above in mind, you should ask the developer for a rendering of the back of the towers with the parking garage, so you can appreciate what we will see and hear 24/7.
- 6) A significant portion of the current households in our neighborhood are owner occupied. These large rental towers will substantially change this own/rent proportion and could degrade the character of our neighborhood.
- 7) These large towers will be built extremely close to mangrove swamps and other endangered wetlands. This huge construction project, plus the increase in traffic and other environmental impacts of these large towers will degrade and damage these environmentally sensitive areas.

- 8) These large towers will be built directly across the street from a very large fireworks factory and store. Fireworks buildings have a high risk of explosion and fire compared to other buildings (search "fireworks building explosion" on YouTube and see attached link <https://www.youtube.com/watch?v=OBz0Y-7h75g>). The 1,200+ residents of these towers will unwittingly assume this risk, and the large towers will create traffic, evacuation, and first responder problems in the event of a fire or explosion. Does Dania Beach have the fire department and EMTs sufficient to handle such a risk? Could the hundreds of renters in these towers safely evacuate if such an emergency occurred in the middle of the night? I doubt it.
- 9) The fireworks facility is highly trafficked on certain holidays such as the Fourth of July. Dania Beach Boulevard also has substantial beach traffic, which increases substantially on weekends and holidays. Adding 600 or more cars in such a small space to this congestion on our holidays will create an intolerable gridlock situation for those of us who currently live in this neighborhood.
- 10) Does Dania Beach has the utility infrastructure to handle such large buildings? Constructing this additional infrastructure will create more congestion and traffic issues, and possibly cost us additional property taxes with special assessments, etc.
- 11) Large towers require large pilings and other supports that could damage our condos from the vibrations and other factors. Additionally, the long construction period for such buildings creates additional hazards to our condos, in the event of hurricanes and storms, along with the vibrations from the construction.
- 12) If two 14-story towers are erected adjacent to our Sea Oaks condos, we can expect pressure from other developers to build similar or even larger towers across the street at the Weiner Mobile Home Park property. This future development will bring even more additional congestion, along with environmental, safety, and traffic issues.
- 13) Buildings of this type tend to maximize their footprint on their property. These towers are no exception. Look at the larger buildings on Young Circle and The Place at Dania Beach as examples. Regardless of the handsome drawings the developer creates, the towers are often built to minimize set-off, presenting the appearance of a Stalinesque hulking structure built literally feet from the roadway and property lines. We should expect even less setoff in the back of the buildings where the parking garage will be built.
- 14) I appreciate that commercial property owners need to make money on their properties. However, consideration must be given to neighbors and others directly affected by the property development. Proper Zoning really does matter. We see how over-development affects other neighborhoods in South Florida. In neighborhoods like Brickell and South Beach in Miami, high rises built in traditional lower density residential neighborhoods create traffic nightmares and gridlock. We do not want or need the consequences of large hulking towers like this in our Dania Beach neighborhood. Smaller and more practical buildings are much more appropriate here. Please reject this plan and request the developer to submit something that is more environmentally and traffic appropriate, and neighbor friendly for our east Dania Beach neighborhood.

Thank you for your consideration. I am a regular voter and active in our local politics. This is a very important matter to me, and my future commission votes will depend in large part on your actions on these towers.

Very truly yours,

Tom Smitha

Linda La Rosa

Carrie, Anne-Christine

From: llrparis@aol.com
Sent: Tuesday, June 28, 2016 10:41 AM
To: Lajoie, Corinne
Cc: Carrie, Anne-Christine; LaFerrier, Marc
Subject: Re: Calm Plat CC (Sea Oaks)

Corrine -

I asked for a continuance 2 weeks ago and was effectively told No.....now at the last minute, the attorneys request one and it is granted. That is fine....but there was a lot of work done by us to get people to come tonight.....at this point....I'm not putting up new notices as I am in meetings all day myself with my job.

Will anyone be allowed to speak or do they have to fill out a card and how many people can speak
Do we fill out the card before the meeting starts?

I do think that many residents want their voices heard as many feel like the official notification of 300' or having to read the notice in the newspaper is not "friendly" to people who live here and affected by buildings like this.

Since I am in contact with your office and the "unofficial" spokesman.....would you please let me know when hearings are scheduled or continued regarding this matter.

Yes, I would like to come in and meet with you and your office. As I've stated I've been out of town for business since June 14 but will effectively be in town the rest of the summer.

I have a lot of questions being asked by residents.....I've also been approached by a law firm recommended to me who has had dealings with the City of Dania Beach and, of course, has more expertise than myself...and they have posed questions regarding this development.

Who will be at the meeting tonight....Mayor and all commissioners?

Thank you for your continued attention to my emails.

Linda
Linda La Rosa

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>
To: Linda LaRosa <llrparis@aol.com>
Cc: Carrie, Anne-Christine <ACarrie@ci.dania-beach.fl.us>; LaFerrier, Marc <mLaFerrier@ci.dania-beach.fl.us>
Sent: Tue, Jun 28, 2016 8:56 am
Subject: RE: Calm Plat CC (Sea Oaks)

The site plan application was submitted on May 5, 2016, which proceeded to the DRC (staff) review the same month to discuss compliance with various code requirements. I expect the applicant to resubmit sometime in the future with revised plans which will hopefully address the code provisions that were not previously met. After that the next step will be the public hearing for approval/denial of the site plan at the City Commission. This is the only time the site plan

will be advertised by placing an ad in the newspaper, mailed notice to property owners within 300' and signs posted on the property.

Please note that just this morning I received notice from the applicant's attorney that they are requested to continue the Plat from tonight's City Commission meeting to the July 26th City Commission meeting. You can still come and speak at the City Commission meeting at the beginning of the meeting under Citizen Comments, or for this items when it is opened for discussed before the City Commission votes to continue the item. Please make sure to fill out a card to speak so the Mayor will call you up to the podium.

Please let me know if you have any additional questions, or would like to meet.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Linda LaRosa [<mailto:llrparis@aol.com>]
Sent: Monday, June 27, 2016 6:12 PM
To: Lajoie, Corinne
Subject: Re: Calm Plat CC (Sea Oaks)

Corrine

Sorry for all the questions but when was the site plan filed? Is there a specific time after it's been filed that hearing is scheduled

Are residents notified when site plans are submitted ?

I'm out of town till tomorrow
So I'm not sure if I can come by before the meeting
Is that possible ?

Linda

Linda La Rosa
954-610-3349
Sent from my iPhone

On Jun 27, 2016, at 5:48 PM, Lajoie, Corinne <cchurch@ci.dania-beach.fl.us> wrote:

Yes, a site plan has been submitted & can be viewed at my office. Let me know when you would like to see it.

Sent from my iPhone

On Jun 27, 2016, at 5:23 PM, "llrparis@aol.com<<mailto:llrparis@aol.com>>"
<llrparis@aol.com<<mailto:llrparis@aol.com>>> wrote:

Corrine

It seems your last sentence wasn't finished?

More specifically, I wanted to know if a site plan has been submitted by the developer.

Thank you.

Linda La Rosa

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us<mailto:cchurch@ci.dania-beach.fl.us>>
To: llrparis <llrparis@aol.com<mailto:llrparis@aol.com>>
Sent: Mon, Jun 27, 2016 3:11 pm
Subject: RE: Calm Plat CC (Sea Oaks)

Good morning.

You are correct, the plat application is scheduled for tomorrow's City Commission meeting (June 28). The meeting is held at City Hall at 7:00p.m.

The site plan for this project will also be required a public hearing, but has not yet been scheduled.

The site plan is

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: llrparis@aol.com<mailto:llrparis@aol.com>
[mailto:llrparis@aol.com<mailto:llrparis@aol.com?>]
Sent: Friday, June 24, 2016 3:20 PM
To: LaFerrier, Marc; Lajoie, Corinne
Subject: Re: Calm Plat CC (Sea Oaks)

Friday, June 24, 2016

Marc and Corrine -

Would you be so kind as to give us the status of the approval process.....meaning the present status of the development application process. Which applications will the developer need to submit? I know you mentioned the Plat approval application would be on the Agenda June 28. We, myself and other concerned residents, will be at the June 28th meeting to give a "voice" to the other side of this development idea. We feel a little behind in the discussions, as I'm sure the developers have had many meeting with the City of Dania Beach regarding this development and we are only getting involved in these discussions.

Thank you.

Linda La Rosa, President
Sea Oaks Condominium Assoc.
954-610-3349

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania<mailto:cchurch@ci.dania>-
beach.fl.us<http://beach.fl.us>>
To: llrparis <llrparis@aol.com<mailto:llrparis@aol.com>>

Sent: Mon, Jun 13, 2016 3:33 pm

Subject: FW: Calm Plat CC meeting June 14th continuance

Please see the email below from the attorney's office representing the applicant. They have requested a continuance to the June 28th City Commission meeting.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Christina Bilenki [<mailto:cbilenki@dmbblaw.com><<mailto:cbilenki@dmbblaw.com>>]

Sent: Monday, June 13, 2016 1:56 PM

To: LaFerrier, Marc; Bonnie Miskel

Cc: Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian

Subject: RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28th City Commission meeting so that the defective notice can be cured. Please do not hesitate to contact me should you require anything further at this time.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com<<mailto:cbilenki@dmbblaw.com>>

<image001.jpg>

The information contained in this email is confidential and privileged, and is intended only for the use of the individual(s) to whom it was addressed. The contents of this email may be protected from disclosure and dissemination by local, state and federal law, including Chapters 18 and 47 of the United States Code, and Chapter 934 of the Florida Statutes. If you are not the intended recipient or if you have received this email in error, do not read the contents, immediately notify the sender by return email, and permanently delete this email from your records. Thank you.

From: LaFerrier, Marc [<mailto:mLaFerrier@ci.dania-beach.fl.us><<mailto:mLaFerrier@ci.dania-beach.fl.us>>]

Sent: Monday, June 13, 2016 1:42 PM

To: Christina Bilenki <cbilenki@dmbblaw.com<<mailto:cbilenki@dmbblaw.com>>>; Bonnie Miskel <bmiskel@dmbblaw.com<<mailto:bmiskel@dmbblaw.com>>>

Cc: Scott Backman <sbackman@dmbblaw.com<<mailto:sbackman@dmbblaw.com>>>; Ansbro, Tom <tansbro@ci.dania-beach.fl.us<<http://beach.fl.us>>>; Lajoie,

Corinne <cchurch@ci.dania-beach.fl.us<<mailto:cchurch@ci.dania-beach.fl.us><<http://beach.fl.us>>>>; Carrie,
Anne-Christine <ACarrie@ci.dania-beach.fl.us<<mailto:ACarrie@ci.dania-beach.fl.us><<http://beach.fl.us>>>>;
Wray, Macee <mwrap@ci.dania-beach.fl.us<<mailto:mwrap@ci.dania-beach.fl.us><<http://beach.fl.us>>>>
Subject: Calm Plat CC meeting June 14th continuance

Bonnie and Christina

We regret to inform you that a procedural error was brought to our attention regarding the public notice for your Plat (PL-39-16) application. The County database, which contains the mailing addresses of all property owners, was incomplete and several property owners were not given proper notice. At this time, we propose that the item be continued to the June 28 Hearing and re-advertised to all stakeholders.

Please respond with an email requesting the continuance.

My apologies.

Marc

Carrie, Anne-Christine

From: llrparis@aol.com
Sent: Monday, June 13, 2016 9:08 PM
To: Lajoie, Corinne; LaFerrier, Marc; bmiskel@dmbblaw.com; cbilenki@dmbblaw.com; sbackman@dmbblaw.com; Carrie, Anne-Christine; Ansbro, Tom; Wray, Macee
Subject: Re: Calm Plat CC meeting June 14th continuance

To Whom It May Concern:

I have been advised today that the June 14th item (Calm Plat) has been continued until June 28th.

Normally, the 14 days in between would be adequate time for me to meet with the concerned parties, but I leave Tuesday morning at 7am for two - 7 days business meetings, not returning until June 28th.

Could the matter be postponed for a month (July 12) which would then allow 2 weeks for me to meet with the respective parties after my return. I'm in charge of organizing and running these financial meetings, (I'm an independent meeting planner) so my time is very restricted during the 14-28 of June.

Thank you for your consideration in this matter.

Regards,

Linda La Rosa
954-610-3349

Please see the email below from the attorney's office representing the applicant. They have requested a continuance to the June 28th City Commission meeting.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Christina Bilenki [<mailto:cbilenki@dmbblaw.com>]
Sent: Monday, June 13, 2016 1:56 PM
To: LaFerrier, Marc; Bonnie Miskel
Cc: Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian
Subject: RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28th

Steve Talon

Dania Beach has always been an oasis in the middle of the total chaos of life in South Florida. Dania Beach has always been a place you could call "home", compared to the "jungle" style of life in our neighboring cities. Now we are being swamped by foreign developers that want to change all that, certainly because they care about you and me? No, they see available land that they can develop with out of control high rises and they could care less about destroying this small quaint place we call "home". We are on the verge of becoming another Hallandale Beach, a constipated gridlock of traffic and masses of people. How much thought have you, our elected protectors of our oasis, given to your responsibilities, as you try to convince us that we need this stupid crazy out of control growth? You want to allow over 1400 RENTAL units to be constructed at the corner of Dania Beach Blvd and Gulfstream Road. Are you crazy? Renters are working people. They will have to be working full time in order to pay the rent. Picture up to 2800 hundred cars at the corner of Dania Beach Blvd and Gulfstream road during commuter times!?! Now, what are you going to do with all their babies? Any thoughts of where your new schools will be built? I think not.

You talk about the added tax revenue that all this will generate. Are you going to reduce OUR taxes now that you have all this new revenue coming in? I think not. What are you thinking?

I know that we can't stop someone from developing their land. Our forefathers had it right though, they limited the height of all new constructions. It worked! That maintained control of smart growth that has protected our "homes" and OUR investments, up until now. You are on the verge of failing us all.

It's a sad day for us all. Don't be blinded by the developers promises and B.S. that is about to destroy Dania Beach. We trusted you when we elected you. Please don't fail in your responsibilities as guardians of our "home" town.

Sincerely,

Stephen Talon
85 Gulfstream Road
Unit 207
Dania Beach
Home

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Monday, June 20, 2016 8:52 AM
To: Stilson, Louise
Cc: Carrie, Anne-Christine
Subject: FW: Calm Plat (PL-39-16)
Attachments: 1377_0001.pdf; ATT00001.htm

Please see the attached letter of objection.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Steve Talon [<mailto:talon@msrc.org>]
Sent: Monday, June 20, 2016 6:40 AM
To: Lajoie, Corinne
Cc: stephen talon
Subject: Ref: Calm Plat (PL-39-16)

Dear Ms. Lajoie,

Attached is my e-mail that I am trying to send the Dania Beach Commissioners. I'm sending you the first copy, in hopes that I have success reaching out to the Commissioners, I'm not too good at computers.

Please just let me know if you got this ok, at stallion@msn.com.

Thank you.

Respectfully,

Steve Talon
85 Gulfstream Road, Unit 207
Dania Beach
954-927-9368

Grant + Megan Ninneman

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 8:38 AM
To: Carrie, Anne-Christine
Subject: FW: Dania beach high rises

Please print and attach to the Calm Plat file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Lottier, Christine
Sent: Tuesday, June 28, 2016 8:04 AM
To: Lajoie, Corinne
Subject: FW: Dania beach high rises

Hi Corinne,

Please see the below email that I received. I will print a copy for Commissioner Grace.

Have a great day!

Chris

Christine Lottier
Executive Assistant to the City Manager
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004
clottier@ci.dania-beach.fl.us
954-924-6800 x3606
954-921-2604 Fax

From: Grant Ninneman [<mailto:bbyachting@yahoo.com>]
Sent: Monday, June 27, 2016 10:27 PM
To: Lottier, Christine
Subject: Dania beach high rises

Dear Commissioner Lottier

My wife and I are owners at the sea oaks building at 75 Gulfstream Rd., Dania Beach.

We are writing to thank you for the important work of service you provide to our community.
We do not want to write to complain but only to voice concern for the community that we live in and care for.

We were very disappointed to learn that there have already been approved a number of plans for multiple high rises in our immediate neighborhood.

This concerns us greatly for numerous reasons:

- 1) We do not at all share the vision of turning Dania Beach into a concrete jungle like Hallandale or the rest of South Florida. We really like the quietness and tranquility of this area.
- 2) We are concerned about the effect of these projects will also have on the scenic environment here.
- 3) We are very concerned about the intense traffic congestion that would occur by adding another 700+ units to our immediate neighborhood, which would be in addition to the already approved projects on the corner of Dania Beach Blvd and Gulfstream Road & across the street for high rise residences, which already totals more than 700 new residences to the area. Two very large residential high rises with more than 850 parking spaces, with majority of traffic entering and exiting Gulfstream Road would dramatically and negatively overwhelm traffic patterns on this small side road in Dania Beach. This dramatic increase in residences along with the city's proposed narrowing of Dania Beach Blvd into two lanes would cause tremendous congestion along our main road.
- 4) Lastly, we are also concerned about the architectural impact these 14 story high-rises will have on our foundations at some future period.

We hope that you will take on genuine concerns into consideration since we know that these concerns on not only our own but also the concerns of many residents we speak to in this area, not only those from Sea Oaks.

Thank you for taking the time to consider points of view

Yours sincerely

Grant and Megan Ninneman
75 Gulfstream rd, unit 211b,
Dania beach
954 649 4958

Constantine Manos

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 8:40 AM
To: Carrie, Anne-Christine
Subject: FW: Resolution 2016-076, Dania Beach, Florida

Here's another one. Please print and attached to the Calm Plat file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Lottier, Christine
Sent: Tuesday, June 28, 2016 8:02 AM
To: Lajoie, Corinne
Subject: FW: Resolution 2016-076, Dania Beach, Florida

Good Morning Corinne,

Please see the below email that I received this morning. I will print a copy for Commissioner Grace.

Have a great day!

Chris

Christine Lottier
Executive Assistant to the City Manager
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004
clottier@ci.dania-beach.fl.us
954-924-6800 x3606
954-921-2604 Fax

From: cmanosphoto@aol.com [<mailto:cmanosphoto@aol.com>]
Sent: Tuesday, June 28, 2016 7:28 AM
To: Brandimarte, Chickie; Jones, Albert; Lottier, Christine; pflentscher@ci.dania-beach.fl.us; msalvio@ci.dania-beach.fl.us
Cc: CorrineLaJoie@ci.dania-beach.fl.us
Subject: Resolution 2016-076, Dania Beach, Florida

Dear Commissioners of Dania Beach,

I have just heard of plans to build a massive residential development on the northwest corner of Dania Beach Blvd. and Gulfstream Road. The size of this project, two fourteen story towers with 350 units plus 750 parking spaces will be a disaster for this area and for the town of Dania Beach.

The project is too large for the following reasons, among others: its impact on traffic patterns, on the neighboring wetlands, on the foundations of the neighboring Sea Oaks Condominiums, and on air pollution from the increased traffic. In addition the heavy traffic on Dania Beach Blvd., going to the beaches, will create a tremendous bottleneck at the bridge.

I am not against reasonable development. I just feel that his development is too large, especially in this location away from the center of town and on the edge of the wetlands.

It is my hope that Dania Beach will retain its quality as a quiet, low-key sanctuary for good living - unlike the frenetic high-rise monstrosities such as the ones that exist in Hallandale.

If there must be high-rise projects in Dania Beach they should be concentrated along Federal Highway. The bottom line is that before such major projects are undertaken there must be a Master Plan for the development of the town, a plan which respects the separation between large high-rise projects and quiet residential neighborhoods.

Sincerely,

Constantine Manos

Condo Owner

Sea Oaks Condominiums

75 Gulfstream Road

Dania Beach, FL

Lajoie, Corinne

From: Rob Todd <roto31565@yahoo.com>
Sent: Friday, June 10, 2016 4:27 PM
To: Lajoie, Corinne
Subject: Fw: 601 East Dania Beach Blvd/ Calm Properties

On Friday, June 10, 2016 2:33 PM, Rob Todd <roto31565@yahoo.com> wrote:

To: Dania Beach City Commissioners

Hello. As a resident of Dania Beach, I am contacting you about my concerns for the proposed project at 601 East Dania Beach Blvd by Calm Properties LLC. I live in the Sea Oaks Condo directly behind/adjacent to this property. This is a very small, nice, quiet, and peaceful condominium. I understand the owner's of 601 property are requesting to build a 14 story mixed use building. If this is allowed, this will have a dramatic negative affect on my lifestyle and my neighbors lifestyle and it will also dramatically decrease the value of my condo.

I strongly disagree with something so large being built adjacent to our property and I strongly urge the commissioners to only approve a project that is considerably down scaled and that is more cohesive to the surrounding properties. Thank you.

Rob Todd
85 Gulfstream Road
Unit 304
Dania Beach, FL
PH: 954-658-6174

FILE COPY

Lajoie, Corinne

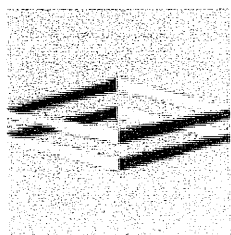
From: Christina Bilenki <cbilenki@dmbblaw.com>
Sent: Monday, June 13, 2016 1:56 PM
To: LaFerrier, Marc; Bonnie Miskel
Cc: Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian
Subject: RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28th City Commission meeting so that the defective notice can be cured. Please do not hesitate to contact me should you require anything further at this time.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com



**DUNAY
MISKEL
BACKMAN** LLP

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From: LaFerrier, Marc [<mailto:mLaFerrier@ci.dania-beach.fl.us>]
Sent: Monday, June 13, 2016 1:42 PM
To: Christina Bilenki <cbilenki@dmbblaw.com>; Bonnie Miskel <bmiskel@dmbblaw.com>
Cc: Scott Backman <sbackman@dmbblaw.com>; Ansbro, Tom <tansbro@ci.dania-beach.fl.us>; Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>; Carrie, Anne-Christine <ACarrie@ci.dania-beach.fl.us>; Wray, Macee <mwwray@ci.dania-beach.fl.us>
Subject: Calm Plat CC meeting June 14th continuance

Bonnie and Christina

FILE COPY

SACHS SAX CAPLAN

ATTORNEYS AT LAW

SUITE 200
6111 BROKEN SOUND PKWY NW
BOCA RATON, FLORIDA 33487

TELEPHONE (561) 994-4499
DIRECT LINE (561) 237-6829
FACSIMILE (561) 994-4985

ANDRE S. PARKE, ESQ.
aparke@ssclawfirm.com

July 22, 2016

Mayor Marco Salvino, Sr.
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Sea Oaks Condominium Association/Calm Properties LLC

Dear Mayor Salvino:

This firm represents Sea Oaks Condominium Association ("Sea Oaks"). It is our understanding that the above referenced project is scheduled for Plat and possible Site Plan approval on July 28th. Sea Oaks, has several questions and concerns regarding this proposed development due to its proximity to Sea Oaks and development's potential to negatively impact Sea Oak's residential community. There has been minimal public participation in this important public decision, and it is my understanding that the proposed development is not required by the City's existing ordinances to be reviewed by the City of Dania Beach's Planning and Zoning Board at a public meeting. Accordingly, in consideration of the limited time remaining before the upcoming City Commission meeting to express and receive answers to our client's concerns, we respectfully request that the following questions and concerns be addressed by staff in advance of the meeting. These issues were not addressed in the staff report and Sea Oaks is concerned that the applications have not been fully vetted by the City.

A. TRAFFIC STUDY

1. In the traffic study submitted for the approval process were additional future developments included as to fully ascertain the overall cumulative impact of traffic to the surrounding the ingress and egress local roadways, including but not limited to Dania Beach Boulevard, NE 2nd street and Gulfstream Road?

2. Did the traffic study include and project (based on the future developments) for non-permanent residents and tourists visiting our local community during the peak seasonal months from November through April?

B. MASSING STUDY

1. Was a Massing study performed?
2. If so, does the adjacent referenced project and future development buildings adhere to the building forms that fit into the community's current developed areas?

C. DEWATERING PERMIT

1. Has the City requested a Dewatering permit, considering the proximity of contaminated sites to the referenced project?

D. TRANSITIONAL DENSITY STUDY

1. Has there been any transitional density studies conducted by the City or has any been requested to the referenced project as a requirement for Plat and Site Plan Approvals?
2. If so:
 - a. Has the City determined whether the transitional density impact will, or will not adversely impact adjacent property values, privacy, or enjoyment of usage?
 - b. Doesn't the lack of step-down densities for properties at the perimeters of the Beach Gateway Mixed Use District prevent a transition to lower density existing residential properties?

E. ENVIRONMENTAL CONCERNS

1. Saltwater Intrusion:
 - a. Has an environmental saltwater intrusion study being conducted by the SFWM or by the developer?
 - b. If so, are any potential hazards relating to saltwater intrusion to the adjacent site areas? Have these hazards been appropriately addressed?

2. Wetlands Study:

a. Has a wetlands impact study been conducted? Is the study available for public inspection?

b. Has an environmental study been conducted? Is the study available for public inspection?

3. Adjacent Contaminated Sites:

a. Is the City aware of the proximity of adjacent contaminated sites to the proposed development site?

b. If so, what plans does the City have to mitigate this issue?

F. PUBLIC SAFETY

1. In regards to the fireworks distribution center adjacent to the referenced project, was the ATF consulted to evaluate the degree of public safety for the residents that will occupy the new units?

2. If the ATF was conducted consultation, what were the results? Did the ATF prepare a formal opinion letter? If so, is the study available for public inspection?

3. In the event of an accident, fire, or explosion at the fireworks distribution center, has the safety of first responders and the impact of increased traffic congestion on an effective response been addressed? If so, is this determination available for public inspection?

4. Is the City or County prepared with the appropriate fire response team and equipment for the proposed referenced project of a 14 story high building to respond to a potential fire?

G. CONSTRUCTION METHODS

1. What construction methods is the City requiring to offset possible potential damages on the adjacent properties to the referenced project?

2. Will the construction methods ensure that adjacent properties' infrastructures are not damaged? Will a bond be required to the builder to reimburse adjacent property owners for any damage to their properties?

H. PUBLIC NOTICE

1. Was the GTWY-MU for the increase in density properly noticed to the public? Was the public properly informed, and what public participation was conducted, if any?

2. Why was it not required by the referenced project to present the project to the Planning and Zoning Board for public viewing, participation, and feedback?

I. INCENTIVES & CONCESSIONS

1. What tax incentives, other incentives, and concessions have the City offered to the developer? Is a report detailing these incentives and concessions available for public inspection?

Thank you in advance for your courteous response to these concerns.

Respectfully,

SACHS SAX CAPLAN



Andre S. Parke

ASP/mh

Order ID: 4259002

* Agency Commission not included

GROSS PRICE * : \$152.40**PACKAGE NAME:** SSC Notice of Public Meeting**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal**AdSize(s):** 1 Column,**Run Date(s):** Friday, June 17, 2016**Color Spec.** B/W**Preview**

**NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, June 28, 2016**TIME:** 7:00 p.m. or as soon thereafter as the same may be heard**PLACE:** City Commission Chambers

Dania Beach City Hall

100 West Dania Beach Blvd.

Dania Beach, FL 33004

SUBJECT: PL-39-16: The applicant Pulice Land Surveyors, Inc., on behalf of the property owner Calm Properties, LLC, is requesting plat approval for a property located at 601 East Dania Beach Boulevard.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "CALM PLAT" (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

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 Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person desires to appeal any decision made by



Printed: 6/15/2016 11:57:22 AM

Page 2 of 2

Order ID: 4259002

* Agency Commission not included

GROSS PRICE * : \$152.40

PACKAGE NAME: SSC Notice of Public Meeting

in order to appeal any decision made by
Local Planning Agency, the Planning and
Zoning Board or the City Commission
with respect to any matter considered
at this hearing, such person will need a
verbatim record of the proceedings and
for this purpose such person may need to
ensure that a verbatim record of the pro-
ceedings is made, which record includes
the testimony and evidence upon which
the appeal is to based. The city does not
provide or prepare such record pursuant
to f.s. 286.0105.
Community Development
06/17/2016



NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission meeting on the following date:

DATE: Tuesday, June 28, 2016
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: **PL-39-16:** The applicant Pulice Land Surveyors, Inc., on behalf of the property owner Calm Properties, LLC, is requesting plat approval for a property located at 601 East Dania Beach Boulevard.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "CALM PLAT" (PL-39-16) SUBMITTED BY PULICE LAND SURVEYORS, INC., ON BEHALF OF CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests are available for viewing in the Community Development Department, 100 West Dania Beach Boulevard, Dania Beach, Florida, and may be inspected by the public during normal business hours. For more information please call the Planning Division at (954) 924-6805 x3643.

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 Blvd, Dania Beach, FL 33004, (954) 924-6800 x3623, at least 48 hours prior to the meeting.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person 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. The city does not provide or prepare such record pursuant to f.s. 286.0105.

Community Development

Published: Friday, June 17, 2016



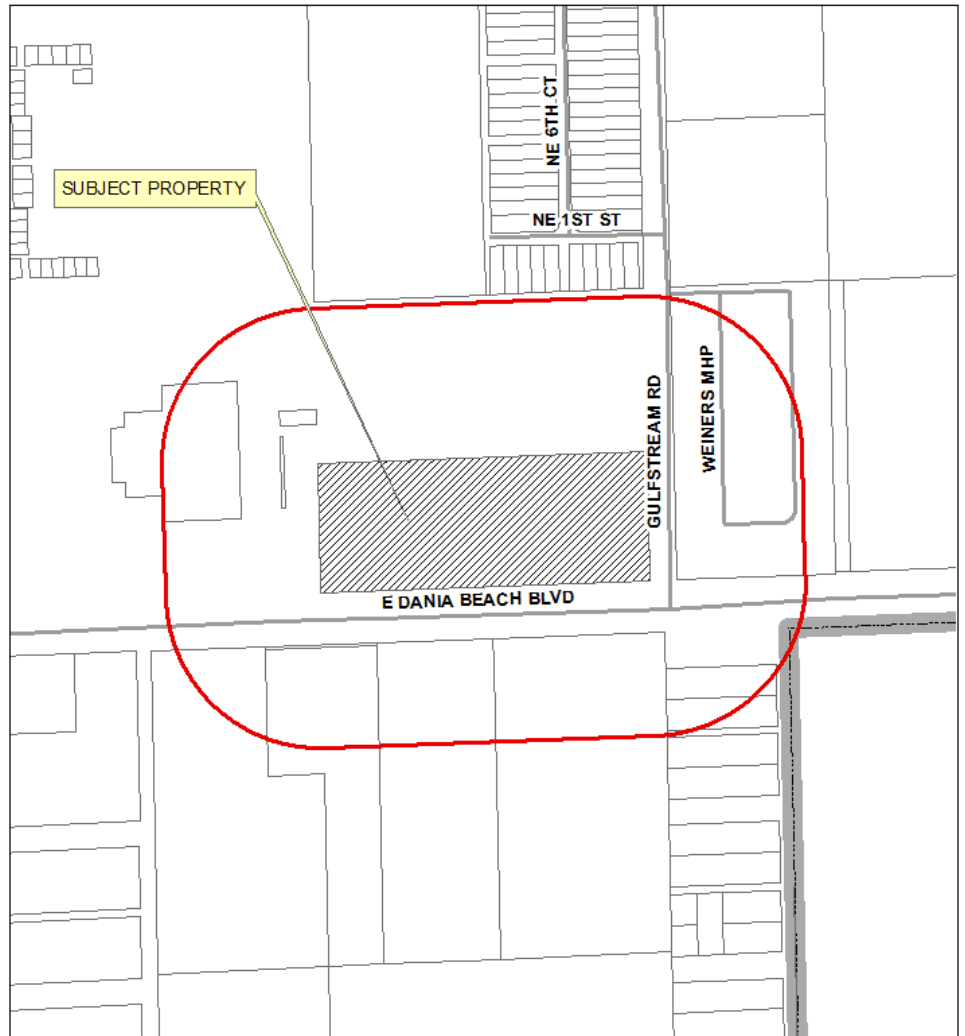
LOCATION MAP

**PL-39-16
PLAT
601 E DANIA BEACH BLVD.
CALM PROPERTIES, LLC**

Legend

-  SUBJECT PROPERTY
-  300' RADIUS
-  DANIA BEACH CITY BOUNDARY

0 75 150 300 Feet



	A	B	C	D	E	F	G	H	I	J	K
1	FOLIO_NUMB	NAME_LINE	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP	ADDRESS_1	LEGAL_LINE	LEGAL_LI_1	
2	504235000252	CALM PROPERTIES LLC		300 SOUTH POINT DR #2103	MIAMI BEACH	FL	33139	MIAMI BEACH	35-50-42	POR OF SE1/4 OF NW1/4 OF SW1/4	
3	504235000360	IMD INVESTMENTS INC		768 E DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA BEACH	35-50-42	DESC AS COMM AT THE NW COR OF	
4	504235000311	DANIAN'S SOUTH CONDOMINIUM	ASSOC INC % DANIA	501 E DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA BEACH	35-50-42	PT OF SW1/4 OF NW1/4 OF SW1/4	
5	504235020010	TIITF/DNR DIV REC & PARKS		WEST LAKE PARK ST 3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	TALLAHASSEE	HOLLYWOOD CENTR	10-6-B	
6	504235020011	TIITF/DNR DIV REC & PARKS		WEST LAKE PARK ST 3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399	TALLAHASSEE	HOLLYWOOD CENTR	10-6-B	
7	504235000210	MILE MARKER 55 LLC		2915 BISCAVNE BLVD STE 303	MIAMI	FL	33137	MIAMI	FL 35-50-42	W1/2 OF SW1/4 OF NE1/4 OF	
8	504235230012	DANIA BEACH DEVELOPERS LLC		1450 BRICKELL AVE STE 1420	MIAMI	FL	33131	MIAMI	FL HOBAL PLAT 179-98	PARCEL A	
9	504235230020	PUBLIC LAND	% CITY OF DANIA BE	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	DANIA BEACH	HOBAL PLAT 179-98	R/W (DEDICATED BY THIS PLAT)	
10	504235050010	RYAN VENTURES LTD		700 E DANIA BCH BLVD FLR 3	DANIA BEACH	FL	33004	DANIA BEACH	DANIA BEACHWAY F	TR A LESS W 107.5	
11	504235000340	LAWRENCE O TURNER JR REV TR	ROACH,MARY ANN	2349 NE 30 CT	LIGHTHOUSE POINT	FL	33064	LIGHTHOUSE POINT	35-50-42	E1/2 OF NW1/4 OF SW1/4 OF SW1/4	
12	504235210011	DANIAN'S TWO CONDOMINIUM ASSN INC		608 NE 2 ST	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE 175-1	POR OF PARCEL A DESC AS: BEG NW	
13	504235210010	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE 175-1	PARCEL A LESS PT DESC AS: BEG NW	
14	504235AC0050	CUEBAS,LUIS & MARCOLINA		10978 BITTERNUT HICKORY LN	BOYNTON BEACH	FL	33437	BOYNTON BEACH	SEA OAKS CONDO	UNIT 105 BLDG A	
15	504235AC0060	FATIH,ADAINADE	PALOMBINO,JEAN-I	85 GULFSTREAM RD #104A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 106 BLDG A	
16	504235AC0070	LOTITO,JOANNE P		85 GULFSTREAM RD APT 107A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 107 BLDG A	
17	504235AC0080	FLORIDA PROPERTY TR	SMITH,MICHAEL TR	2138 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	HOLLYWOOD	SEA OAKS CONDO	UNIT 108 BLDG A	
18	504235AC0090	CARRIER,THERESE	BISSON,JEAN-PIERRI	1535 ROUTE 139	*ROXTON POND QC	CA	JOE 1	*ROXTON POND QC	SEA OAKS CONDO	UNIT 109 BLDG A	
19	504235AC0100	NOVITCH,PAUL R	MURPHY,PILAR	1855 GRIFFIN RD #A328	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 110 BLDG A	
20	504235AC0160	FESTA,KAREN M &	FRECHETTE,DIANE E	512 LOWELL ST	METHUEN	MA	1844	METHUEN	SEA OAKS CONDO	UNIT 204 BLDG A	
21	504235AC0110	REYES,DAMARIS M		85 GULFSTREAM RD #111A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 111 BLDG A	
22	504235AC0210	VILLANI,JOHN S		30 SPRINGVIEW LN	HOPEWELL JCT	NY	12533	HOPEWELL JCT	SEA OAKS CONDO	UNIT 112 BLDG A	
23	504235AC0130	SEA OAKS CONDO LLC		1157 SE 6 CT	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 201 BLDG A	
24	504235AC0140	LAROSA,LINDA		85 GULFSTREAM RD #202-A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 202 BLDG A	
25	504235AC0150	LAURENCELLE,FRANCINE M & MICHEI		12155 87E AV	*MONTREAL QC	CA	H1C 1	*MONTREAL QC	SEA OAKS CONDO	UNIT 203 BLDG A	
26	504235AC0170	RACETTE F & FRANCINE &	ROYER,GILLES & PIEI	4901 CHEMIN DAQUEST RR2	*STE-AGATHE-NORC	CA	J8C 2	*STE-AGATHE-NORC	SEA OAKS CONDO	UNIT 205 BLDG A	
27	504235AC0190	TALON,STEPHEN LOUIS &	TALON,MARY BETH	85 GULFSTREAM ROAD #207	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 207 BLDG A	
28	504235AC0200	FERLAND,PIERRE LE		908 ROUTE 222	*RACINE QC	CA	JOE 1	*RACINE QC	SEA OAKS CONDO	UNIT 208 BLDG A	
29	504235AC0210	FILIAULT,CHANTAL		85 GULFSTREAM RD # 209A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 209 BLDG A	
30	504235AC0220	MOUSSEAU,BERNARD LE	MOUSSEAU,MARIE-	1336 D'OSAKA	*LAVAL QC	CA	H7P 3	*LAVAL QC	SEA OAKS CONDO	UNIT 210 BLDG A	
31	504235AC0230	ODMAN,LAUREN H/E	GREENHAWT,SUSAN	85 GULFSTREAM RD #211	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 211 BLDG A	
32	504235AC0180	ST PIERRE,JOSE &	BRAZEAU,SERGE	440 PRINCIPALE	*TRES-SAINT-REDE	CA	JOP 1	*TRES-SAINT-REDE	SEA OAKS CONDO	UNIT 206 BLDG A	
33	504235AC0240	SMITHA,THOMAS L		85 GULFSTREAM RD #212	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 212 BLDG A	
34	504235AC0250	DICK,JAY		PO BOX 506	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 214 BLDG A	
35	504235AC0260	YOUSSEF,SEMAAN		85 GULFSTREAM RD #301-A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 301 BLDG A	
36	504235AC0270	LEVELL,MICHAEL A & MICHELLE		22137 TROMBLY	ST CLAIRE SHORES	MI	48080	ST CLAIRE SHORES	SEA OAKS CONDO	UNIT 302 BLDG A	
37	504235AC0280	BEHOFITS,SERENA A		85 GULFSTREAM RD #303-A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 303 BLDG A	
38	504235AC0290	TODD,ROBERT J		85 GULFSTREAM ROAD #304	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 304 BLDG A	
39	504235AC0300	SWEIZER,KEVIN		85 GULFSTREAM RD APT 305	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 305 BLDG A	
40	504235AC0310	VASSALO,MARY	VASSALO,WILLIAM F	15 SUNSET HILL RD W	FISHKILL	NY	12524	FISHKILL	N SEA OAKS CONDO	UNIT 306 BLDG A	
41	504235AC0320	PEREZ,MERCEDES M		14 CLARON ST	ROSLINDALE	MA	2131	ROSLINDALE	SEA OAKS CONDO	UNIT 307 BLDG A	
42	504235AC0330	PANTU,STEFAN		85 GULFSTREAM ROAD #308-A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 308 BLDG A	
43	504235AC0340	DEETZ,DEBORAH LYNN		85 GULFSTREAM RD #309	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 309 BLDG A	
44	504235AC0350	LAHOUD,CLAUDE		85 GULFSTREAM RD UNIT 310-A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 310 BLDG A	
45	504235AC0360	D ANGELO,ANTHONY		85 GULFSTREAM RD APT 311A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 311 BLDG A	
46	504235AC0370	VAZQUEZ,JOHN		85 GULFSTREAM ROAD #312	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 312 BLDG A	
47	504235AC0380	BELGROND,MICHAEL		7524 BELL BLVD APT 5A	OAKLAND GDNS	NY	11364	OAKLAND GDNS	SEA OAKS CONDO	UNIT 101 BLDG B	
48	504235AC0390	MARTIN,JEAN CHARLES	GIRARD,HENRIETTE	971 AUBURN RD E RR 1	*ALMA QC	CA	G8B 5	*ALMA QC	SEA OAKS CONDO	UNIT 102 BLDG B	
49	504235AC0400	ACE KING LLC		3300 PGA BLVD SUITE 500	PALM BEACH GARDI	FL	33410	PALM BEACH GARDI	SEA OAKS CONDO	UNIT 103 BLDG B	
50	504235AC0410	DAVIS,ROBERT K & SYLVIA L		75 GULFSTREAM ROAD UNIT 104-B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 104 BLDG B	
51	504235AC0420	JACOB,ISRAEL	RACICOT,STEPHANIE	241 RUE MARCOUX ST	*VAL D'OR QC	CA	J9P 6	*VAL D'OR QC	SEA OAKS CONDO	UNIT 105 BLDG B	
52	504235AC0430	ROMERO,OSVALDO E	TINOCO,MARTHA E	75 GULFSTREAM ROAD UNIT 106-B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 106 BLDG B	
53	504235AC0440	LAVIGNE,PIERRE LE	GAREAU,SOLANGE L	129 AVE FREDERIC HEBERT	*ROUYN-NARANDA	CA	J9X 1	*ROUYN-NARANDA	SEA OAKS CONDO	UNIT 107 BLDG B	
54	504235AC0450	MADGIN,CLAIRE		212 DORION ST #1	*VAL D'OR QC	CA	J9P 5	*VAL D'OR QC	SEA OAKS CONDO	UNIT 108 BLDG B	
55	504235AC0460	RICE,EDWARD C IV		75 GULFSTREAM RD #109	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 109 BLDG B	
56	504235AC0470	MARTINEZ PEREZ,ANDREINA J &	MARTINEZ PEREZ,AI	75 GULFSTREAM ROAD #110-B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 110 BLDG B	
57	504235AC0480	MACDONALD,DONALD & SUSANNA		5200 NW 53 AVE	COCONUT CREEK	FL	33073	COCONUT CREEK	SEA OAKS CONDO	UNIT 111 BLDG B	
58	504235AC0490	PIERCE,DEBRA		75 GULFSTREAM ROAD #112	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 112 BLDG B	
59	504235AC0500	SURPRENANT,VYES LE	YVES SURPRENANT I	613 NE 2 ST	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 201 BLDG B	
60	504235AC0510	RICHARD,JEAN	RICHARD,NICOLE	640 RUE PAUL DOYON 21	*BOUCHERVILLE QC	CA	J4B 0	*BOUCHERVILLE QC	SEA OAKS CONDO	UNIT 202 BLDG B	
61	504235AC0520	MCKAY,DEBORAH E		75 GULFSTREAM ROAD #203B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 203 BLDG B	
62	504235AC0530	DESSUREAULT,MICHEL &	DESSUREAULT,CARC	220 BLVD BRIEN	*REPENTIGNY QC	CA	J6A 7	*REPENTIGNY QC	SEA OAKS CONDO	UNIT 204 BLDG B	
63	504235AC0540	BROWN,GEORGE J		75 GULFSTREAM RD 205B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 205 BLDG B	
64	504235AC0550	SKINNER,THOMAS W		75 GULFSTREAM ROAD #206	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 206 BLDG B	
65	504235AC0590	MADON,ZORAN LE	GAREAU,EUGENIE L	209 JASPAR CRES	*ROCKLAND ON	CA	K4K 0	*ROCKLAND ON	SEA OAKS CONDO	UNIT 210 BLDG B	
66	504235AC0650	CORBELL,ANTHONIE LE	DUBOIS,CLAUDE L	1734 CHEMIN ST-HENRI	*MASCOCHE QC	CA	J7K 3	*MASCOCHE QC	SEA OAKS CONDO	UNIT 303 BLDG B	
67	504235AC0560	ALLEN,JOHN F		75 GULFSTREAM ROAD UNIT 207-B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 207 BLDG B	
68	504235AC0570	BUGDADI,CLAUDIA		32 RENWICK CT	RALEIGH	NC	27615	RALEIGH	N SEA OAKS CONDO	UNIT 208 BLDG B	
69	504235AC0580	RUY,ROBERT		75 GULFSTREAM ROAD #209-B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 209 BLDG B	
70	504235AC0600	NINNEMAN,GRANT A		75 GULFSTREAM RD #211B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 211 BLDG B	
71	504235AC0610	MANTOVANI,DENISE J	MANTOVANI,JEAN-C	7680 BOUL MARIE-VITORIN APT 415	*BROSSARD QC	CA	J4W 3	*BROSSARD QC	SEA OAKS CONDO	UNIT 212 BLDG B	
72	504235AC0620	PRODANO,UMICHAEL &	MANOS,CONSTANTI	17 TREMONT ST	PROVINCETOWN	MA	2657	PROVINCETOWN	SEA OAKS CONDO	UNIT 214 BLDG B	
73	504235AC0630	EDWARDS,DOUGLAS		75 GULFSTREAM ROAD #301B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 301 BLDG B	
74	504235AC0640	SLUTSKY,MARCYE		75 GULFSTREAM RD #302	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 302 BLDG B	
75	504235AC0660	2967-9339 QC INC		420 SAINT LUC BLVD	*ST JEAN SUR RICHE	CA	J2W 2	*ST JEAN SUR RICHE	SEA OAKS CONDO	UNIT 304 BLDG B	
76	504235AC0670	BARBER,LINDA ANN		75 GULFSTREAM ROAD 305-B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 305 BLDG B	
77	504235AC0710	WILSON,JASON R H/E	ARTHURS,ANGELA	75 GULFSTREAM ROAD #309	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 309 BLDG B	
78	504235AC0720	GRANADO,ELIZABETH RODRIGUEZ		75 GULFSTREAM RD APT 310B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 310 BLDG B	
79	504235AC0730	NIELI,DUNJA	NIELI,SALVATORE	75 GULFSTREAM ROAD 311B	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 311 BLDG B	
80	504235AC0740	PIGLER,WALTER & MONIKA		1965 S OCEAN DR #4-J	HALLANDALE BEACH	FL	33009	HALLANDALE BEACH	SEA OAKS CONDO	UNIT 312 BLDG B	
81	504235AC0680	28473320 QUEBEC INC		420 BOUL ST LUC ST JEAN	*SUR RICHELIEU QC	CA	J2W 2	*SUR RICHELIEU QC	SEA OAKS CONDO	UNIT 306 BLDG B	
82	504235AC0690	KEEGAN,STEVE	ROBERGE,YANNICK I	1345 DES GOUVERNEURS AVE	*QUEBEC QC	CA	G1T 2	*QUEBEC QC	SEA OAKS CONDO	UNIT 307 BLDG B	
83	504235AC0700	SCHIERDING,JERRY & DIANE		3300 PANEL WAY	SAINT CHARLES	MO	63301	SAINT CHARLES	SEA OAKS CONDO	UNIT 308 BLDG B	
84	504235AC0010	CRAS,MERCEDES	CRAS,RENE	5 WOODLAND DR	ROSELLE	NJ	7203	ROSELLE	N SEA OAKS CONDO	UNIT 101 BLDG A	
85	504235AC0020	LACOURSIERE,WILLIAM		3906 MARIE-VICTORIN	*VARENNES QC	CA	J3X 1	*VARENNES QC	SEA OAKS CONDO	UNIT 102 BLDG A	
86	504235AC0030	DOIRON,LINDA	COUTURE,AIME	85 GULFSTREAM RD # 103A	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 103 BLDG A	
87	504235AC0040	FRANCOIS,JEAN	PALOMBINO,SOPHI	85 GULFSTREAM RD #106	DANIA BEACH	FL	33004	DANIA BEACH	SEA OAKS CONDO	UNIT 104 BLDG A	
88	504235AF0010	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 1	
89	504235AF0020	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 2	
90	504235AF0030	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 3	
91	504235AF0040	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 4	
92	504235AF0050	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 5	
93	504235AF0060	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 6	
94	504235AF0070	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 7	
95	504235AF0080	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 8	
96	504235AF0090	555 DANIA BEACH LLC		135 E DANIA BEACH BLVD STE 2	DANIA BEACH	FL	33004	DANIA BEACH	DANIA PLACE (THE)	UNIT 9	
97	PL-39-16 - MAY 2016 TAX ROLL										

LEGAL DESCRIPTION:

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS" FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID WEST RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEETS 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEETS 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1341 ACRES).

LETTER OF AUTHORIZATION

THIS IS TO CERTIFY that I am an authorized representative of the lands described in the petition for plat approval named "**CALM**" within the city of Dania Beach, and that as such, have authorized **Pulice Land Surveyors, Inc.** to act as our agent in all matters concerning the platting of the subject property.

Signature: _____

Carlos Horcasitas
CARLOS HORCASITAS

Printed name, on behalf of **CALM PROPERTIES, LLC**, owner of parcel Folio # 5042-35-00-0252

300 South Pointe Drive, APT 2103, Miami Beach
Street Address, City, State, Zip

(786) 631-1973
Telephone

State of: Florida

County of: Broward

Sworn to and subscribed before me CARLOS HORCASITAS

this 9th day of March, 20 16

Elizabeth Tsouroukdissian
Notary Public

Elizabeth Tsouroukdissian
Print name

My Commission expires: 8-25-2018

SEAL:



Elizabeth Beatriz Tsouroukdissian
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF154432
Expires 8/25/2018

Carrie, Anne-Christine

From: Christina Bilenki <cbilenki@dmbblaw.com>
Sent: Friday, July 15, 2016 3:57 PM
To: Carrie, Anne-Christine; Elizabeth Tsouroukdissian
Cc: Bonnie Miskel; Lajoie, Corinne; LaFerrier, Marc
Subject: RE: Calm Plat Hearing

Good afternoon Corinne,

As discussed, we suggest adding a note to the plat stating that the openings off East Dania Beach Boulevard will not be for vehicular access to any parking or loading facilities, unless a variance from City Code Section 306-10 is obtained.

Please let me know if you have any additional questions or concerns.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com



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From: Carrie, Anne-Christine [mailto:ACarrie@ci.dania-beach.fl.us]
Sent: Friday, July 15, 2016 3:27 PM
To: Christina Bilenki <cbilenki@dmbblaw.com>; Elizabeth Tsouroukdissian <elizabeth@pulicelandsurveyors.com>
Cc: Bonnie Miskel <bmiskel@dmbblaw.com>; Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>; LaFerrier, Marc <mLaFerrier@ci.dania-beach.fl.us>
Subject: RE: Calm Plat Hearing

Good afternoon:

At this time, we have left several voicemails for Bonnie Miskel and Christina Bilenki regarding the public hearing of the Calm Plat. Please notify myself or Corinne how you, as the applicants, wish to proceed.

Cordially,

Anne-Christine Carrie

Planning Associate

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

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From: Christina Bilenki [<mailto:cbilenki@dmblaw.com>]

Sent: Tuesday, July 12, 2016 2:58 PM

To: Lajoie, Corinne

Cc: Bonnie Miskel; Elizabeth Tsouroukdissian; Carrie, Anne-Christine

Subject: RE: Calm Plat Hearing

Good afternoon Corinne,

As discussed, I do not believe this is a plat issue, but a site planning issue. We are working to revise the site plan so that access to the parking and loading facilities are from Gulfstream Road as the code requires. The plat does have openings on East Dania Beach Boulevard which would allow for a drop-off area in front of the building. We are still revising the site plan at this time.

I do not believe this is a plat issue because parking and loading facilities are not shown on the plat. As such, you cannot say this is in violation of the code provision noted below because those items are not identified and the plat openings can be used for other purposes (such as a drop-off area that does not lead to the parking areas). As such, it would not be in violation of the code.

Thank you,

Christina Bilenki, Esq.

Dunay, Miskel, & Backman, LLP

14 S.E. 4th Street, Suite 36

Boca Raton, FL 33432

Tel: 561-405-3323

Fax: 561-409-2341

Email: cbilenki@dmblaw.com



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From: Lajoie, Corinne [<mailto:cchurch@ci.dania-beach.fl.us>]
Sent: Tuesday, July 12, 2016 2:38 PM
To: Christina Bilenki <cbilenki@dmblaw.com>; Carrie, Anne-Christine <ACarrie@ci.dania-beach.fl.us>; Elizabeth Tsouroukdissian <elizabeth@pulicelandsurveyors.com>
Subject: RE: Calm Plat Hearing

Understood, however you cannot request a plat that is in violation of the City's LDC. Therefore we must receive an application for a variance/design variation to waive this particular requirement prior public hearing.
Thank you for your cooperation in this matter.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Christina Bilenki [<mailto:cbilenki@dmblaw.com>]
Sent: Tuesday, July 12, 2016 1:39 PM
To: Carrie, Anne-Christine; Elizabeth Tsouroukdissian
Cc: Lajoie, Corinne
Subject: RE: Calm Plat Hearing

Good afternoon Anne-Christine,

Our intent is to address this comment through the site planning process. We are currently working on a revision to the site plan that would have the vehicular access to parking and loading areas off the secondary street (Gulfstream). We are leaving openings on the plat for a potential drop-off area at the front of the building. This would not provide vehicular access to the parking and loading facilities, so I believe we should comply with this provision of the Code.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmblaw.com



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From: Carrie, Anne-Christine [<mailto:ACarrie@ci.dania-beach.fl.us>]
Sent: Tuesday, July 12, 2016 1:07 PM
To: Elizabeth Tsouroukdissian <elizabeth@pulicelandsurveyors.com>; Christina Bilenki <cbilenki@dmblaw.com>
Cc: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>
Subject: RE: Calm Plat Hearing

Good afternoon:

Per Sec. 306-10 (A) Access hierarchy for the CRA form-based districts for rear yard parking.

(1) Vehicular access to off-street parking and loading facilities shall be from a rear alley or its equivalent via cross-access parking aisles or driveways between properties.

(2) In the absence of an alley or its equivalent rear yard access, access shall be provided from a corner (secondary) side street.

This code provision must be addressed through redesign or submittal of an application for a variance or design variation. This must be addressed prior to the issuance of a building permit.

This condition was originally submitted per the 1st DRC review.

Please provide application and payment to address this issue prior to public hearing.

Anne-Christine Carrie

Planning Associate

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

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From: Carrie, Anne-Christine
Sent: Tuesday, July 12, 2016 8:35 AM
To: Elizabeth Tsouroukdissian
Cc: 'Christina Bilenki'; Lajoie, Corinne
Subject: Calm Plat Hearing

Good morning:

As a reminder, the staff report for the Calm Plat is due tomorrow and I have not yet received any revised drawings or letters. As such, I can only proceed with the information that was previously submitted.
Please let me know how you would like to proceed with this application.

Cordially,

Anne-Christine Carrie

Planning Associate

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

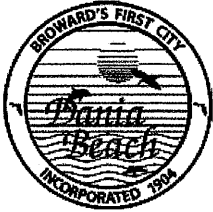
(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

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

Standard Development Application

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

Date Rec'd: _____

BY: _____
Petition No.: PL-39-16

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 601 East Dania Beach Boulevard

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

Recorded Plat Name: _____

Folio Number(s): 5042 3500 0252 Legal Description: SEE ATTACHED

Applicant (Consultant) / Legal Representative (circle one) Police Land Surveyors, Inc.

Address of Applicant: 5381 Nob Hill Road, Sunrise, FL 33351

Business Telephone: (954) 572-1777 Home: _____ Fax: (954) 572-1778

E-mail address: elizabeth@policeandsurveyors.com

Name of Property Owner: Calm Properties, LLC

Address of Property Owner: 300 South Pointe Drive, # 2103, Miami Beach, FL 33139

Business Telephone: (786) 631-1973 Home: _____ Fax: _____

Explanation of Request: _____

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

Prop. Net Acreage: 3.59 Gross Acreage: 4.13 Prop. Square Footage: _____

Existing Use: Commercial Proposed Use: 352 high-rise units + 4,000 sq. ft. commercial

Is property owned individually, by a corporation, association, or a joint venture? The property is owned by CALM PROPERTIES, LLC.

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

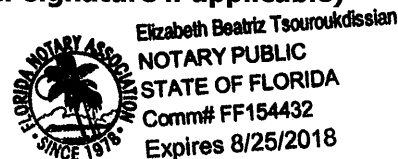
BEFORE ME THIS 9th DAY OF March, 2016

By:

CARLOS HORCASITAS
(Print name of person acknowledging)

—
(Joint owner signature if applicable)

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



Personally known — or Produced Identification FL DL H622-100-59-215-0

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: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE SITE PLAN (SP-52-16), SUBMITTED BY DUNAY, MISKEL & BACKMAN, LLP ON BEHALF OF THE OWNER, CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Site Plan, Letters of Objection, Application and Backup1, Application and Backup2



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

DATE: January 10, 2017

TO: Robert Baldwin, City Manager *MB*

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **SP-52-16:** The applicant, Dunay, Miskel & Backman, LLP., on behalf of the property owner, Calm Properties, LLC., is requesting site plan approval to construct new fourteen (14) story, 385 unit, mixed-use building with 4,800 square feet of commercial on the ground floor, located at 601 East Dania Beach Boulevard.

REQUESTS

SITE PLAN

To allow the construction of a 14-story, 385 unit, mixed-use building with 4,800 square feet of commercial on the ground floor.

PROPERTY INFORMATION

EXISTING ZONING:	Beach Gateway Mixed Use (GTWY-MU)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

The subject property is approximately four and a half (4.55) net acres in size and located on the northwest corner of Dania Beach Boulevard and Gulfstream Road. The subject property is the current location of the Danians Shopping Center. The applicant is proposing to construction of a 14-story, 385 unit, mixed-use building with 4,800 square feet of commercial on the ground floor.

CITY COMMISSION PREVIOUS ACTION

On June 14, 2016 the City Commission continued the item to allow the site plan, with incentives, to be approved concurrently.

RECOMMENDATION

Staff recommends the public hearing item be opened and continued to the January 24, 2017 City Commission agenda.

RESOLUTION NO. 2017-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-52-16), SUBMITTED BY DUNAY, MISKEL & BACKMAN, LLP ON BEHALF OF THE OWNER, CALM PROPERTIES, LLC, FOR PROPERTY LOCATED AT 601 EAST DANIA BEACH BOULEVARD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code" (the "LDC"), Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans" of the City Code of Ordinances (the "City Code") provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Dunay, Miskel & Backman, LLP on behalf of the owner, Calm Properties, LLC (the "Applicant"), is requesting site plan approval for the proposed construction of a new fourteen (14) story (386 units) multifamily residential development (SP-52-16) as referenced in Exhibit "B," for property located at 601 East Dania Beach Boulevard in the City of Dania Beach, Florida (the "City"), as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this Resolution by this reference; and

WHEREAS, the City 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-52-16) is consistent with the City's Land Development Code and Comprehensive Plan;

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

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

Section 2. That pursuant to Chapter 28 "Land Development Regulations," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plans," the following Site Plan (SP-52-16), attached as Exhibit "B," which is made a part of and incorporated into this Resolution by this reference, is approved subject to compliance with the following conditions

which must be satisfied prior to issuance of a building permit unless a different timeframe is specified within a specific condition (references to Sections are to those in the LDC):

1. Please contact Michael McCoy at 954-643-0423/mmccoy@metriceng.com to finalize the specimen tree values provided (Landscape Consultant).
2. Tree mitigation calculation, as stated on previous landscape plan review, needs to be provided. Show the total square feet removed, 1.5 multiplier of canopy removed, and identification of how mitigation will be provided (through additional plantings, upsizing other plantings or Tree Fund Contribution). Recommend coordination with Michael McCoy prior to submitting proposed tree mitigation, to help ensure acceptability of plan (Landscape Consultant).
3. Please revise Sheet LI-1 so that the information for valve CW3 is not obscured (Landscape Consultant).
4. A variance is required for acceptance of substitution of increased tree size within perimeter buffers to compensate for a reduction of tree numbers. Please submit a variance request which specifically describes the site-specific constraints, the number of trees requested for reduction, the number and change in size for the trees proposed for up-sizing, and a justification for/determination of how the upsizing offsets the loss of total tree numbers (Landscape Consultant).
5. Fire Department Access Information – demonstrate all turning radii on 1st Floor parking garage and height clearances (min. 14' required) to accommodate a rescue apparatus. Must be addressed prior to public hearing (BSO Fire).
6. Identify the location of the fire command room on street floor. Must be addressed prior to public hearing (BSO Fire).
7. Identify the location of the ventilation intake and exhaust for parking garage. Must be addressed prior to public hearing (BSO Fire).
8. Identify the location of the emergency generator and fuel storage. Must be addressed prior to public hearing (BSO Fire).

9. Identify the location of the loading docks for move in / move out. Must be addressed prior to public hearing (BSO Fire).
10. How will the southwest dumpster be emptied? Must be addressed prior to public hearing (BSO Fire).
11. Water Supply Information as follows:
 - a. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems) **PARTIAL COMPLIANCE – LOCATIONS OF ALL INTERIOR FIRE HOSE VALVES WILL BE REQUIRED AT PERMIT.** Must be addressed prior to public hearing (BSO Fire).
12. Proof of Water Supply and Fire Flow Demand as follows: 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). Must be addressed prior to public hearing (BSO Fire).
13. **Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org** Must be addressed prior to public hearing (BSO Fire).
14. Additional Fire Department Access Information as follows:
 - a) Fire Lane locations and striping detail (demonstrated)
 - b) “NO PARKING” sign locations and sign details demonstrated
 - c) A note or detail identifying the design load for surface compaction of all non-paved roadways, Fire Department Access Roads or both (where applicable)
 - d) Building Accessibility
 - e) Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
 - f) Fire Department Access Routes During Construction. Must be addressed prior to issuance of permit (BSO Fire).
15. Additional Water Supply Information as follows:
 - a) Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. Must be addressed prior to issuance of permit (BSO Fire).
16. A detail sheet accompanying the Civil Plans with the following details:
 - b) Fire Hydrant Detail Bollard / Impact Protection Detail for Hydrants, FDC’s and DDCV’s Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
 - c) Post Indicating Valve Detail (where applicable)
 - d) Underground Gate Valve Detail (where applicable)
 - e) Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
 - f) Signage Detail for the Fire Department Connections (where applicable). Must be addressed prior to issuance of permit (BSO Fire).
17. Address Detail Must be addressed prior to issuance of permit (BSO Fire).

18. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings, structures or both. Must be addressed prior to issuance of permit (BSO Fire).
19. **The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.**
20. **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on Resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested. SEE FILE
21. Sheet A1, proposed maximum height does not meet Section 303-70(P) & (Q). Per Section 303-70(Q) "Building must be designed accordingly." Because the entire site is shown in Figure 303-22 with rainbow colors (F) surrounding it, and because Section 303-70(Q)(1) states, "The maximum allowable height in the district is based upon proximity to adjacent residential zoning districts and district streets you must provide a Permitted Height Profile from the east and west property lines similar to the "Conceptual Building Section" provided for the south and north property lines. 2nd time requested. Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300.00 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City LDR. A design variance request required submittal of an application, an application fee of \$500.00 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.
22. Identify how Article 309 is being met. Provide detail and location on site plan of on street parking.
23. Per Section 525-30(G) "Solid walls should not exceed 20' in length without vertical articulations." Each elevation appears to have a flat, unarticulated wall. Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300.00 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500.00 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal. 2nd time requested.
24. Per Article 530(B) "The exterior elevation of the parking structure shall be designed to resemble the building elevations of the building it is intended to serve". Revise the north elevation accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300.00 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City LDR. A design variance request required submittal of an application, an application fee of \$500.00 for each requested design variation, and a written

justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal. 2nd time requested.

25. Per Article 530(C) “The size, scale, color, and building elevations of the parking structure shall be compatible with adjoining existing development.” Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300.00 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City’s LDR’s. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal. 2nd time requested.
26. Per Resolution No. 2014-071, the City’s Recreation and Open Space Impact fee is \$1,364.00 per multi-family dwelling unit to be paid prior to issuance of a building permit.
27. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advise them of this application. Please provide acknowledgement, documentation or both of any public outreach. Applicant met with neighbors on June 14, 2016.
28. Improve Gulfstream Road to rehabilitate and provide north bound turn lane.
29. Must provide updated School Capacity Availability Determination letter from Broward County School Board.

Section 3. That pursuant to Section 635-100 “Expiration of Site Plans” of the Land Development Code, the Site Plan (SP-52-16) approval shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

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

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

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

PASSED AND ADOPTED on January 10, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE SE ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS" FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEET 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEET 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1241 ACRES).

**EXHIBIT “B”
SITE PLAN**

DANIA BEACH RESIDENCES

SITE PLAN SUBMITTAL

DEVELOPER
CALM PROPERTIES, LLC
400 ALTON ROAD, SUITE 3403
MIAMI BEACH, FL 33139

ARCHITECT
ROBERT M. SWEDROE
12000 BISCAYNE BOULEVARD SUITE 200
MIAMI, FLORIDA 33181
305.891.2555

LANDSCAPE ARCHITECT
DESIGN STUDIO BOCA
2300 CORPORATE BOULEVARD NW SUITE 214
BOCA RATON, FLORIDA 33431
561.955.8623

CIVIL ENGINEER
LANGAN
110 EAST BROWARD BOULEVARD SUITE 1500
FORT LAUDERDALE, FL 33301
954.320.2100

PHOTOMETRIC ENGINEER
YAHYA CONSULTANTS, INC.
5516 NW 58TH AVENUE
FORT LAUDERDALE, FL 33301
954.263.9318



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BOUNDARY AND TOPOGRAPHIC SURVEY
TREE SURVEY

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A1 DATA SUMMARY/VICINITY PLAN
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601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



ROBERT M. SWEDROE
ARCHITECTS PLANNERS

12000 BISCAYNE BOULEVARD, SUITE 200
MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2575

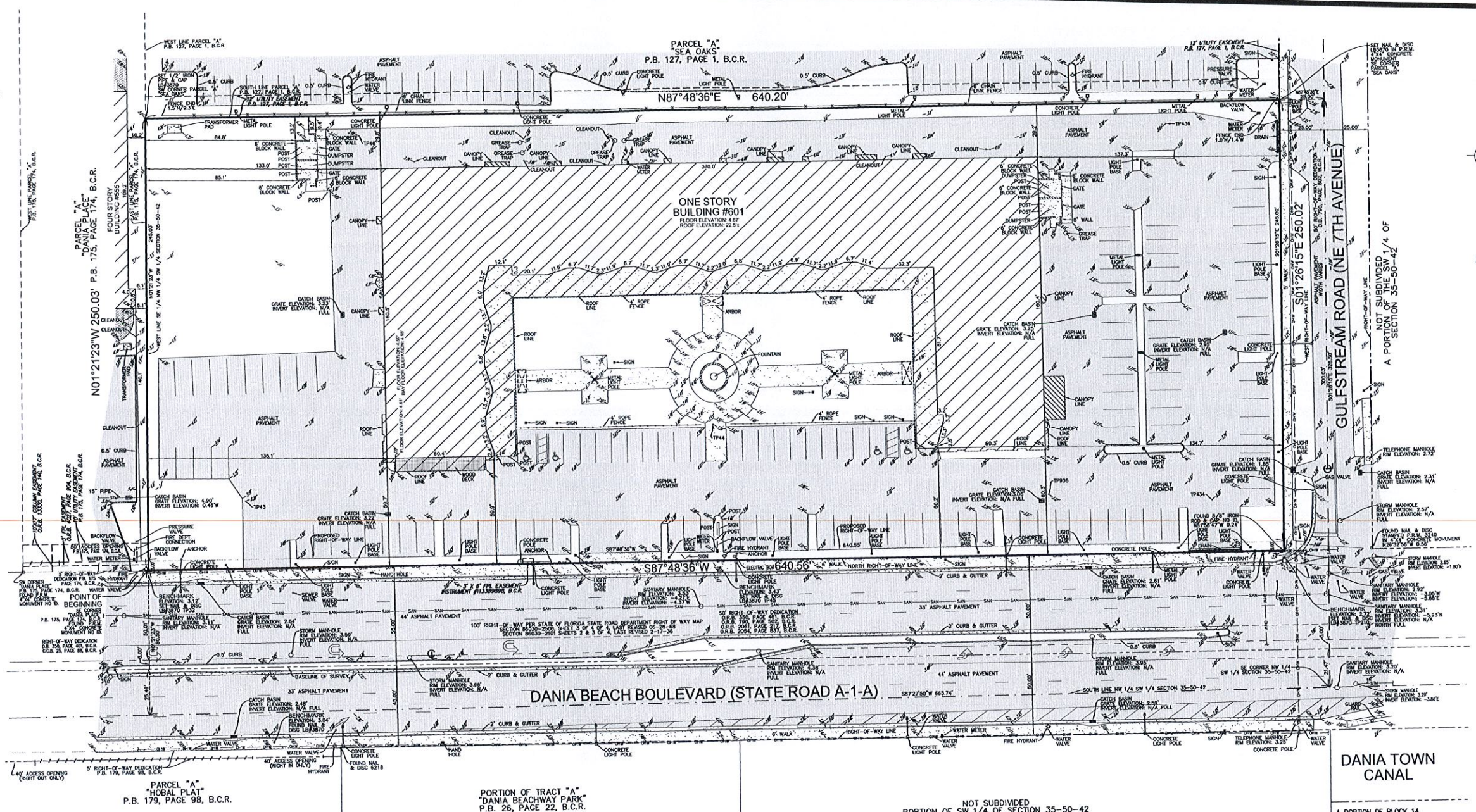
COVER /
INDEX OF DRAWINGS

DRAWN
CHECKED
DATE 7-5-16
SCALE
JOB NO.
SHEET

A0

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- P.B. PLAT BOOK
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- PALM TREE
- MAHOGANY TREE
- GUMBO LIMBO TREE
- TAMARIND TREE
- STRANGLER FIG TREE
- UNIDENTIFIED TREE



NOTES:

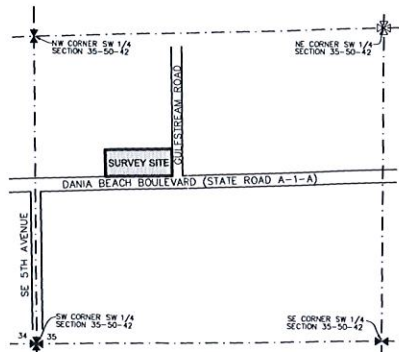
- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 2) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 6 FEET; PANEL: 120034-0567H; MAP DATE: 8/18/14.
- 3) THIS SITE LIES IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST DANIA BEACH BOULEVARD (STATE ROAD A-1-A) BEING S87°48'36"W.
- 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND 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.
- 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: LANGAN ENGINEERING & ENVIRONMENTAL.
- 7) 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'.
- 8) THIS SITE CONTAINS 123 TOTAL PARKING SPACES (119 REGULAR & 4 DISABLED).
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

LEGAL DESCRIPTION:

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS", FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID WEST RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEETS 2 AND 3 OF 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 160,095 SQUARE FEET (3.6753 ACRES).



LOCATION MAP
NOT TO SCALE

CERTIFICATION

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



NO.	REVISIONS	BY
5		
4		
3		
2		
1		

CALM SITE
601 EAST DANIA BEACH BOULEVARD
DANIA BEACH, BROWARD COUNTY
FLORIDA 33004

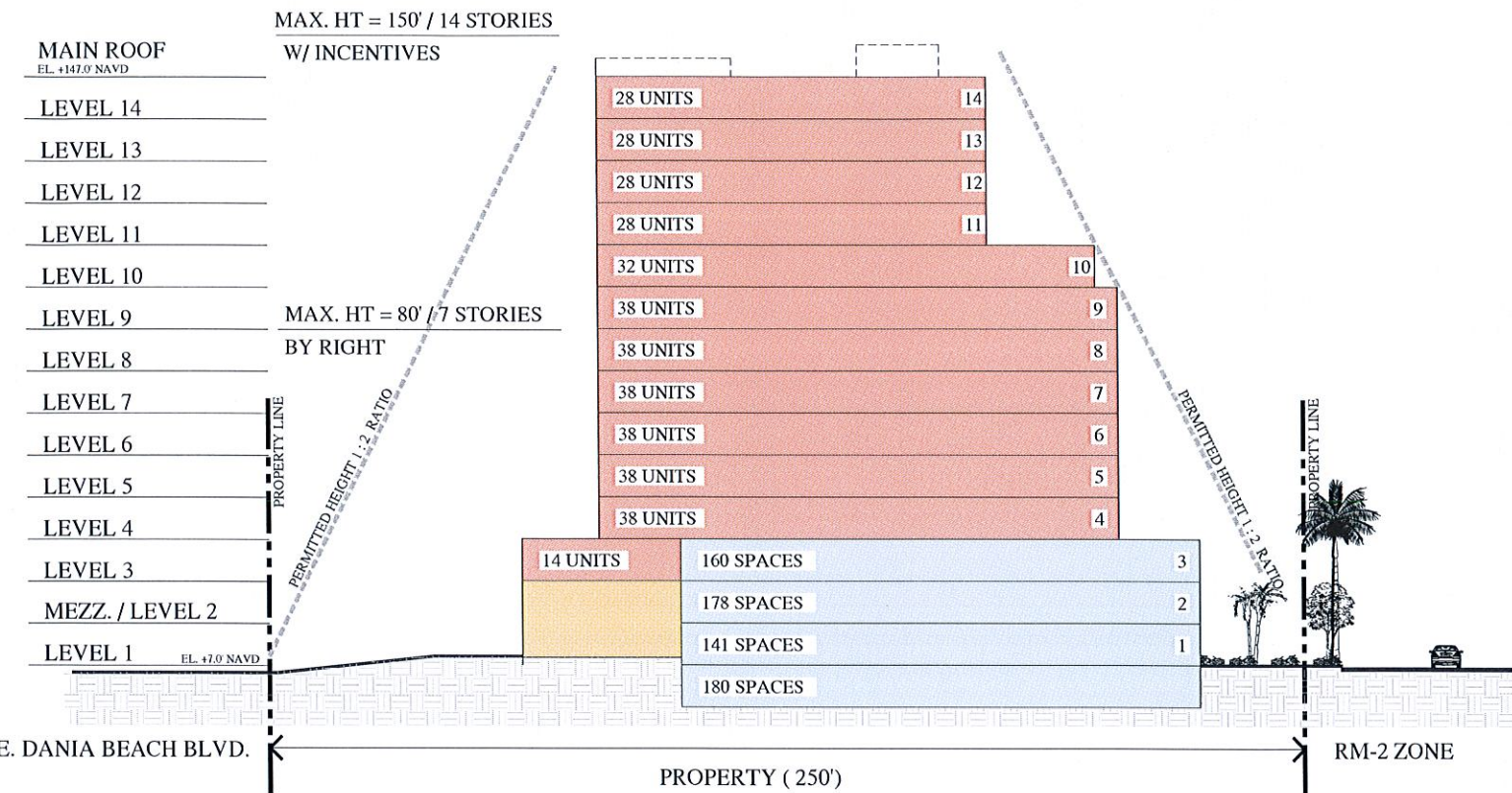
BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.
SCALE: 1" = 30'
SURVEY DATE: 03/28/16
FILE: LANGAN ENGINEERING AND ENVIRONMENTAL
ORDER NO.: 60755

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CONCEPTUAL BUILDING SECTION

CUMULATIVE AREA FOR SIGNAGE:

PER SEC. 505-90

MAIN PROJECT / ADDRESS SIGN:
AREA PERMITTED =
565 LINEAR x 1.5 = 847.5 S.F.
PROPOSED PROJECT / ADDRESS SIGN
"DETAIL A" = 218 S.F.
PERMITTED AREA SURPLUS = 629 S.F.

CAFE WALL SIGN:
AREA PERMITTED =
70' LINEAR FRONTAGE x 1.5 = 105 S.F.
PROPOSED WALL SIGN "DETAIL C" = 31 S.F.
DIRECTIONAL/INCIDENTAL SIGN = 6 S.F.
PERMITTED AREA SURPLUS = 68 S.F.

RESTAURANT WALL SIGN:
AREA PERMITTED =
79' LINEAR FRONTAGE x 1.5 = 118 S.F.
PROPOSED WALL SIGN "DETAIL B" = 33 S.F.
DIRECTIONAL/INCIDENTAL SIGN = 6 S.F.
PERMITTED AREA SURPLUS = 79 S.F.

CUMULATIVE SIGN AREA ALLOWED = 960 S.F.
PROPOSED CUMULATIVE SIGN AREA = 294 S.F.

INCENTIVES PER SEC. 305-60:

70 PUBLIC PARKING SPACES / 10 = 7 ADDITIONAL FLOORS
70 PUBLIC PARKING SPACES / 10 = 7 x 5 du/ac = 35 additional du / acre
70 PUBLIC PARKING / 10 = 7 x 2.5% IMPERVIOUS AREA

LEGAL DESCRIPTION

THIS LEGAL DESCRIPTION IS AS RECORDED ON POLICE LAND SURVEYORS, INC. BOUNDARY AND TOPOGRAPHIC SURVEY DATED 03/28/2016 AND IS AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF A PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS" FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS". SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID WEST RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 26030-2101, SHEETS 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEETS 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 160,095 SQUARE FEET (3.6753 ACRES).

PROJECT DATA SUMMARY

LAND USE DESIGNATION: BEACH GATEWAY MIXED-USE DISTRICT

ZONING: GTWY-MU

LOT SIZE: REQUIRED WIDTH 100' / PROVIDED 640'
REQUIRED DEPTH 100' / PROVIDED 250'

LOT AREA MEASURED TO P.L. = 160,095 SQ. FT. (3.67 ACRES)

LOT AREA MEASURED TO CENTERLINE OF R.O.W. = 198,250 SQ. FT. (4.55 ACRES)

PROPOSED CONSTRUCTION TYPE: 1A PER SEC. 503 OF F.B.C. 2014

DENSITY ALLOWED: 85 D.U./ACRE WITH INCENTIVES

PROPOSED DENSITY: 386 DWELLING UNITS (85 UNITS / ACRE)

RESIDENTIAL GROSS FLOOR AREA: = 301,257 SQ. FT.

TOTAL GROSS FLOOR AREA: = 678,913 SQ. FT.

F.A.R. = MAXIMUM 8.0 ALLOWED / 4.24 PROVIDED

AVERAGE UNIT SIZE = 723 SQ. FT.

BUILDING LOT COVERAGE BY ROOFED STRUCT.: = 89,431 SQ. FT. (56%)

GROUND FLOOR IMPERVIOUS OPEN SPACE: = 26,784 SQ. FT. (16.6%)

(MAX. 80% WITH INCENTIVE BONUSES, SEE BELOW) = 116,215 SQ. FT. (72.6%)

LANDSCAPED PERVIOUS AREA: = 43,881 SQ. FT. (27.4%)
(MIN. 20% WITH INCENTIVE BONUSES)

PROPOSED MAX. HEIGHT = 150/14 STORIES WITH PARKING INCENTIVES

FLOOD ZONE: AE

BASE FLOOD ELEVATION = 6'

BUILDING SETBACKS

	REQUIRED	PROPOSED MIN.
FRONT	30'	42'-0" PEDESTAL 75'-0" TOWER
SIDE (STREET)	10'	25'-0" PEDESTAL 75'-0" TOWER
SIDE (INSIDE LOT)	15' ABUTTING RM-2	25'-0" PEDESTAL 75'-0" TOWER
REAR	25'	25'-0" PEDESTAL 45'-0" TOWER

UNIT MIX			
DESCRIPTION	UNIT AREA (SF)	# UNITS	TOTAL AREA (SF)
STUDIO	530	44	23,320
	575	88	50,600
TOTAL STUDIO		132 (34%)	73,920
1-BR	750	60	45,000
	765	14	10,710
	785	100	78,500
	890	44	39,160
TOTAL 1-BR		218 (56%)	173,370
2-BR	900	16	14,400
	955	16	15,280
	1180	4	4,720
TOTAL 2-BR		36 (10%)	34,400
GRAND TOTALS		386	281,690

PARKING

RESIDENTIAL PARKING REQUIRED:

132 STUDIO X 1.0 = 132
218 1 BR X 1.25 = 273
36 2 BR X 1.75 = 63
GUEST (386 / 5) = 77
545 SPACES REQUIRED TOTAL

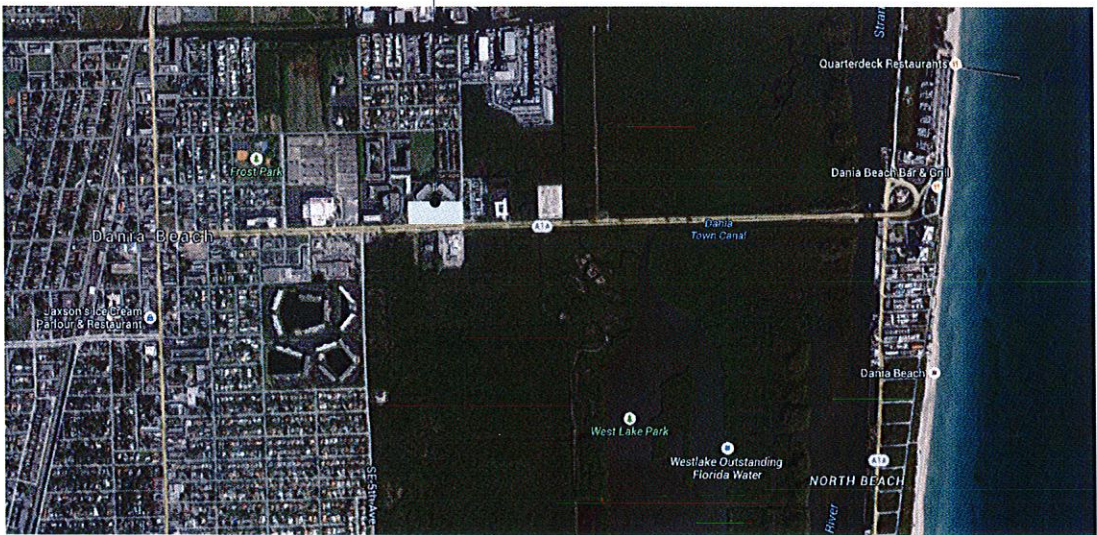
RESIDENTIAL PARKING PROVIDED: 545 SPACES
(INCLUDES 11 H.C. SPACES)

RESTAURANT: 2100 SF CSA / 60 SF = 35 SPACES
GOURMET MARKET: 2700 SF CSA / 300 SF = 9 SPACES
COMMERCIAL PARKING REQUIRED: 44 SPACES
TOTAL COMMERCIAL PROVIDED: 44 SPACES
(INCLUDES 2 H.C. SPACES)

PUBLIC CITY PARKING PROVIDED: 70 SPACES
PARKING GRAND TOTAL: 659 SPACES
LOADING SPACES (PER SEC. 270-20): 2 SPACES

BIKE STORAGE:

5% OF RESIDENTIAL PARKING = 545 X .05 = 28 RACK SPACES REQUIRED
10% OF COMMERCIAL PARKING = 44 X .10 = 5 RACK SPACES REQUIRED
34 RACK SPACES PROVIDED (24 ON GROUND LEVEL, 10 ON LEVEL 2)



LOCATION MAP

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



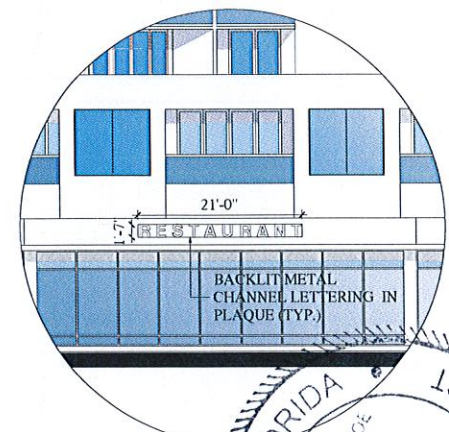
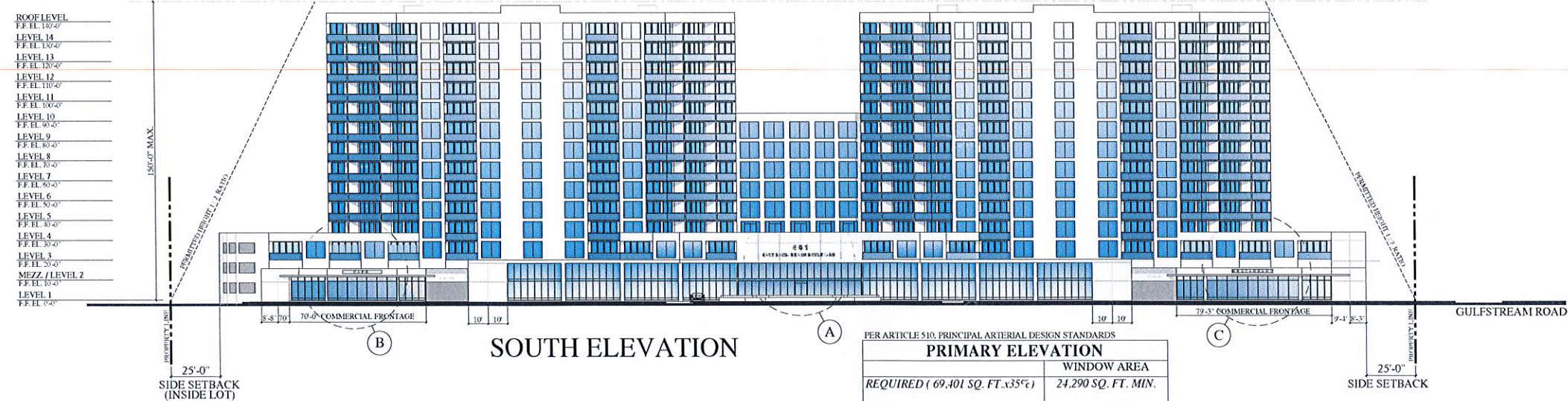
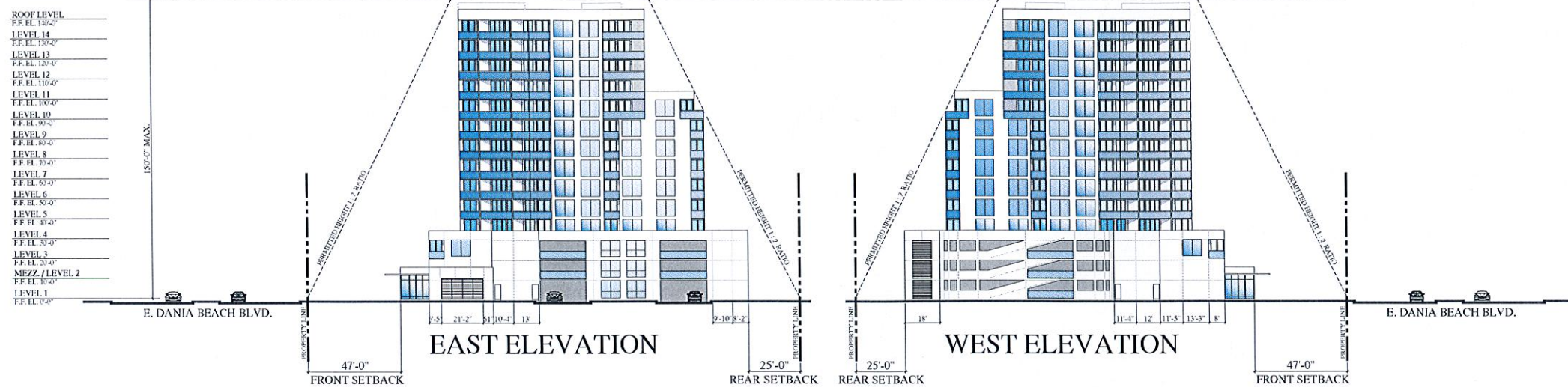
ROBERT M. SWEDROE
ARCHITECTS PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

PROJECT DATA,
CONCEPTUAL SECTION
LOCATION MAP

DRAWN
CHECKED
DATE 7-5-16
SCALE
JOB NO.
SHEET

A1

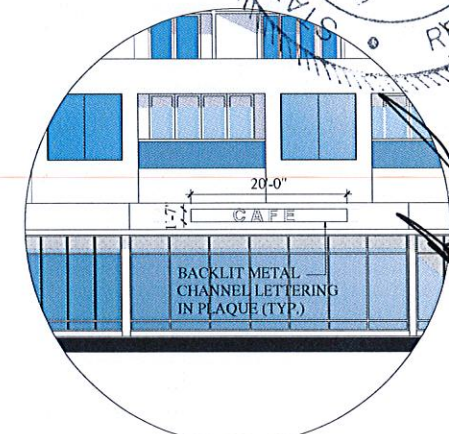
PER ARTICLE 510, PRINCIPAL ARTERIAL DESIGN STANDARDS	
SECONDARY ELEVATION	
REQUIRED (18,276 SQ. FT. x15%)	WINDOW AREA
	2,769 SQ. FT. MIN.
PROVIDED	4,553 SQ. FT.



BUILDING SIGN DETAIL "C"

COMMERCIAL WALL SIGN

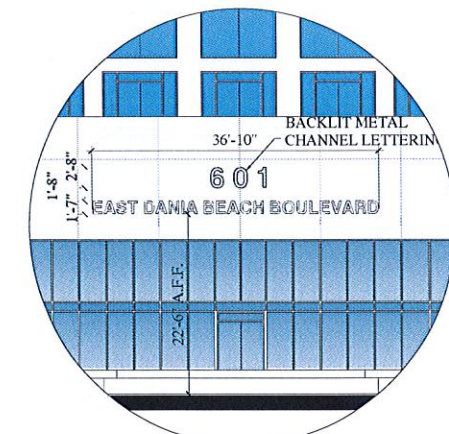
SCALE: 3/32"=1'-0"



BUILDING SIGN DETAIL "B"

COMMERCIAL WALL SIGN PLUS (2) INCIDENTAL OR DIRECTIONAL SIGN FOR GARAGE AREA ACCESS WAY

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



BUILDING SIGN DETAIL "A"

MAIN ADDRESS WALL SIGN

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

601 DANIA BEACH BOULEVARD

DANIA BEACH, FLORIDA



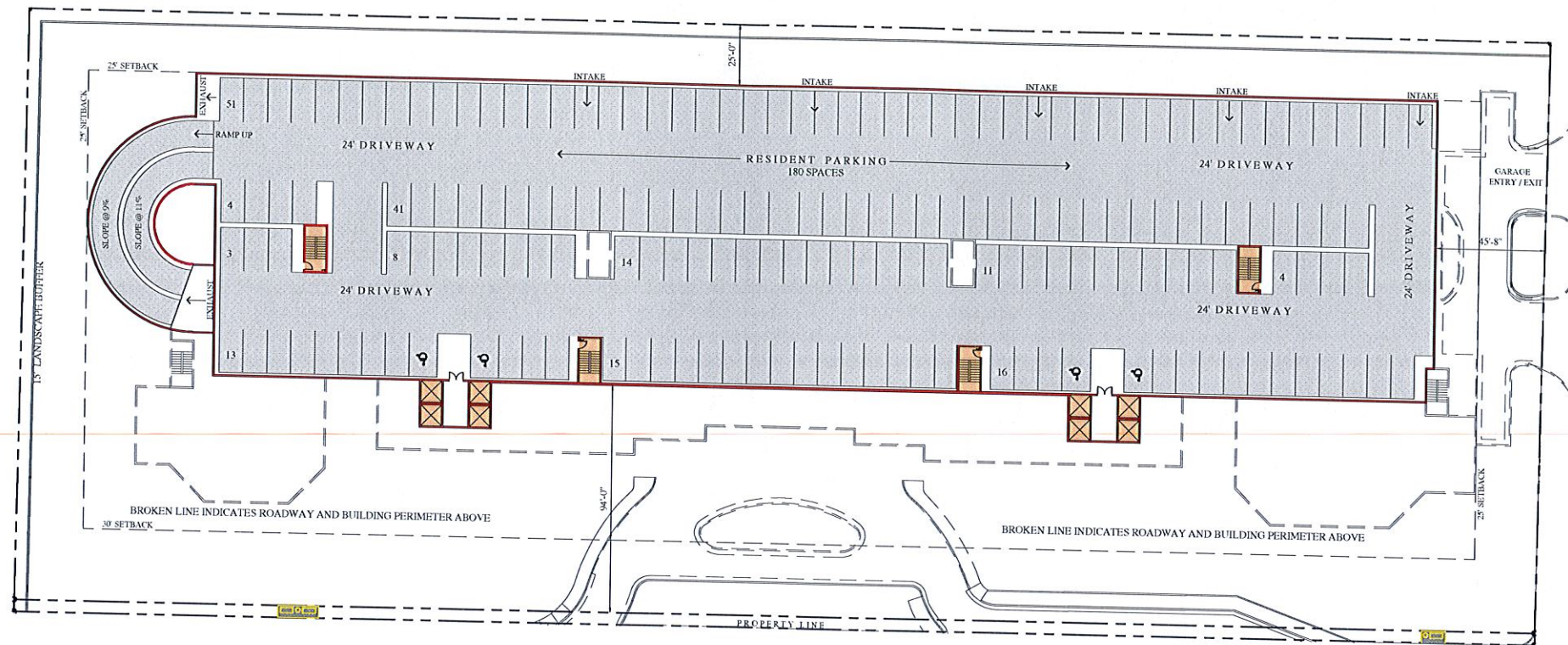
ROBERT M. SWEDROE
ARCHITECTS PLANNERS

12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

OVERALL ELEVATIONS

DRAWN
CHECKED
DATE 7-5-16
SCALE
JOB NO.
SHEET

A2



LOWER LEVEL PARKING PLAN CONCEPT

180 RESIDENTIAL PARKING SPACES TOTAL

SCALE: 1"=30'-0"

LOWER GARAGE LEVEL AREAS	
PARKING GARAGE AREA (S-2)	69971 SQ. FT.
TOTAL GROSS FLOOR AREA	69,971 SQ. FT.



601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

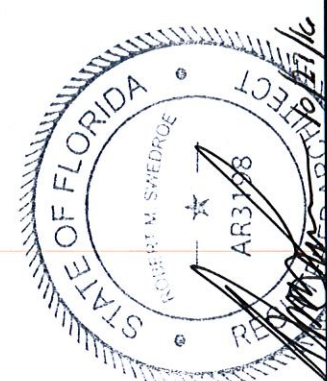


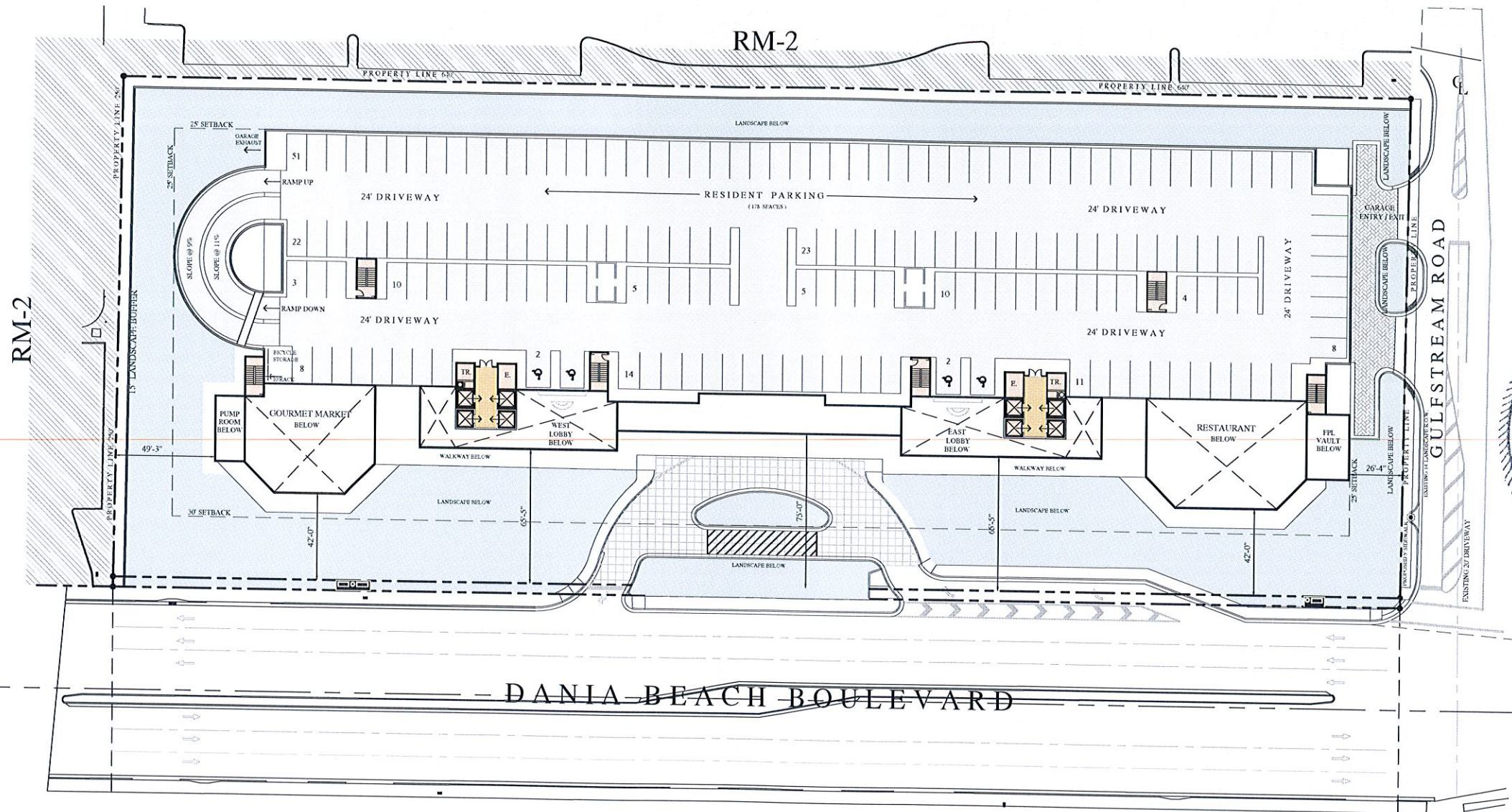
ROBERT M. SWEDROE
ARCHITECTS PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33184
PHONE: (305) 891-2555 FAX: (305) 891-2975

LOWER LEVEL PARKING
OVERALL FLOOR PLAN

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A4



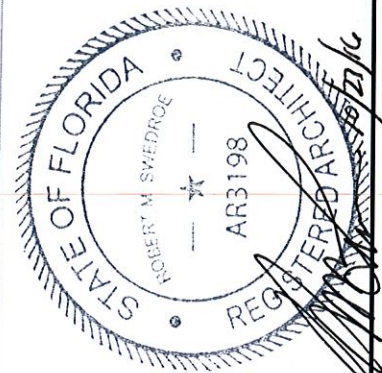


LEVEL 2 PLAN CONCEPT

178 RESIDENTIAL PARKING SPACES TOTAL

SCALE: 1"=30'-0"

LEVEL 2 AREAS	
PARKING GARAGE AREA	
COMMON AREA	
TOTAL GROSS FLOOR AREA	72,288 SQ. FT.



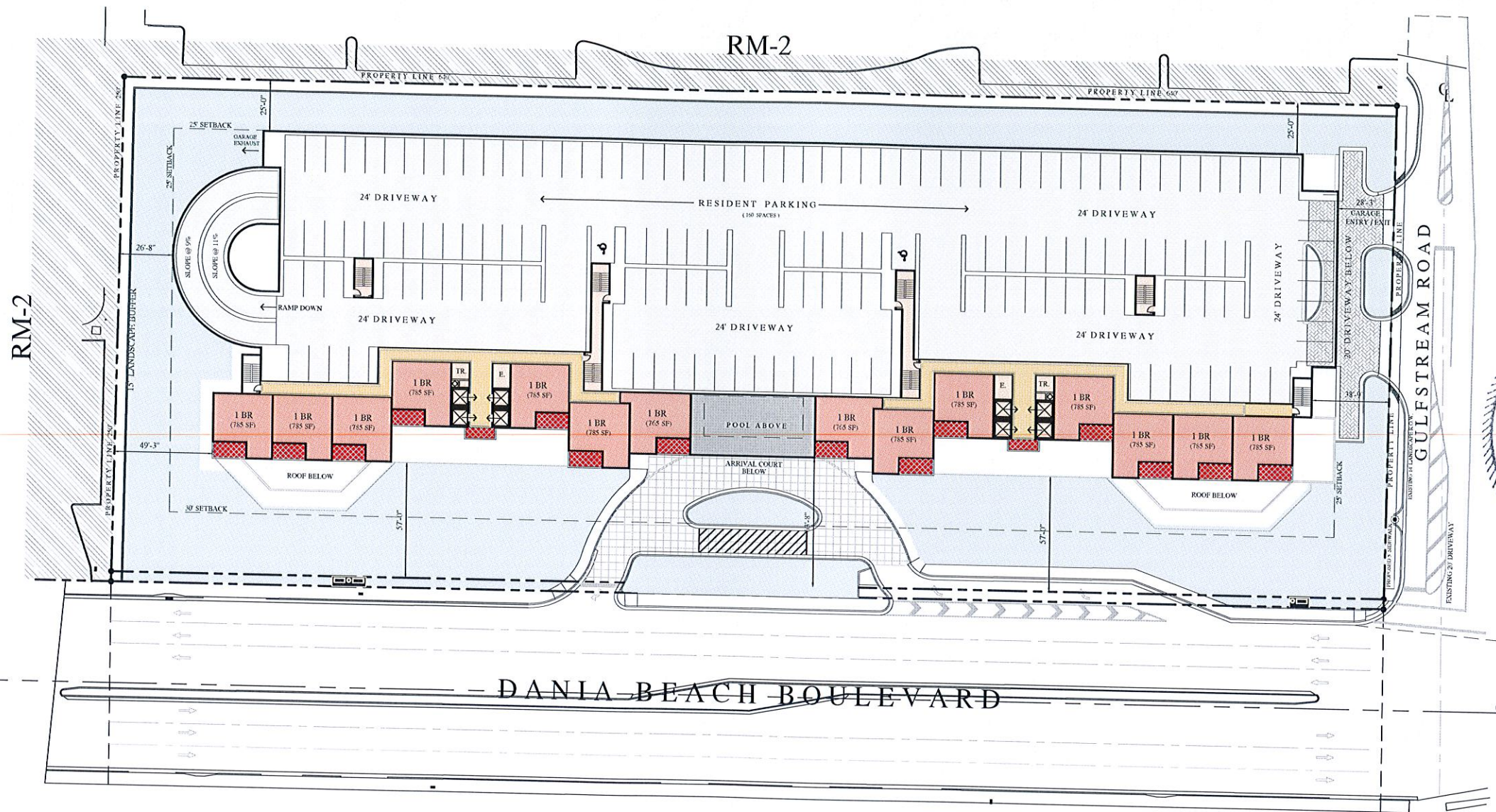
ROBERT M. SWEDROE
ARCHITECTS PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2975

LEVEL 2
OVERALL FLOOR PLAN

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A6

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

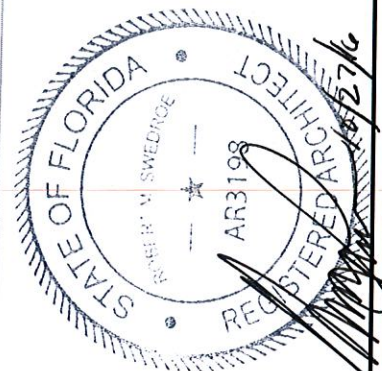


LEVEL 3 PLAN CONCEPT

14 RESIDENTIAL UNITS / 160 RESIDENTIAL PARKING SPACES

SCALE: 1"=30'-0"

LEVEL 3 AREAS	
PARKING GARAGE AREA (S-2)	64,965 SQ. FT.
COMMON AREA, RESIDENTIAL ANCILLARY	8,264 SQ. FT.
RESIDENTIAL GROSS FLOOR AREA	11,954 SQ. FT.
TOTAL GROSS FLOOR AREA	85,181 SQ. FT.



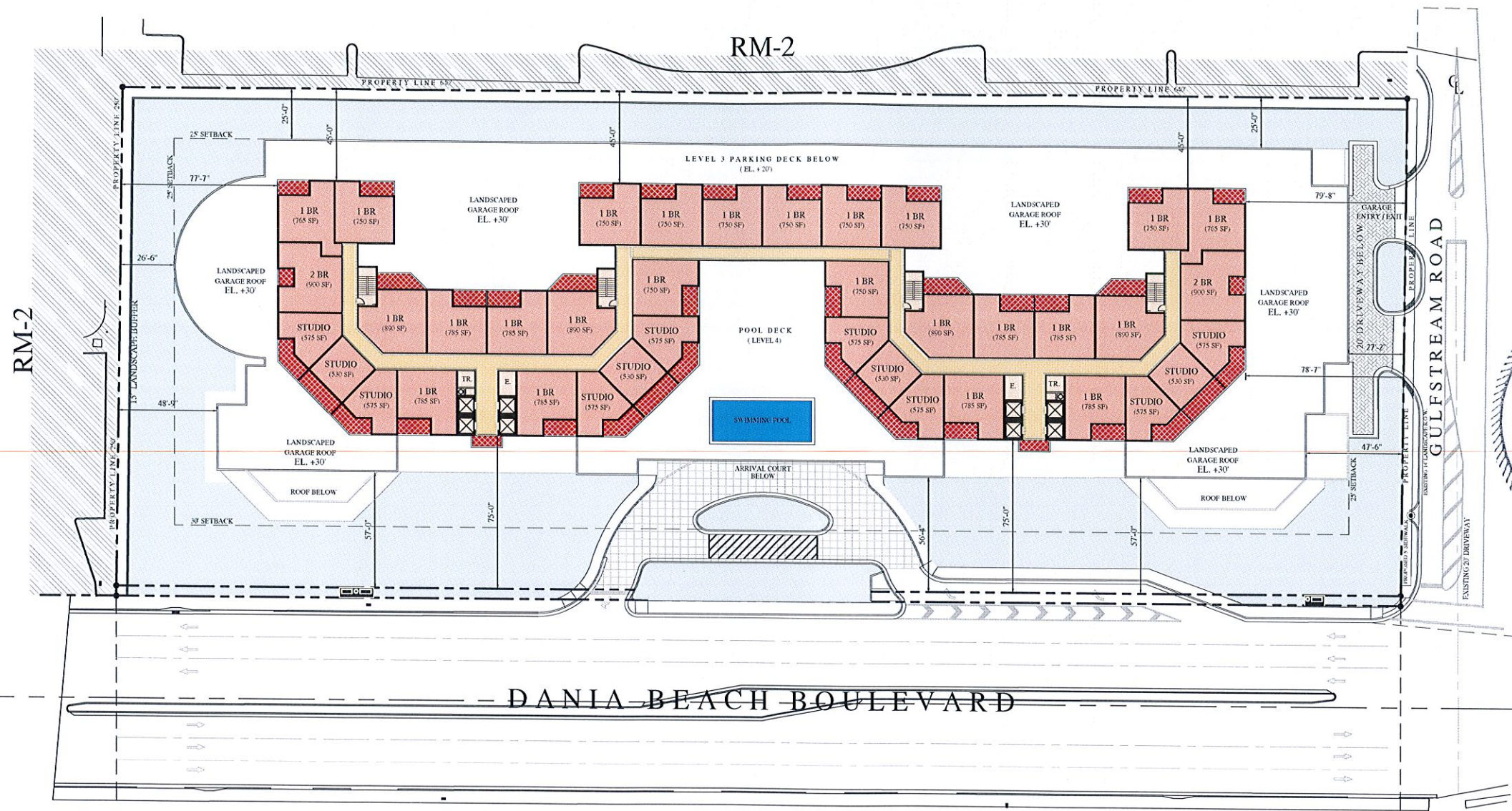
ROBERT M. SWEDROE
ARCHITECTS PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2558 FAX (305) 891-2975

LEVEL 3
OVERALL FLOOR PLAN

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A7

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



LEVEL 4 - 9 PLAN CONCEPT

38 UNITS TOTAL PER LEVEL (228 UNITS TOTAL)

SCALE: 1"=30'-0"

LEVEL 4 - 9 AREAS	
TYPICAL RESIDENTIAL GROSS FLOOR AREA	29,300 SQ. FT.
TOTAL RESIDENTIAL GROSS FLOOR AREA 5-9	175,800 SQ. FT.
TYPICAL GROSS FLOOR AREA	36,627 SQ. FT.
TOTAL GROSS FLOOR AREA 4 - 9	219,762 SQ. FT.



601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

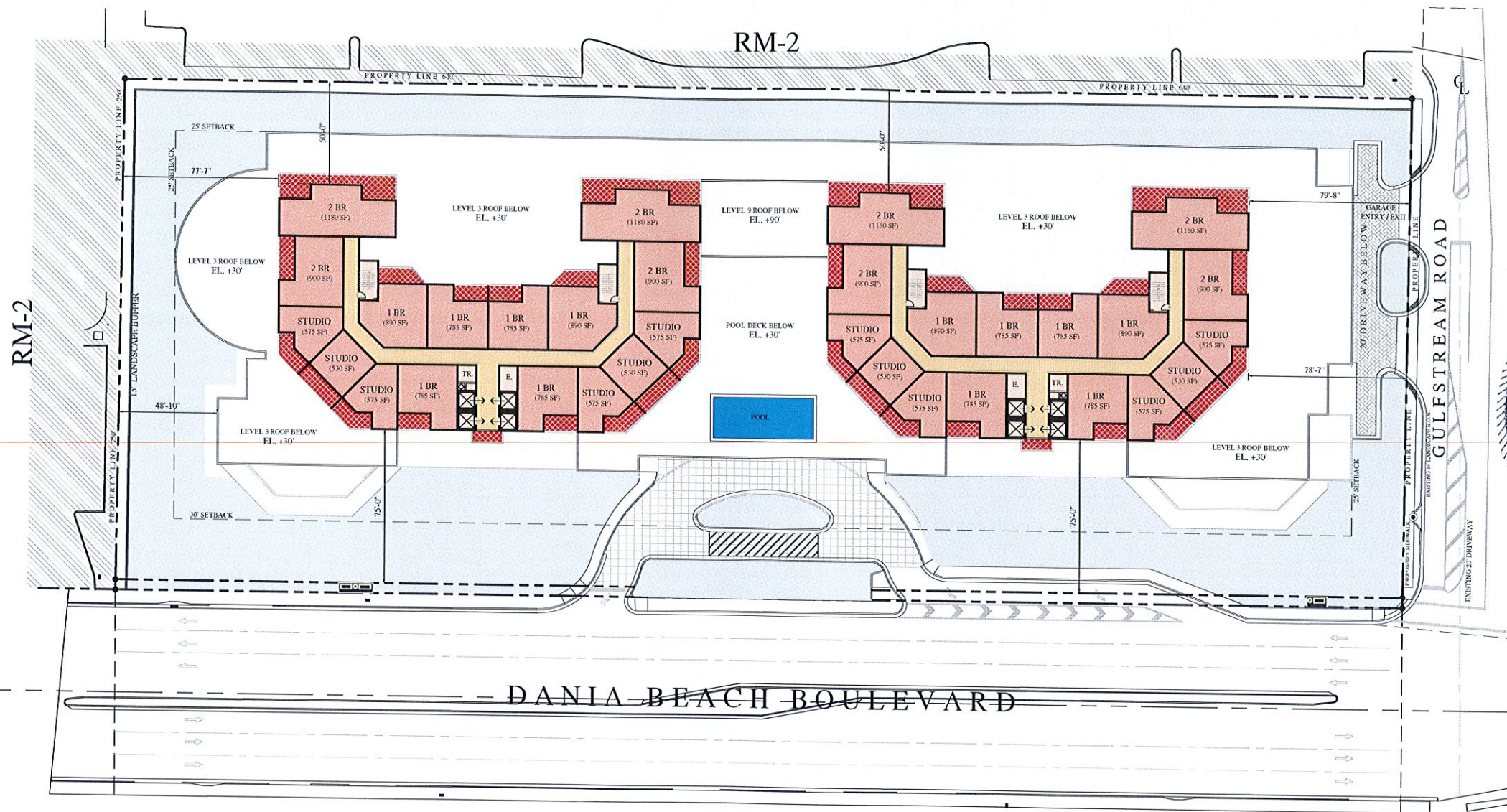


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PHONE: (305) 891-2555 FAX: (305) 891-2575

LEVEL 4 - 9
OVERALL FLOOR PLAN

DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A8



LEVEL 10 PLAN CONCEPT

32 UNITS RESIDENTIAL UNITS TOTAL

SCALE: 1"=30'-0"

LEVEL 10 AREAS	
COMMON AREA	6,447 SQ. FT.
RESIDENTIAL GROSS FLOOR AREA	26,559 SQ. FT.
TOTAL GROSS FLOOR AREA	33,006 SQ. FT.



601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

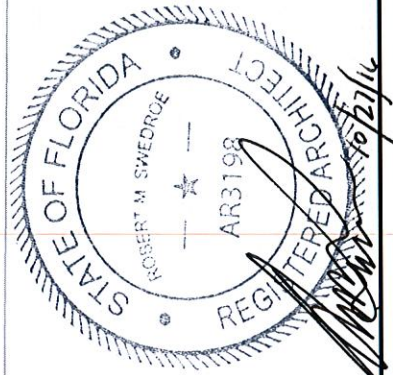
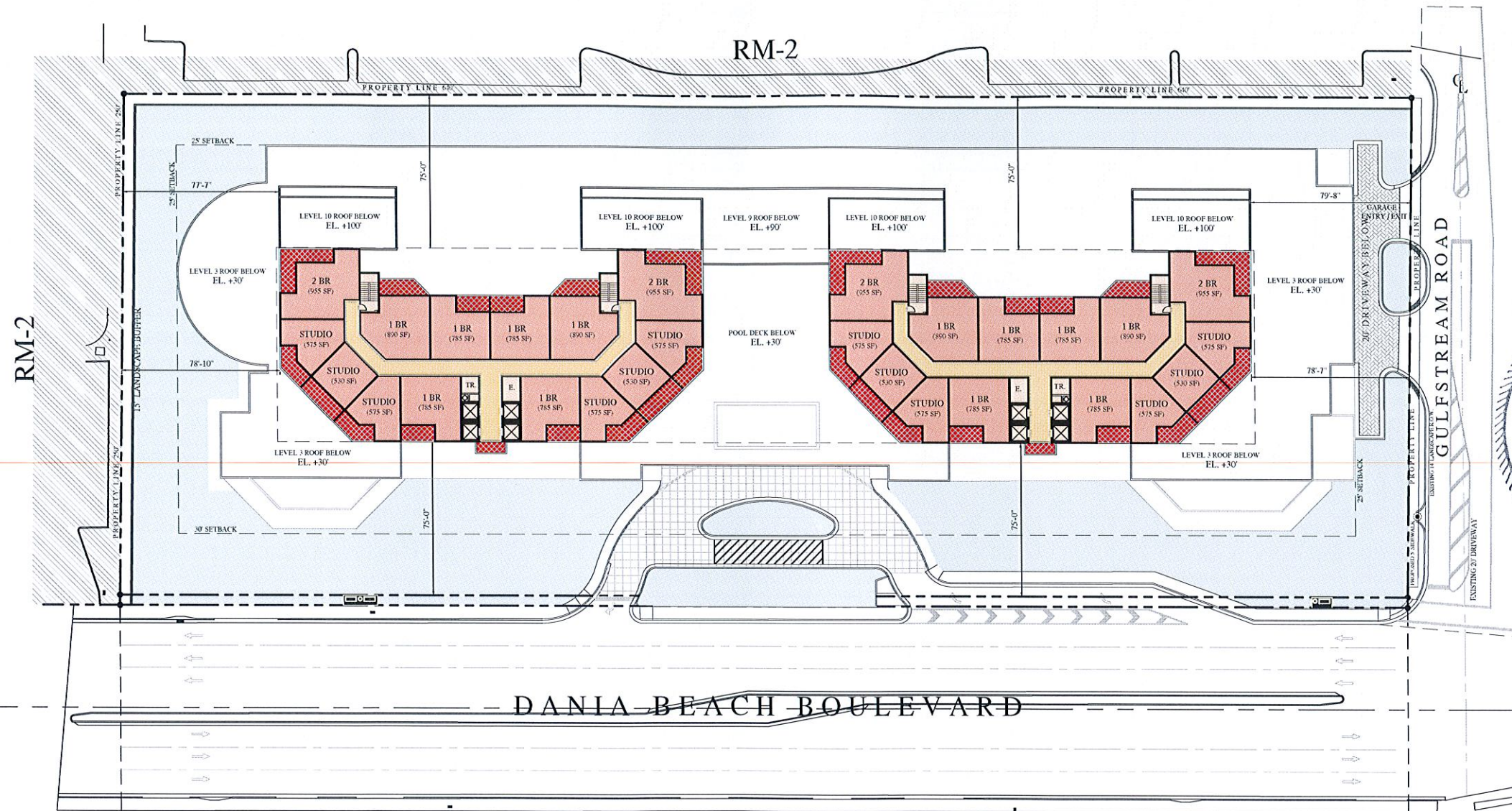


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LEVEL 10
OVERALL FLOOR PLAN

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A9



LEVEL 11 - 14 PLAN CONCEPT

28 RESIDENTIAL UNITS PER LEVEL (112 UNITS)

SCALE: 1"=30'-0"

LEVEL 11 - 14 AREAS	
COMMON AREA	
TYPICAL RESIDENTIAL GROSS FLOOR AREA	21,736 SQ. FT.
TYPICAL GROSS FLOOR AREA	27,409 SQ. FT.
TOTAL RESIDENTIAL GROSS FLOOR AREA LEVELS 11 - 14	86,944 SQ. FT.
TOTAL GROSS FLOOR AREA LEVELS 11 - 14	109,636 SQ. FT.

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

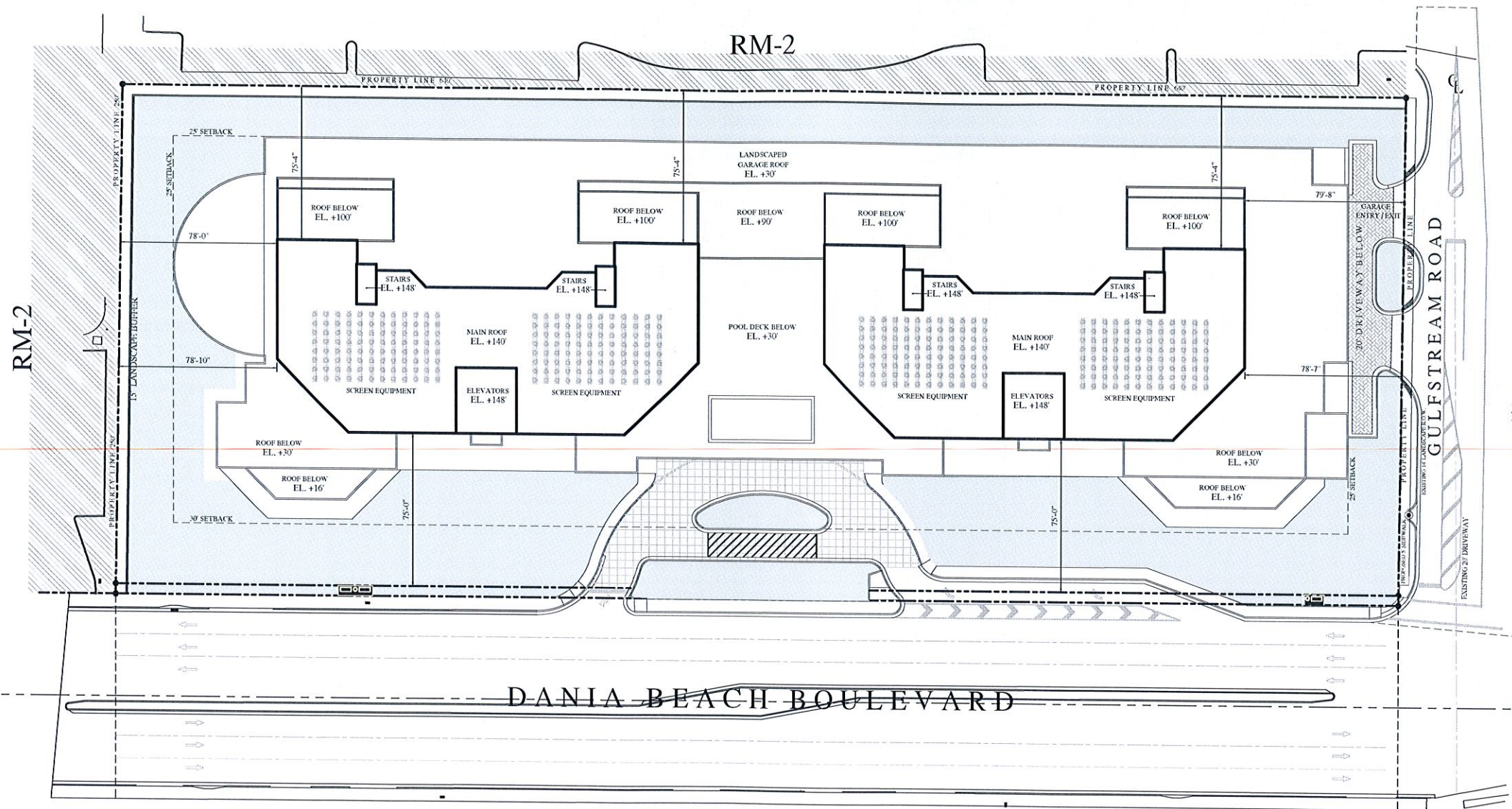


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LEVEL 11 - 14
OVERALL FLOOR PLAN

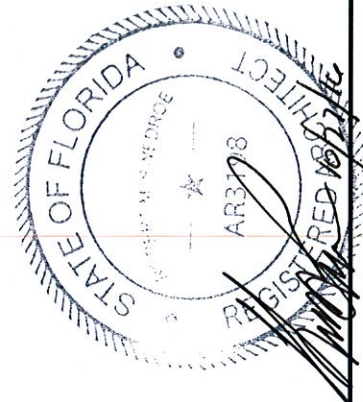
DRAWN
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DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A10



ROOF LEVEL PLAN CONCEPT

SCALE: 1"=30'-0"



601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



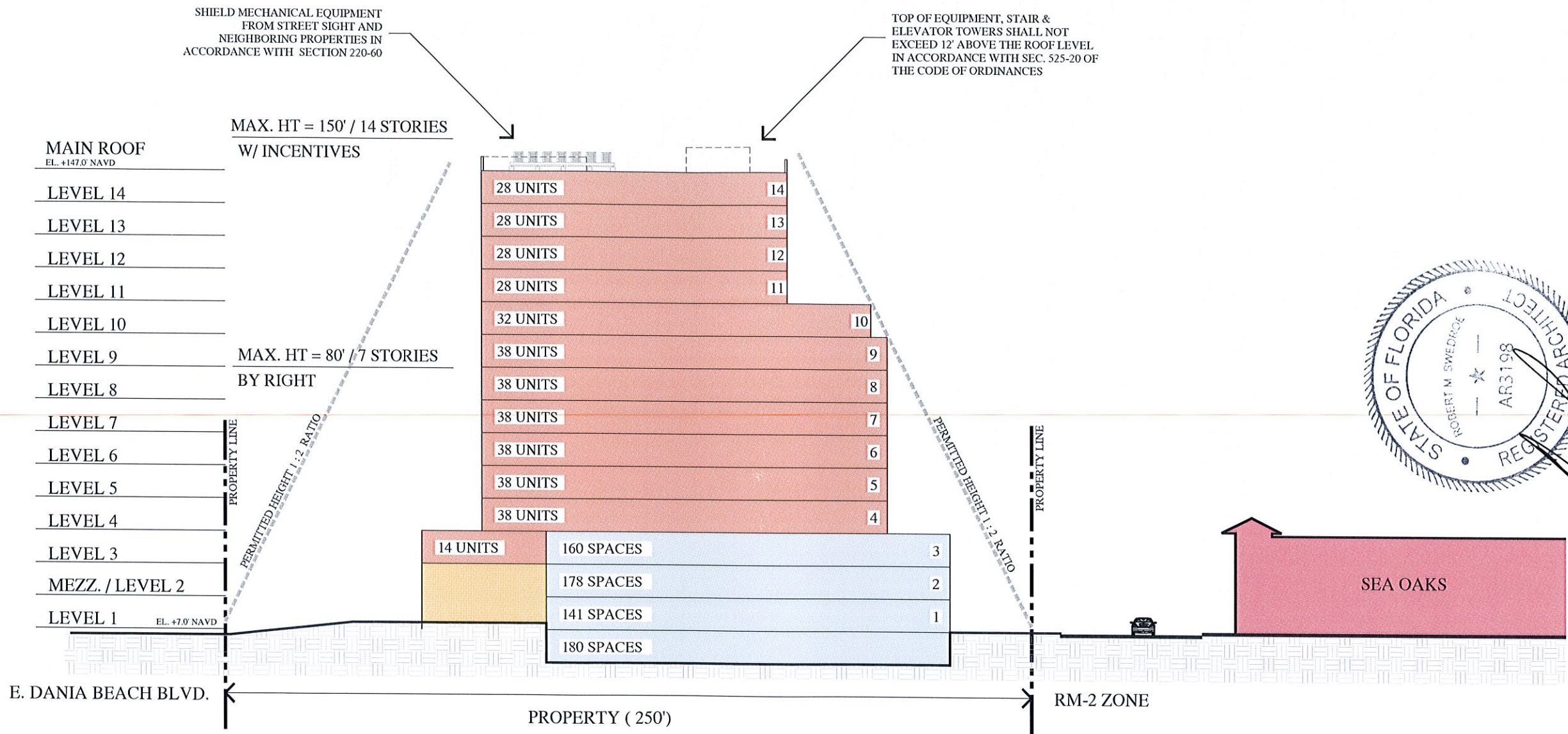
ROBERT M. SWEDROE
ARCHITECTS PLANNERS

12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE: (305) 891-2555 FAX: (305) 891-2975

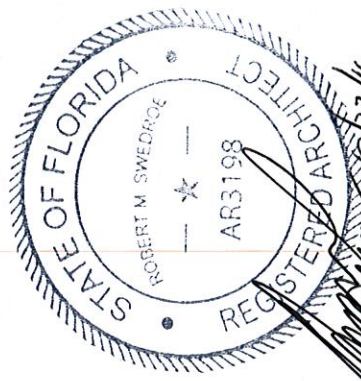
OVERALL ROOF PLAN

DRAWN	
CHECKED	
DATE	7-5-16
SCALE	1"=30'-0"
JOB NO.	
SHEET	

A11



CONCEPTUAL BUILDING SECTION



601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

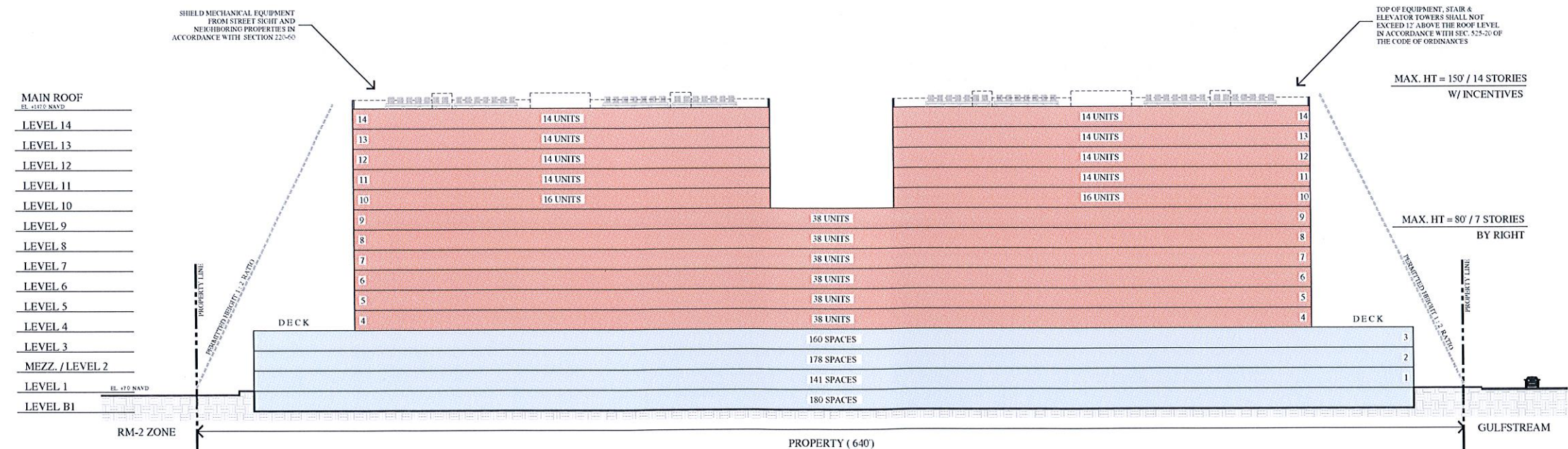
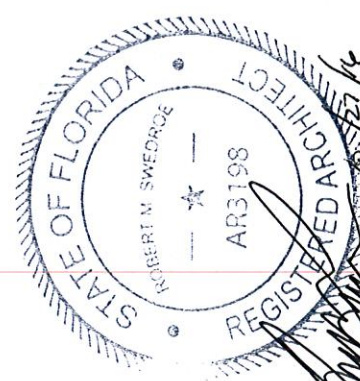
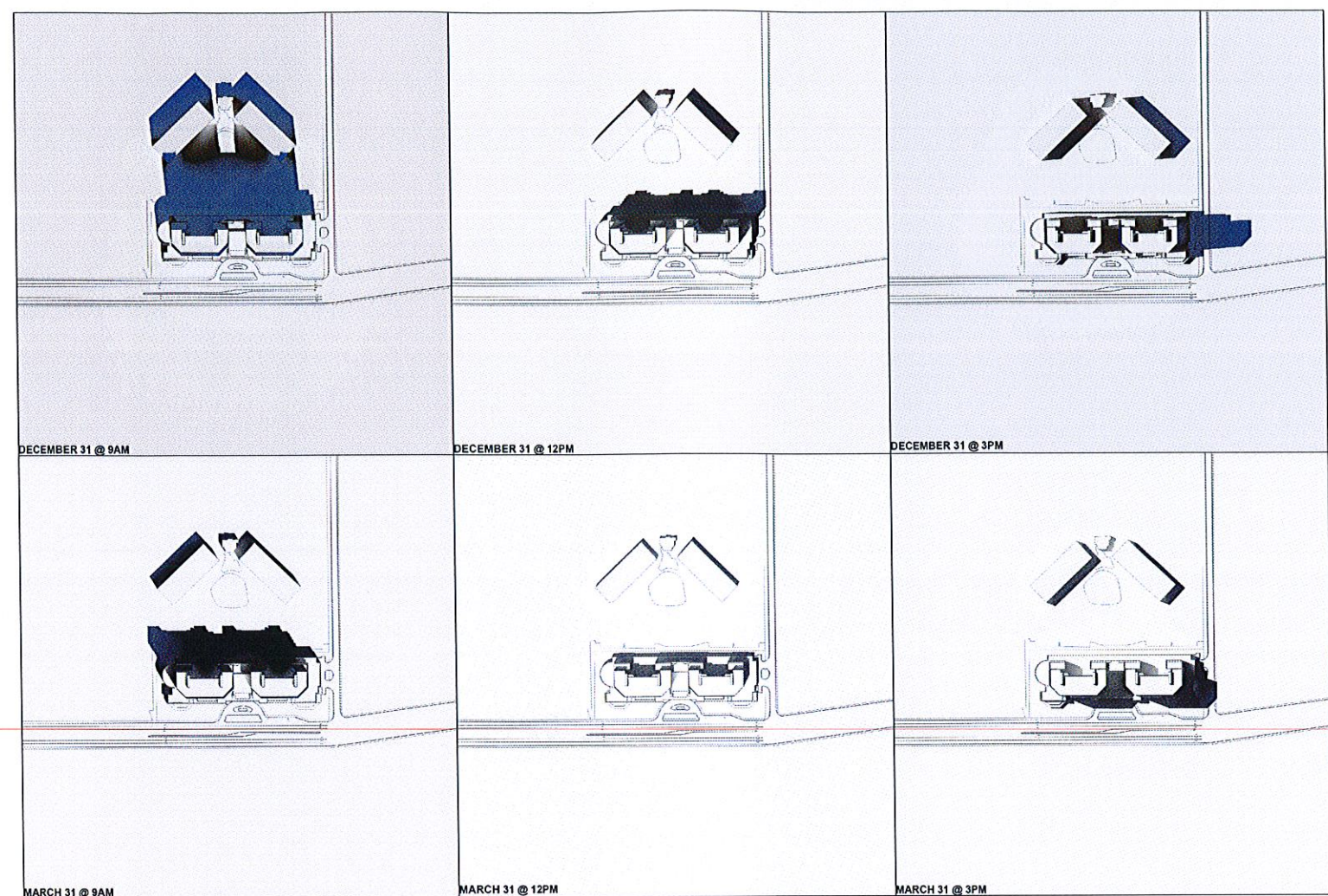


ROBERT M. SWEDROE
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PHONE: (305) 891-2555 FAX: (305) 891-2595

CONCEPTUAL SECTION

DRAWN
CHECKED
DATE 7-5-16
SCALE
JOB NO.
SHEET

A12



CONCEPTUAL BUILDING LONGITUDINAL SECTION

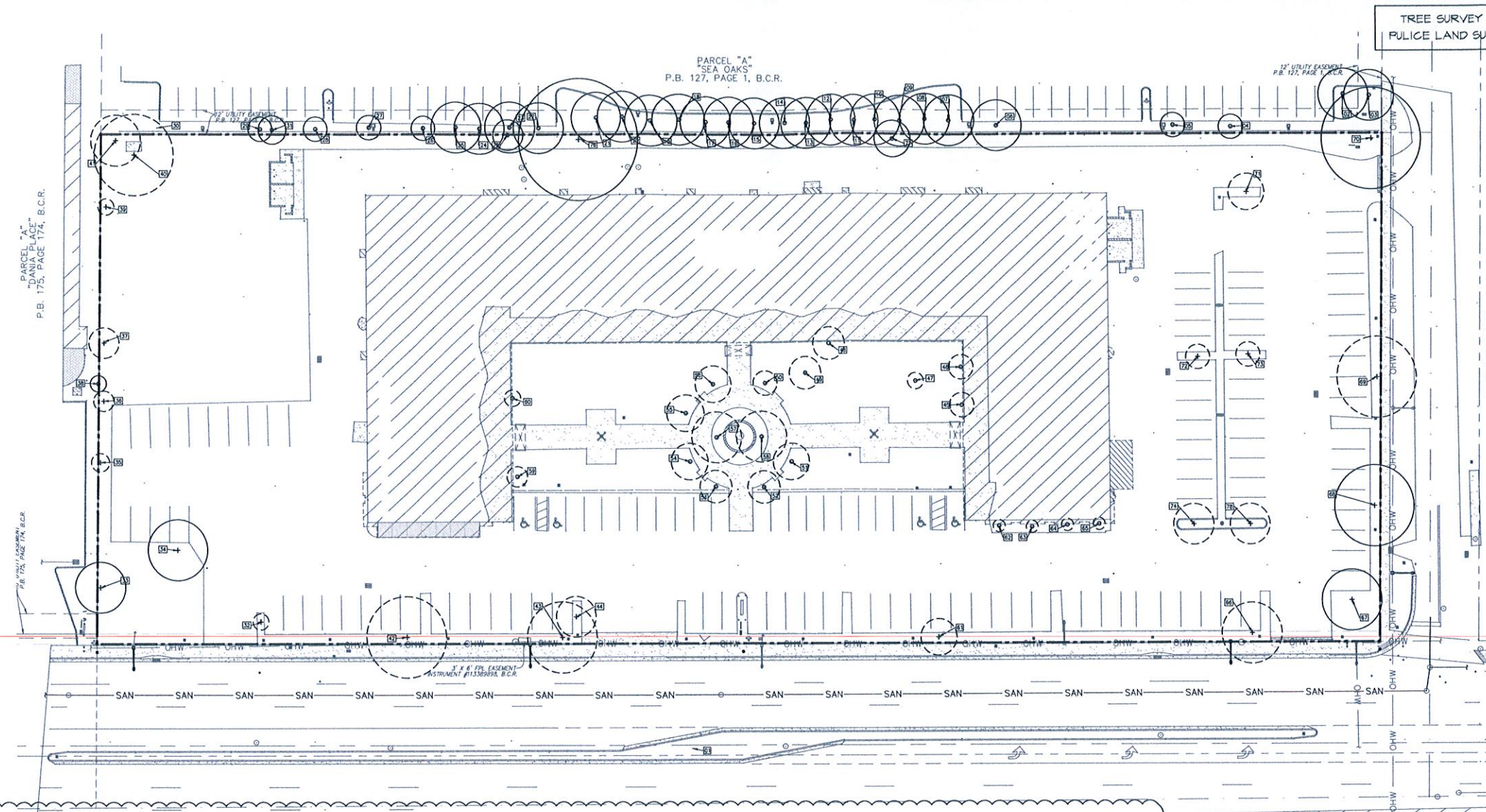
601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

ROBERT M. SWEDROE
ARCHITECTS
PLANNERS

12000 BISCAYNE BOULEVARD SUITE 602 MIAMI, FL 33181
PHONE: (305) 890-2555 FAX: (305) 890-2975

CONCEPTUAL
LONGITUDINAL
SECTION &
SHADOW STUDIES

DRAWN	
CHECKED	
DATE	7-5-16
SCALE	
JOB NO.	
SHEET	A13



TREE SURVEY INFORMATION PROVIDED BY
FOLICE LAND SURVEYORS, INC. DATED 03/28/16

PARCEL "A"
SEA OAKS
P.B. 127, PAGE 1, B.C.R.

PARCEL "A"
"DANIA BEACH"
P.B. 175, PAGE 174, B.C.R.

12" UTILITY EASEMENT
P.B. 127, PAGE 1, B.C.R.

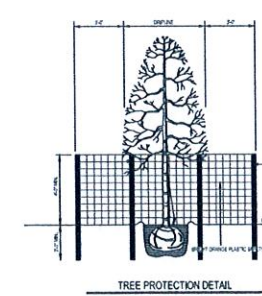
1/4" UTILITY EASEMENT
P.B. 175, PAGE 174, B.C.R.

NOT SUPPLEMENT

Tree Number	Botanical Name	Common Name	DBH (inches)	Canopy (feet)	Canopy (SQ. FT.)	Height (feet)	Condition	Disposition	Appraised value
1		Palm	15	25		30		OFFSITE	
2		Palm	12	25		30		OFFSITE	
3		Palm	12	25		30		OFFSITE	
4		Palm	6	12		25		OFFSITE	
5	Syagrus romanzoffiana	Queen Palm	6	12		25		OFFSITE	
6	Roystonea regia	Royal Palm	14	25		30		OFFSITE	
7	Roystonea regia	Royal Palm	13	25		20		OFFSITE	
8	Roystonea regia	Royal Palm	14	25		25		OFFSITE	
9	Roystonea regia	Royal Palm	14	25		33		OFFSITE	
10	Roystonea regia	Royal Palm	16	25		40		OFFSITE	
11	Roystonea regia	Royal Palm	13	25		25		OFFSITE	
12	Roystonea regia	Royal Palm	13	25		30		OFFSITE	
13	Roystonea regia	Royal Palm	14	25		25		OFFSITE	
14	Roystonea regia	Royal Palm	13	25		33		OFFSITE	
15	Roystonea regia	Royal Palm	15	25		30		OFFSITE	
16	Roystonea regia	Royal Palm	20	25		35		OFFSITE	
17	Roystonea regia	Royal Palm	14	25		25		OFFSITE	
18	Roystonea regia	Royal Palm	18	25		30		OFFSITE	
19	Roystonea regia	Royal Palm	15	25		35		OFFSITE	
20	Roystonea regia	Royal Palm	15	25		28		OFFSITE	
21	Roystonea regia	Royal Palm	14	25		20		OFFSITE	
22	Roystonea regia	Royal Palm	13	25		35		OFFSITE	
23	Roystonea regia	Royal Palm	14	25		20		OFFSITE	
24	Roystonea regia	Royal Palm	13	25		28		OFFSITE	
25	Roystonea regia	Royal Palm	14	25		30		OFFSITE	
26	Syagrus romanzoffiana	Queen Palm	6	12		14		OFFSITE	
27	Syagrus romanzoffiana	Queen Palm	6	12		18		OFFSITE	
28	Syagrus romanzoffiana	Queen Palm	6	12		18		OFFSITE	
29	Syagrus romanzoffiana	Queen Palm	6	12		15		OFFSITE	
30	Sabal palmetto	Cabbage Palm	12	15		20		OFFSITE	
31	Sabal palmetto	Cabbage Palm	13	14		25		OFFSITE	
32	Bursera simaruba	Gumbo Limbo	7	8	50	8	POOR	REMOVE	1,322.58
33	Conocarpus erectus	Green Buttonwood	13	25	491	18	FAIR	REMAIN	4,590.51
34*	Ficus aurea	Strangler Fig	24	30	707	18	FAIR	REMAIN	647.30
35	Conocarpus erectus	Green Buttonwood	7	9	64	18	POOR	REMOVE	1,231.35
36	Conocarpus erectus	Green Buttonwood	6	10	79	14	POOR	REMOVE	1,119.01
37	Conocarpus erectus	Green Buttonwood	7	15	177	18	POOR	REMOVE	1,339.14
38		Palm	7	8	N/A	20		OFFSITE	

* DENOTES A SPECIMEN TREE/PALM

Tree Number	Botanical Name	Common Name	DBH (inches)	Canopy (feet)	Canopy (SQ. FT.)	Height (feet)	Condition	Disposition	Appraised value
39*	Conocarpus erectus	Green Buttonwood	24	8	50	20	POOR	REMOVE	6,157.23
40	Tamarindus indica	Tamarind	10	40	1257	30	POOR	REMOVE	0.00
41	Tamarindus indica	Tamarind	6	25	491	25	POOR	REMOVE	0.00
42	Conocarpus erectus	Green Buttonwood	14	40	1257	25	POOR	REMOVE	5,079.51
43	Conocarpus erectus	Green Buttonwood	13	35	962	25	POOR	REMOVE	1,950.46
44	Bursera simaruba	Gumbo Limbo	8	20	314	15	POOR	REMOVE	1,594.58
45*	Sabal palmetto	Cabbage Palm	14	12	113	18	POOR	REMOVE	137.81
46*	Sabal palmetto	Cabbage Palm	14	12	113	18	POOR	REMOVE	137.81
47	Wodyetia bifurcata	Fishtail Palm	6	8	50	8	POOR	REMOVE	47.78
48*	Sabal palmetto	Cabbage Palm	18	16	201	18	POOR	REMOVE	96.47
49*	Sabal palmetto	Cabbage Palm	16	16	201	16	POOR	REMOVE	98.44
50	Syagrus romanzoffiana	Queen Palm	6	12	113	20	POOR	REMOVE	127.20
51	Syagrus romanzoffiana	Queen Palm	6	18	254	20	POOR	REMOVE	110.60
52	Syagrus romanzoffiana	Queen Palm	6	16	201	16	POOR	REMOVE	65.40
53	Syagrus romanzoffiana	Queen Palm	6	16	201	16	POOR	REMOVE	66.63
54	Syagrus romanzoffiana	Queen Palm	6	18	254	18	POOR	REMOVE	106.60
55	Syagrus romanzoffiana	Queen Palm	6	18	254	20	POOR	REMOVE	129.15
56	Syagrus romanzoffiana	Queen Palm	9	18	191	20	POOR	REMOVE	113.26
57*	Roystonea regia	Royal Palm	20	25	491	25	POOR	REMOVE	979.20
58*	Roystonea regia	Royal Palm	17	25	491	22	POOR	REMOVE	889.31
59*	Sabal palmetto	Cabbage Palm	13	10	79	18	POOR	REMOVE	132.19
60	Sabal palmetto	Cabbage Palm	10	8	50	10	POOR	REMOVE	71.86
61	Conocarpus erectus	Green Buttonwood	9	18	254	18	POOR	REMOVE	845.27
62	Phoenix roebelenii	Ygm Date Palm - d	4	6	28	6	POOR	REMOVE	105.30
63	Phoenix roebelenii	Ygm Date Palm - d	4	6	28	6	POOR	REMOVE	84.24
64	Phoenix roebelenii	Ygm Date Palm - d	4	6	28	6	POOR	REMOVE	117.94
65	Phoenix roebelenii	Ygm Date Palm - d	4	6	28	6	POOR	REMOVE	140.40
66	Conocarpus erectus	Green Buttonwood	9	30	707	20	FAIR	REMAIN	3,229.72
67	Bursera simaruba	Gumbo Limbo	14	30	707	30	FAIR	REMAIN	5,298.29
68*	Swietenia mahagoni	Mahogany	24	40	1257	35	FAIR	REMAIN	9,293.00
69*	Swietenia mahagoni	Mahogany	27	40	1257	35	POOR	REMOVE	10,864.62
70*	Pithecellobium dulce	Manilla Tamarind	60	50	1964	45	FAIR	REMAIN	1,348.18
71	Bursera simaruba	Gumbo Limbo	8	18	254	13	POOR	REMOVE	976.27
72	Bursera simaruba	Gumbo Limbo	5	12	113	9	POOR	REMOVE	783.48
73	Bursera simaruba	Gumbo Limbo	5	12	113	14	POOR	REMOVE	916.57
74	Swietenia mahagoni	Mahogany	11	20	314	18	POOR	REMOVE	2,295.96
75*	Sabal palmetto	Cabbage Palm	17	15	177	17	POOR	REMOVE	96.19
76*	Swietenia mahagoni	Mahogany	20	60	N/A	45	FAIR	REMAIN	6,159.93
77*	Sabal palmetto	Cabbage Palm	16	18	N/A	22	FAIR	REMAIN	104.20
78	Conocarpus erectus	Green Buttonwood	10	20	254	20	POOR	REMOVE	1,501.01
TOTAL					10,806 SF				19,589.27



TREE CANOPY MITIGATION/REPLACEMENT CALCULATIONS

TOTAL CANOPY REMOVED: 16,204 SF
(10,806 SF X 1.5 (NEW DEVELOPMENT))

TREES AND PALMS: 11,444.5 SF
SPECIMEN TREES AND PALMS: 4,754.5 SF

CANOPY MITIGATION PROVIDED ON SITE: 14,100 SF
(21 CATEGORY 1A TREES AND 24 CATEGORY 2 TREES)

ON-SITE MITIGATION DEFICIT: 2,104 SF
(CONTRIBUTION TO TREE PRESERVATION TRUST FUND - 2,104 SF X \$1.50 / SF = \$3,156.00)

SPECIMEN TREE REMOVED: TREE # 34, 45, 46, 48, 49, 51, 56, 54, 64, 75

ESTIMATED VALUE OF SPECIMEN TREES REMOVED: \$14,589.27

SPECIMEN TREE MITIGATED ON-SITE: \$4,800
(9 CATEGORY 1A TREES AND 2 CATEGORY 2 TREES = 4,800 SF OR \$4,800)

CONTRIBUTION FOR SPECIMEN TREES: \$14,789.27

TOTAL CONTRIBUTION TO TREE PRESERVATION TRUST FUND: \$17,522.77



SCALE: 1" = 30'-0"



landscape architects
and planners

LC - 0000396
2300 Corporate Blvd. NW, Suite 214
Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.363.7449
email: landscape@dsboca.com

DANIA BEACH RESIDENCES

601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA

TREE DISPOSITION PLAN

REVISIONS:	
1	OCTOBER 13, 2016

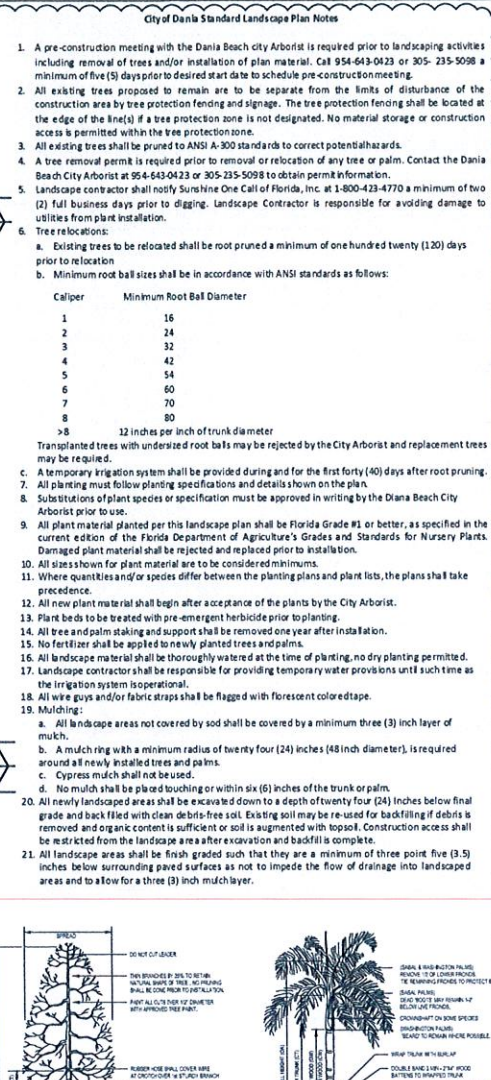
AUGUST 01, 2016
DATE
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J.G.
APPROVED BY:

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SHEET

TD-1

SITE PLAN
SUBMITTAL

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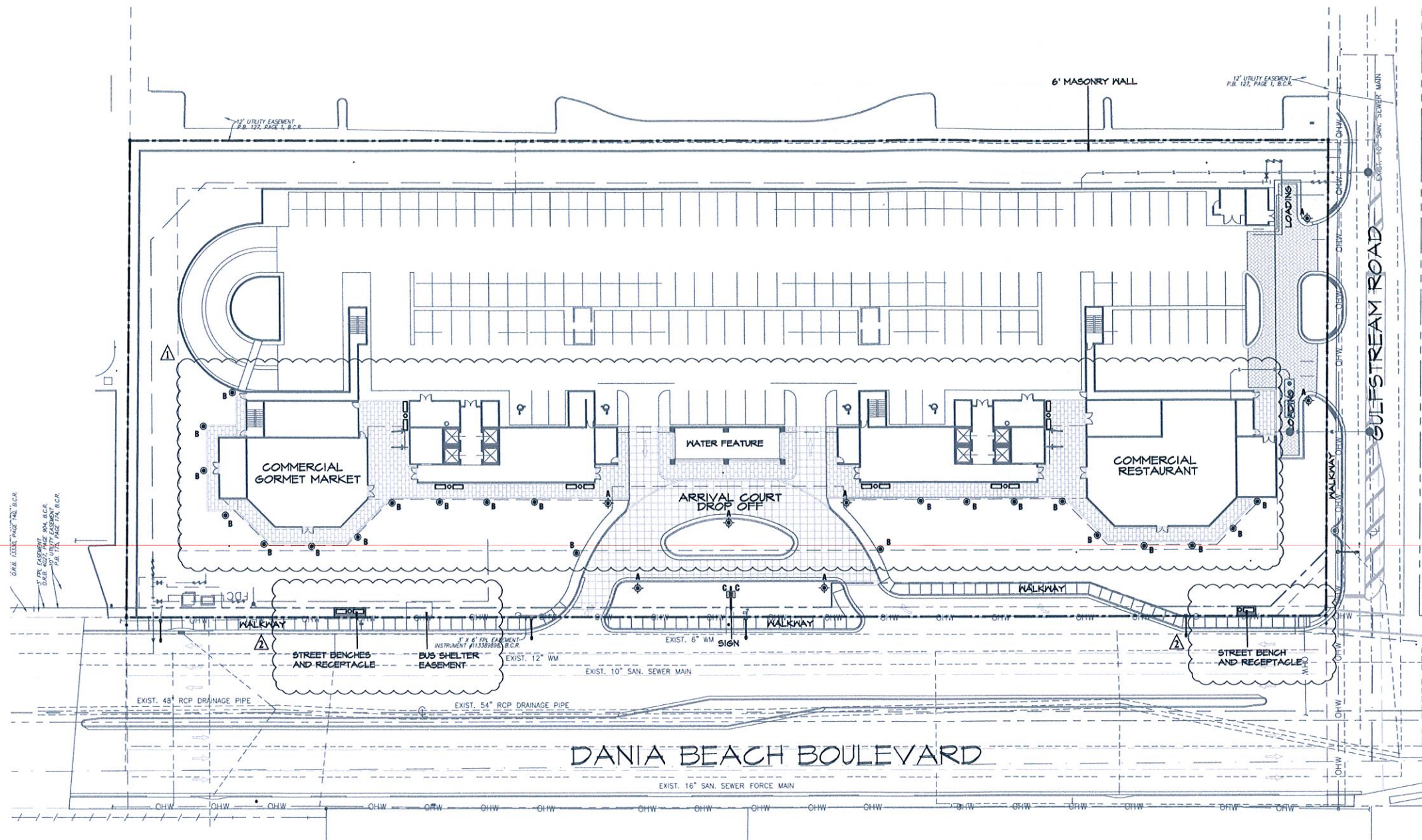
PLANT LIST							10.13.16
TREES AND PALMS							
KEY	QTY.	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS
BS ^A	5	Bursera simaruba Gumbo Limbo	12'	6'	2.5"	Cal.	Full canopy
BS1 ^A	18	Bursera simaruba Gumbo Limbo	14'	7'	3"	Cal.	Full canopy
BS2 ^A	7	Bursera simaruba Gumbo Limbo	16'	7-8'	5.5"	Cal.	Full canopy
CB	6	Calophyllum brasiliense Brazilian Beautyleaf	16'	8'-10'	3.5"	Cal.	Full canopy
CD ^A	8	Coccoloba diversifolia Pigeon Plum	12-14'	8'-10'	5-6'		Full canopy
CE ^A	4	Conocarpus erectus Green Buttonwood	12'	6'	2.5"	Cal.'	Full canopy
CN	3	Cocos nucifera 'Green Malay' Green Malayan Coconut Palm	25'	3' grey wood			Stagg. ht. groups, full heads
CS ^A	3	Conocarpus e. 'Sericeus' Silver Buttonwood	12-14'	6-8'	5-6'		Full canopy
IC	16	Ilex cassine Dahoon Holly	8'	4'			Full canopy
LJ	9	Ligustrum japonicum Wax Privet	10-12'	8-10'	multi-trunk		Full canopy
QV ^A	31	Quercus virginiana Live Oak	14'	7'	3"	Cal.	100 gallon
QV1 ^A	22	Quercus virginiana Live Oak	16'	8'-10'	4"	Cal.	Full canopy
RE ^A	26	Roystonea elata Florida Royal Palm	25'	6' grey wood			Matched oa. hts.
SP ^A	26	Sabal palmetto Cabbage Palm	8-14'				Stagg. ht. groups, tied heads
SHRUBS AND GROUNDCOVERS							
CHR ^A	628	Chrysobalanus Icaco 'Red-tip' Copocum	24"	18-20"	2' o.c.		Full cont.
CLH ^A	504	Clusia rosea 'Hedge' Dwarf Pitch Apple Hedge	24"	20-22"	full to base	2' o.c.	Full cont.
COC ^A	298	Coccoloba uvifera 'Shrub' Seagrape Shrub	36"	24"	3' o.c.		Full cont.
FIC	777	Ficus microcarpa 'Green Island' Green Island Ficus	18-20"	18-20"	2' o.c.		Full cont.
IXN	525	Ixora 'Nora Grant' Pink Ixora	18-20"	18-20"	2' o.c.		Full cont.
NOD	289	Nerium oleander 'Dwarf' Dwarf Oleander	2'	20-22"	2' o.c.		Full cont.
RHA	160	Rhaphiolepis indica 'Alba' White Indian Hawthorn	2'	20-22"	2' o.c.		Full cont.
SEA	310	Seasonal Color- Qty. to fill areas shown on plan; s.f.					
TRI ^A	118	Tripsacum dactyloides Fakahatchee Grass	30-36"	30-36"	3' o.c.		Full clump
NOTE: COCONUT PALMS ARE NOT COUNTED TOWARDS LANDSCAPE REQUIREMENTS							

Sod to be St. Augustine sod.
Planting soil - 1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
Mulch - 2" depth of "Dark Brown" hybrid mulch at all hedges and mass planting beds

- ^a Indicates plant material native to Florida
- All soil to be *Stenotaphrum secundatum* "Flor-tam", St. Augustine solid sod.
- All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", 2nd Edition: February 1998, State of Florida Department of Agriculture, Tallahassee, or thereto.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment.
- The planting soil for all planting areas shall be composed of a minimum of 30% mulch or horticulturally acceptable organic material. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- Two inches minimum of "Dark Brown" hybrid mulch shall be installed around each tree and palm and throughout mass planting beds.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- In case of discrepancies, planting plan takes precedence over plant list.
- Landscape contractor is responsible for his own quantity take off.

CODE REQUIREMENTS	REQUIRED	PROVIDED
SHADE / CANOPY TREES	MIN 40% (24 TREES)	56 TREES (71 %)
INTERMEDIATE TREES	MAX 30% (21 TREES)	- TREES (-%)
SMALL TREES	MAX 10% (7 TREES)	5 TREES (7 %)
PALMS	MAX 20% (14 PALMS)	12 PALMS (16 %)
TOTAL	71	73

SCALE: 1" = 30'-0"



A - ROADWAY / MOTORCOURT LIGHT POST



B - PATHWAY BOLLARD LIGHT



C - SIGN WALL FLOOD LIGHT

DANIA BEACH RESIDENCES - PERMIT LIGHTING PLAN						
TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS		VOLTS	MOUNTING
			Qty	Type		
A	ANP Lighting	LA793 P117 LD4 ND T5 40K (12' POLE)	6	LED	120/277	POLE
B	CREE	PWY-EDG-3M-P4-02-E-JUL-525-40K	22	LED	120/277	GROUND
C	GARCO	DF7-SP-HFL-70MH-120-BRY	2	70 PAR MH	120/277	GROUND

DSBOCA
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landscape architect
and planners

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Fax: 561.352.6623
email: landscape@dsboca.com

DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
LIGHTING PLAN

REVISIONS:	
1	AUGUST 01, 2016
2	OCTOBER 13, 2016

MAY 2, 2016
DATE
I.A.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET
LL-1
SITE PLAN
SUBMITTAL



SCALE: 1" = 30'-0"

DANIA BEACH RESIDENCES
 601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
 IRRIGATION PLAN

REVISIONS:
OCTOBER 13, 2016

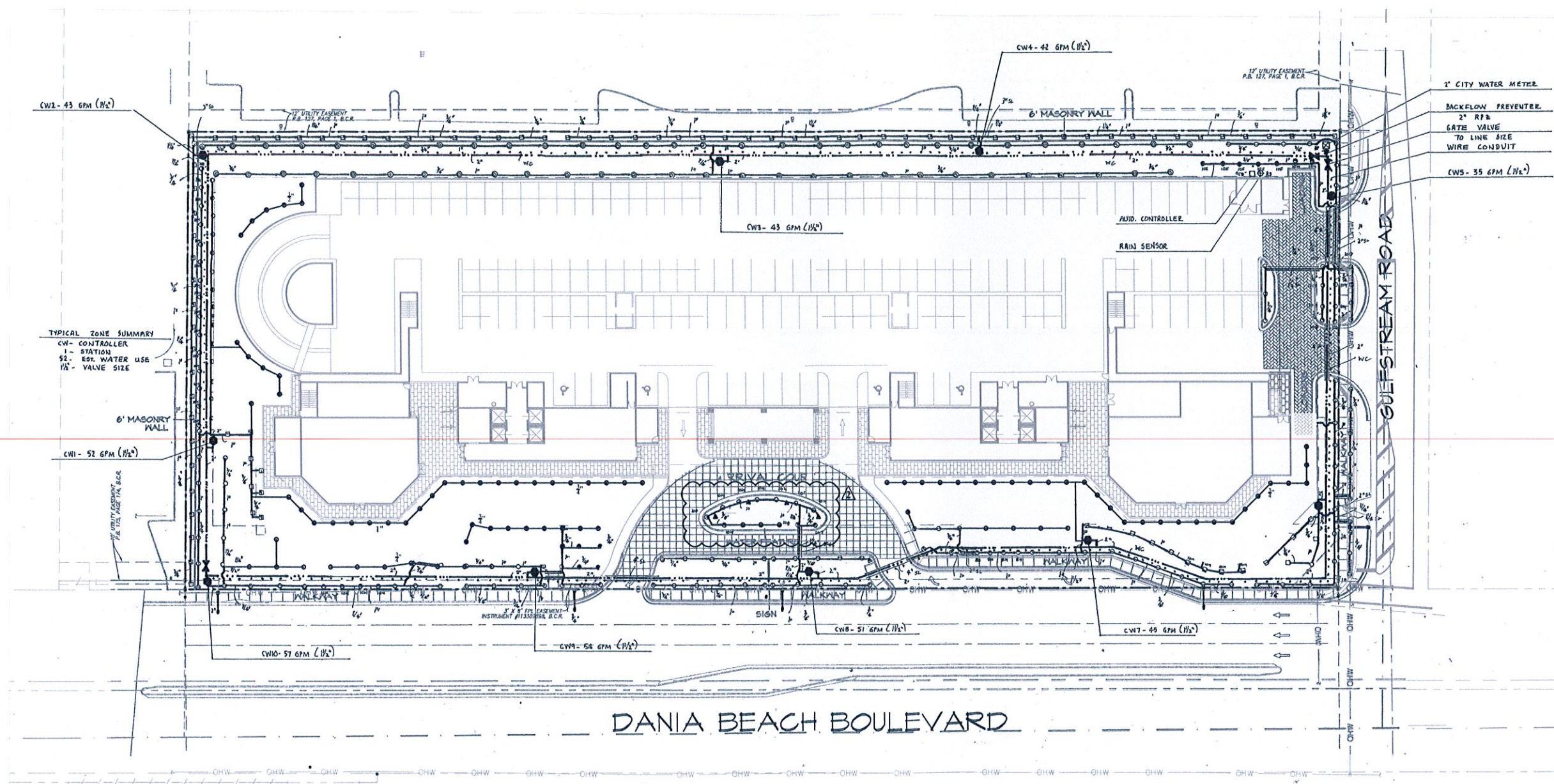
AUGUST 01, 2016
 DATE
 K.D.
 DRAWN BY:
 J.G.
 APPROVED BY:

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SHEET

LI-1

SITE PLAN
 SUBMITTAL



SCALE: 1" = 30'-0"

LEGEND

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
PCN-10	PCN-10	HUNTER FLOOD BUBBLER	09
PRS-00-MSBN-50	PRS-00-MSBN-50	HUNTER STREAM BUBBLER	07
PRS-00-5-CST-B	PRS-00-5-CST-B	HUNTER STREAM BUBBLER	03
PROS-00-10H	PROS-00-10H	HUNTER SHRUB SPRAY	06
PROS-00-120	PROS-00-120	HUNTER SHRUB SPRAY	03
PROS-00-12H	PROS-00-12H	HUNTER SHRUB SPRAY	02
PROS-00-RCS-515	PROS-00-RCS-515	HUNTER SHRUB SPRAY	04
PROS-00-LCS-515	PROS-00-LCS-515	HUNTER SHRUB SPRAY	04
PROS-00-SS-530	PROS-00-SS-530	HUNTER SHRUB SPRAY	71
PROS-00-RCS-150	PROS-00-RCS-150	HUNTER SHRUB SPRAY	02
PROS-00-RCS-15T	PROS-00-RCS-15T	HUNTER SHRUB SPRAY	01
PROS-00-RCS-15H	PROS-00-RCS-15H	HUNTER SHRUB SPRAY	14
PROS-00-RCS-15TT	PROS-00-RCS-15TT	HUNTER SHRUB SPRAY	04
PROS-00-RCS-15F	PROS-00-RCS-15F	HUNTER SHRUB SPRAY	03
PROS-06-10Q	PROS-06-10Q	HUNTER 6" POP-UP/SPRAY NOZZLE	02
PROS-06-10H	PROS-06-10H	HUNTER 6" POP-UP/SPRAY NOZZLE	07
PROS-06-10F	PROS-06-10F	HUNTER 6" POP-UP/SPRAY NOZZLE	06
PROS-06-12V	PROS-06-12V	HUNTER 6" POP-UP/SPRAY NOZZLE	02
PROS-06-120	PROS-06-120	HUNTER 6" POP-UP/SPRAY NOZZLE	01
PROS-06-12T	PROS-06-12T	HUNTER 6" POP-UP/SPRAY NOZZLE	01
PROS-06-12H	PROS-06-12H	HUNTER 6" POP-UP/SPRAY NOZZLE	05
PROS-06-12F	PROS-06-12F	HUNTER 6" POP-UP/SPRAY NOZZLE	04
PROS-06-RCS-515	PROS-06-RCS-515	HUNTER 6" POP-UP/SPRAY NOZZLE	01
PROS-06-15V	PROS-06-15V	HUNTER 6" POP-UP/SPRAY NOZZLE	01
PROS-06-15T	PROS-06-15T	HUNTER 6" POP-UP/SPRAY NOZZLE	12
PROS-06-15H	PROS-06-15H	HUNTER 6" POP-UP/SPRAY NOZZLE	01
PROS-06-15TT	PROS-06-15TT	HUNTER 6" POP-UP/SPRAY NOZZLE	34
PROS-06-15F	PROS-06-15F	HUNTER 6" POP-UP/SPRAY NOZZLE	09
PROS-12-12Q	PROS-12-12Q	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	02
PROS-12-12H	PROS-12-12H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	06
PROS-12-120	PROS-12-120	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	02
PROS-12-12T	PROS-12-12T	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	01
PROS-12-12H	PROS-12-12H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	11
PROS-12-12F	PROS-12-12F	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	03
PROS-12-RCS-515	PROS-12-RCS-515	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	03
PROS-12-LCS-515	PROS-12-LCS-515	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	03
PROS-12-SS-530	PROS-12-SS-530	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	05
PROS-12-15V	PROS-12-15V	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	05
PROS-12-15T	PROS-12-15T	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	04
PROS-12-15H	PROS-12-15H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	26
PROS-12-15TT	PROS-12-15TT	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	01
PROS-06-MP2000-90	PROS-06-MP2000-90	HUNTER 6" POP-UP/ROTOR NOZZLE	01
PROS-06-MP2000-120	PROS-06-MP2000-120	HUNTER 6" POP-UP/ROTOR NOZZLE	01
PROS-06-MP2000-180	PROS-06-MP2000-180	HUNTER 6" POP-UP/ROTOR NOZZLE	56
ICV-151G	ICV-151G	HUNTER 1 1/2" SOLENOID VALVE	10
IC-600-PL	IC-600-PL	HUNTER 6 STATION EXPANSION MODULE	01
ICM-600	ICM-600	HUNTER 6 STATION EXPANSION MODULE	01
MINI-CLK	MINI-CLK	HUNTER RAIN SENSOR	01
RP2(2")	RP2(2")	FEBCO BACKFLOW PREVENTER	01
PAIGE THIN WIRE	PAIGE THIN WIRE	AS REQUIRED	
#12 AWG COMMON	#12 AWG COMMON	AS REQUIRED	
#14 AWG CONTROL	#14 AWG CONTROL	AS REQUIRED	
SCH 40 GALVANIZED STEEL	SCH 40 GALVANIZED STEEL	AS REQUIRED	
SCH 40 PVC	SCH 40 PVC	AS REQUIRED	
MAIN LINE SLEEVES	MAIN LINE SLEEVES	AS REQUIRED	
SPRINKLER RISERS	SPRINKLER RISERS	AS REQUIRED	
PVC FITTINGS	PVC FITTINGS	AS REQUIRED	
WIRE CONDUIT	WIRE CONDUIT	AS REQUIRED	
TYPE 1120 PVC LATERALS	TYPE 1120 PVC LATERALS	AS REQUIRED	
SDR 26, CL 160 (1" LARGER)	SDR 26, CL 160 (1" LARGER)	AS REQUIRED	
SDR 21, CL 200 (3/4")	SDR 21, CL 200 (3/4")	AS REQUIRED	
GATE VALVE (TO LINE SIZE)	GATE VALVE (TO LINE SIZE)	03	
VALVE BOX	VALVE BOX	13	
GROUNDING LOCATION	GROUNDING LOCATION	01	
CITY WATER METER	CITY WATER METER	01	

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

STA	VALVE	SPRINKLER	VALVE	WATER DEMAND	RUN TIME	WEEKLY USAGE
1	CW1	SPRAY	1 1/2"	52 GPM	40 MIN/WK	2,080 GAL/WK
2	CW2	SPRAY	1 1/2"	43 GPM	40 MIN/WK	1,720 GAL/WK
3	CW3	MP ROTOR	1 1/2"	43 GPM	120 MIN/WK	5,160 GAL/WK
4	CW4	SPRAY	1 1/2"	42 GPM	40 MIN/WK	1,680 GAL/WK
5	CW5	SPRAY	1 1/2"	35 GPM	40 MIN/WK	1,400 GAL/WK
6	CW6	SPRAY	1 1/2"	50 GPM	40 MIN/WK	2,000 GAL/WK
7	CW7	SPRAY	1 1/2"	45 GPM	40 MIN/WK	1,800 GAL/WK
8	CW8	SPRAY	1 1/2"	51 GPM	40 MIN/WK	2,040 GAL/WK
9	CW9	SPRAY	1 1/2"	54 GPM	40 MIN/WK	2,160 GAL/WK
10	CW10	SPRAY	1 1/2"	57 GPM	40 MIN/WK	2,280 GAL/WK
11-12	SPARE					

*TO APPLY 1.0 IN./WK.

480 MIN/WK 22,320 GAL/WK

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE
WATER SOURCE
PRESSURE REQUIRED
REFER TO PLAN
2" WATER METER
60 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.
IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED MAY 2, 2016.
CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 30'.

THE WATER SOURCE SHALL BE A 2" WATER METER.
BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS-CONNECTION CONTROL. A REDUCED PRESSURE BACKFLOW PREVENTER HAS BEEN SPECIFIED.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING HUNTER SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND STUDY THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, AND INSTALLATION NOTE AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.
PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3" BEYOND HARDCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY.

DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAILS FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

GATE VALVES SHALL BE INSTALLED FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

SPRINKLERS SHALL BE HUNTER PRO SERIES, SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS. SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED IN NARROW LANDSCAPED AREAS.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW.

BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY OR MP ROTOR NOZZLE AS SHOWN.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", AND SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM

CONTROL SYSTEM SHALL BE A HUNTER I-CORE SERIES ELECTRIC TYPE. ONE 12 STATION CONTROLLER SHALL ACTIVATE TO IN-LINE VALVES. A WEATHER SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THIN TYPE WHICH SHALL BE:

(1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

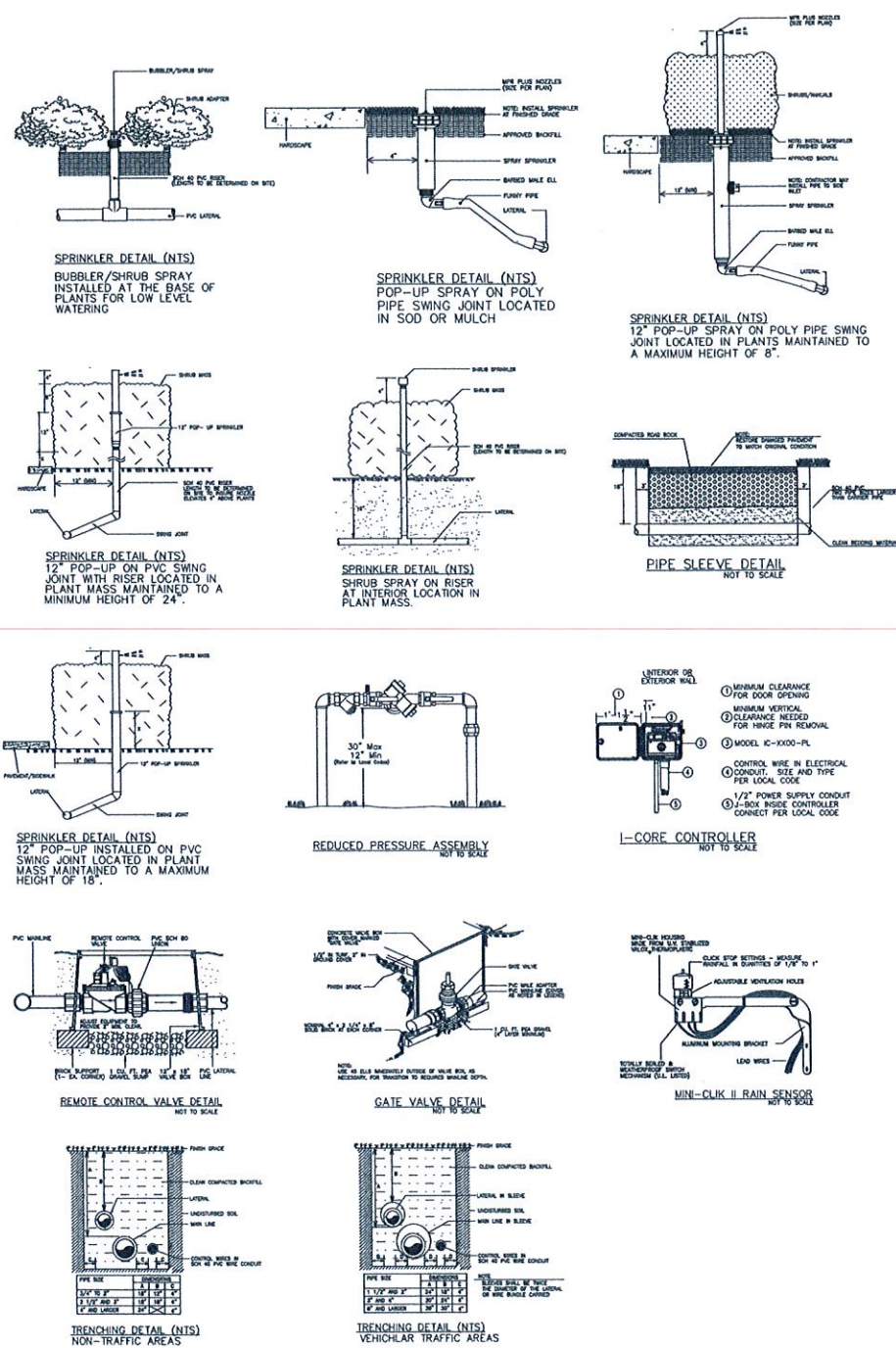
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 IN./WK.



DANIA BEACH RESIDENCES 601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA IRRIGATION NOTES AND SPECIFICATIONS

REVISIONS:
1. OCTOBER 13, 2016

JUNE 10, 2016
DATE
K.D.
DRAWN BY:
J.G.
APPROVED BY:

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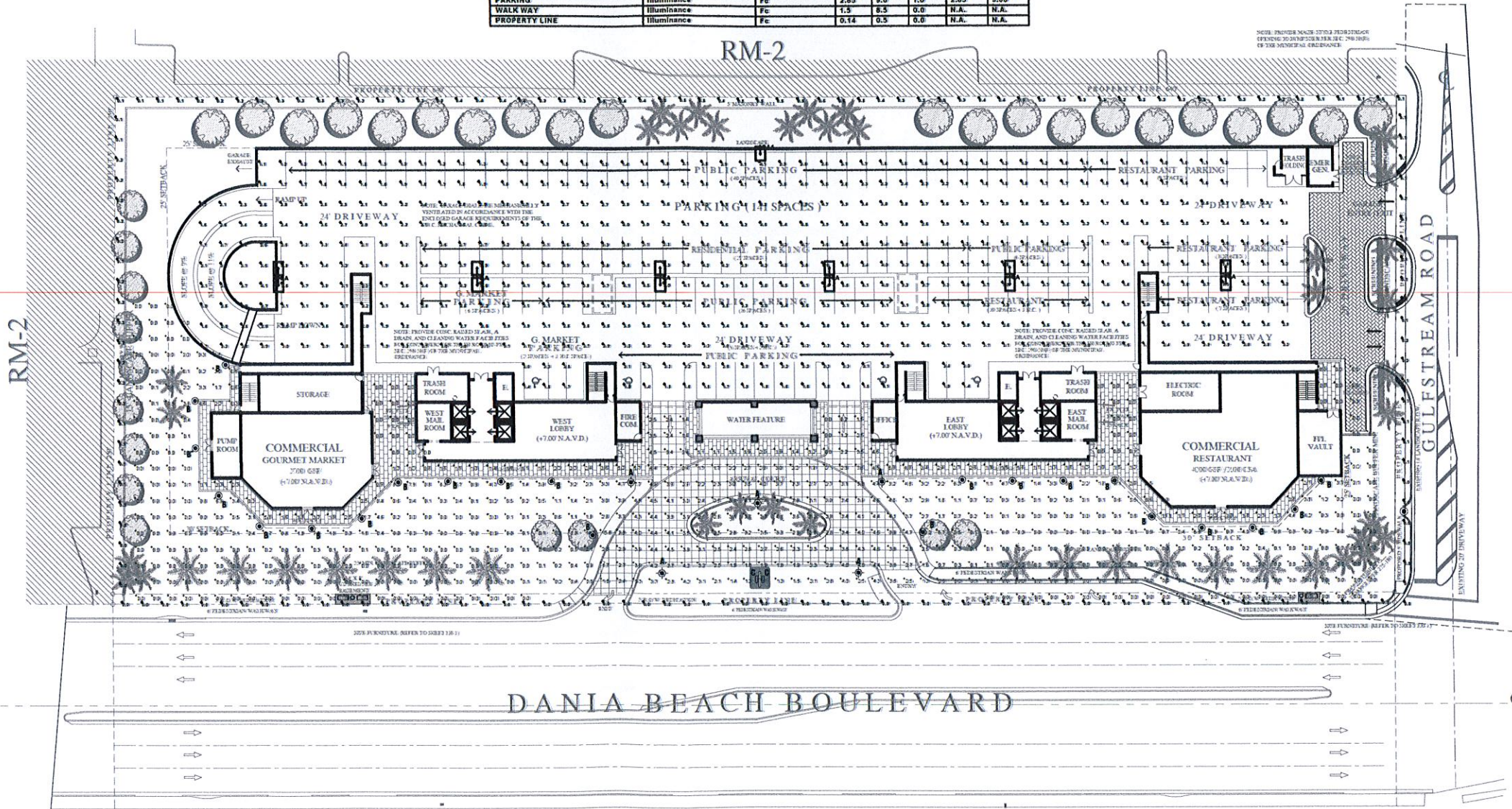
SHEET

LI-2

SITE PLAN
SUBMITTAL

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
1	8	SA	BACK-TO-BACK	N.A.	1.320	8 PAULING TWIN CL1-x-80L-1-5K-4 POLE MTD. - 25' A.G.	269.2
2	1	SA1	SINGLE	N.A.	0.900	8 PAULING CL1-x-40L-1-5K-4 POLE MTD. - 25' A.G.	143
3	6	A	SINGLE	N.A.	0.900	ANP LIGHTING LA793 P117L04ND15-40K - POLE MTD. 12' A.G.	117
4	22	B	SINGLE	N.A.	0.800	CREE FWY-EDG-30P4-02-F-UL BOLLARD MTD. 3.5' A.G.	43
5	2	C	SINGLE	N.A.	0.900	GARDCO DF7-SP-HFL-70MP-120-BRY GROUND MTD.	-

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ADDITIONAL DRIVE AREA	Illuminance	Fc	1.37	1.8	1.1	1.25	1.73
PARKING	Illuminance	Fc	2.85	9.0	1.0	2.85	9.00
WALKWAY	Illuminance	Fc	1.5	3.5	0.5	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.



SITE PHOTOMETRIC PLAN

SCALE: 1"=30'-0"

YAHYA CONSULTANTS, INC.

5516 NW 58TH AVE

TEL. (954) 263-9318

RYEHIA@MYACC.NET

RAMZI R. YEHIA

FLORIDA LICENSE #64833

CERT. OF AUTH. #27115

PROJECT #16-014

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



ROBERT M. SWEDROE
ARCHITECTS PLANNERS

1200 BUCARNE BOULEVARD, SUITE 402 MIAMI, FL 33181
PHONE (305) 891-4255 FAX (305) 891-2975

SITE PHOTOMETRIC PLAN

DRAWN

CHECKED

DATE

8-21-15

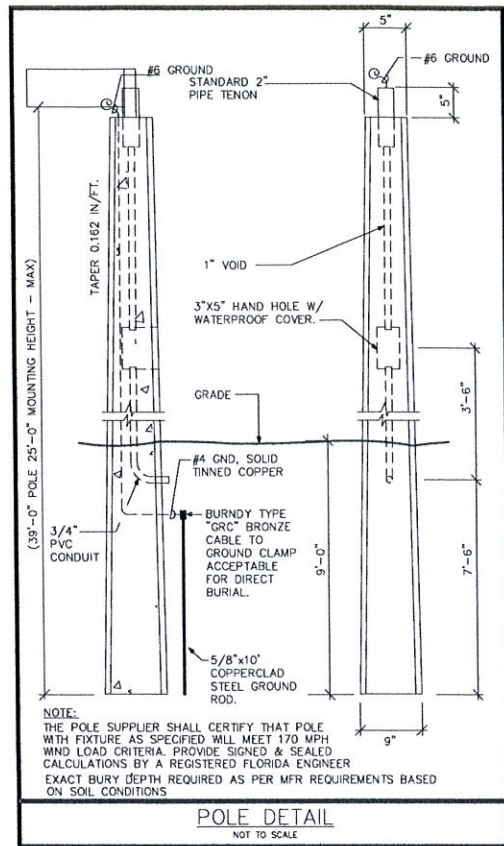
SCALE

1"=30'-0"

JOB NO.

SHEET

PH1



CIMARRON LED

Specifications:

- Shrink vertically flared die-cast top housing for maximum heat dissipation. Slope collection of sunlight down from guttering on top of the housing.
- Rugged lower die-cast aluminum heat sink accepts thermal management and optimizes PCB and optical performance.
- Separate optical and electrical compartment for optimum component operation.
- One piece die cast silicone gasket ensures weather proof seal around each individual LED for IP65 rating.
- Backlight Controller (BC) option available for 85% dim light reduction, doesn't change future appearance or EPA recommendation for Type II and Type IV distributions.
- Stamped bezel provides mechanical compression to seal the optical assembly.
- Two die-cast aluminum arm designs: The decorative arm offers a sleek upright look while the straight arm follows the housing's contoured lines for continuity of style.
- Feature ships with arm installed for ease of installation and mounts to #2 drill pattern.
- Wall bracket, mast arm filter and pole accessories are also available, allowing easy mounting for virtually any application.
- Finish: TBC thermoseal polyester powder paint finish applied at nominal 2.5 mil thickness.
- Warranty: One year limited warranty (for more information visit: <http://www.hubbelling.com>).
- Model meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org>.
- UL approved - IP65.
- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control.
- Surge protection - 20KA. Turns fixture off at end of life. Includes LED for end of life indication (see surge suppressor page 4).
- LED electrical assembly, including PCB devices, consumes no power in the "off" state.
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery.
- 1050 mA driver available with 90L configuration for increased lumen output.
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Product Image(s)

Dimensions

Ordering Information

Hubbell Lighting

ENERGY SAVING DATA

LED'S	DRIVE CURRENT	SYSTEM WATTS 120-277V 347-480V	DGL TYPE	90° (9000K nominal, 70 CRI)				30° (9000K nominal, 70 CRI)				Ambient (90°)			
				LUMENS	LPW	U	G	LUMENS	LPW	U	G	LUMENS	LPW	U	G
30	70W	30W	90°	10,000	110	1.0	1.0	10,000	110	1.0	1.0	10,000	110	1.0	1.0
60	70W	30W	90°	20,000	110	1.0	1.0	20,000	110	1.0	1.0	20,000	110	1.0	1.0
90	70W	30W	90°	30,000	110	1.0	1.0	30,000	110	1.0	1.0	30,000	110	1.0	1.0
120	70W	30W	90°	40,000	110	1.0	1.0	40,000	110	1.0	1.0	40,000	110	1.0	1.0
150	70W	30W	90°	50,000	110	1.0	1.0	50,000	110	1.0	1.0	50,000	110	1.0	1.0
180	70W	30W	90°	60,000	110	1.0	1.0	60,000	110	1.0	1.0	60,000	110	1.0	1.0
210	70W	30W	90°	70,000	110	1.0	1.0	70,000	110	1.0	1.0	70,000	110	1.0	1.0
240	70W	30W	90°	80,000	110	1.0	1.0	80,000	110	1.0	1.0	80,000	110	1.0	1.0
270	70W	30W	90°	90,000	110	1.0	1.0	90,000	110	1.0	1.0	90,000	110	1.0	1.0
300	70W	30W	90°	100,000	110	1.0	1.0	100,000	110	1.0	1.0	100,000	110	1.0	1.0
330	70W	30W	90°	110,000	110	1.0	1.0	110,000	110	1.0	1.0	110,000	110	1.0	1.0
360	70W	30W	90°	120,000	110	1.0	1.0	120,000	110	1.0	1.0	120,000	110	1.0	1.0
390	70W	30W	90°	130,000	110	1.0	1.0	130,000	110	1.0	1.0	130,000	110	1.0	1.0
420	70W	30W	90°	140,000	110	1.0	1.0	140,000	110	1.0	1.0	140,000	110	1.0	1.0
450	70W	30W	90°	150,000	110	1.0	1.0	150,000	110	1.0	1.0	150,000	110	1.0	1.0
480	70W	30W	90°	160,000	110	1.0	1.0	160,000	110	1.0	1.0	160,000	110	1.0	1.0
510	70W	30W	90°	170,000	110	1.0	1.0	170,000	110	1.0	1.0	170,000	110	1.0	1.0
540	70W	30W	90°	180,000	110	1.0	1.0	180,000	110	1.0	1.0	180,000	110	1.0	1.0
570	70W	30W	90°	190,000	110	1.0	1.0	190,000	110	1.0	1.0	190,000	110	1.0	1.0
600	70W	30W	90°	200,000	110	1.0	1.0	200,000	110	1.0	1.0	200,000	110	1.0	1.0
630	70W	30W	90°	210,000	110	1.0	1.0	210,000	110	1.0	1.0	210,000	110	1.0	1.0
660	70W	30W	90°	220,000	110	1.0	1.0	220,000	110	1.0	1.0	220,000	110	1.0	1.0
690	70W	30W	90°	230,000	110	1.0	1.0	230,000	110	1.0	1.0	230,000	110	1.0	1.0
720	70W	30W	90°	240,000	110	1.0	1.0	240,000	110	1.0	1.0	240,000	110	1.0	1.0
750	70W	30W	90°	250,000	110	1.0	1.0	250,000	110	1.0	1.0	250,000	110	1.0	1.0
780	70W	30W	90°	260,000	110	1.0	1.0	260,000	110	1.0	1.0	260,000	110	1.0	1.0
810	70W	30W	90°	270,000	110	1.0	1.0	270,000	110	1.0	1.0	270,000	110	1.0	1.0
840	70W	30W	90°	280,000	110	1.0	1.0	280,000	110	1.0	1.0	280,000	110	1.0	1.0
870	70W	30W	90°	290,000	110	1.0	1.0	290,000	110	1.0	1.0	290,000	110	1.0	1.0
900	70W	30W	90°	300,000	110	1.0	1.0	300,000	110	1.0	1.0	300,000	110	1.0	1.0
930	70W	30W	90°	310,000	110	1.0	1.0	310,000	110	1.0	1.0	310,000	110	1.0	1.0
960	70W	30W	90°	320,000	110	1.0	1.0	320,000	110	1.0	1.0	320,000	110	1.0	1.0
990	70W	30W	90°	330,000	110	1.0	1.0	330,000	110	1.0	1.0	330,000	110	1.0	1.0
1020	70W	30W	90°	340,000	110	1.0	1.0	340,000	110	1.0	1.0	340,000	110	1.0	1.0
1050	70W	30W	90°	350,000	110	1.0	1.0	350,000	110	1.0	1.0	350,000	110	1.0	1.0
1080	70W	30W	90°	360,000	110	1.0	1.0	360,000	110	1.0	1.0	360,000	110	1.0	1.0
1110	70W	30W	90°	370,000	110	1.0	1.0	370,000	110	1.0	1.0	370,000	110	1.0	1.0
1140	70W	30W	90°	380,000	110	1.0	1.0	380,000	110	1.0	1.0	380,000	110	1.0	1.0
1170	70W	30W	90°	390,000	110	1.0	1.0	390,000	110	1.0	1.0	390,000	110	1.0	1.0
1200	70W	30W	90°	400,000	110	1.0	1.0	400,000	110	1.0	1.0	400,000	110	1.0	1.0
1230	70W	30W	90°	410,000	110	1.0	1.0	410,000	110	1.0	1.0	410,000	110	1.0	1.0
1260	70W	30W	90°	420,000	110	1.0	1.0	420,000	110	1.0	1.0	420,000	110	1.0	1.0
1290	70W	30W	90°	430,000	110	1.0	1.0	430,000	110	1.0	1.0	430,000	110	1.0	1.0
1320	70W	30W	90°	440,000	110	1.0	1.0	440,000	110	1.0	1.0	440,000	110	1.0	1.0
1350	70W	30W	90°	450,000	110	1.0	1.0	450,000	110	1.0	1.0	450,000	110	1.0	1.0
1380	70W	30W	90°	460,000	110	1.0	1.0	460,000	110	1.0	1.0	460,000	110	1.0	1.0
1410	70W	30W	90°	470,000	110	1.0	1.0	470,000	110	1.0	1.0	470,000	110	1.0	1.0
1440	70W	30W	90°	480,000	110	1.0	1.0	480,000	110	1.0	1.0	480,000	110	1.0	1.0
1470	70W	30W	90°	490,000	110	1.0	1.0	490,000	110	1.0	1.0	490,000	110	1.0	1.0
1500	70W	30W	90°	500,000	110	1.0	1.0	500,000	110	1.0	1.0	500,000	110	1.0	1.0
1530	70W	30W	90°	510,000	110	1.0	1.0	510,000	110	1.0	1.0	510,000	110	1.0	1.0
1560	70W	30W	90°	520,000	110	1.0	1.0	520,000	110	1.0	1.0	520,000	110	1.0	1.0
1590	70W	30W	90°	530,000	110	1.0	1.0	530,000	110	1.0	1.0	530,000	110	1.0	1.0
1620	70W	30W	90°	540,000	110	1.0	1.0	540,000	110	1.0	1.0	540,000	110	1.0	1.0
1650	70W	30W	90°	550,000	110	1.0	1.0	550,000	110	1.0	1.0	550,000	110	1.0	1.0
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1710	70W	30W	90°	570,000	110	1.0	1.0	570,000	110	1.0	1.0	570,000	110	1.0	1.0
1740	70W	30W	90°	580,000	110	1.0	1.0	580,000	110	1.0	1.0	580,000	110	1.0	1.0
1770	70W	30W	90°	590,000	110	1.0	1.0	590,000	110	1.0	1.0	590,000	110	1.0	1.0
1800	70W	30W	90°	600,000	110	1.0	1.0	600,000	110	1.0	1.0	600,000	110	1.0	1.0
1830	70W	30W	90°	610,000	110	1.0	1.0	610,000	110	1.0	1.0	610,000	110	1.0	1.0
1860	70W	30W	90°	620,000	110	1.0	1.0	620,000	110	1.0	1.0	620,000	110	1.0	1.0
1890	70W	30W	90°	630,000	110	1.0	1.0	630,000	110	1.0	1.0	630,000	110	1.0	1.0
1920	70W	30W	90°	640,000	110	1.0	1.0	640,000	110	1.0	1.0	640,000	110	1.0	1.0
1950	70W	30W	90°	650,000	110	1.0	1.0	650,000	110	1.0	1.0	650,000	110	1.0	1.0
1980	70W	30W	90°	660,000	110	1.0	1.0	660,000	110	1.0	1.0	660,000	110	1.0	1.0
2010	70W	30W	90°	670,000	110	1.0	1.0	670,000	110	1.0	1.0	670,000	110	1.0	1.0
2040	70W	30W	90°	680,000	110	1.0	1.0	680,000	110	1.0	1.0	680,000	110	1.0	1.0
2070	70W	30W	90°	690,000	110										

GENERAL SITE NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHARGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.

3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.

4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.

5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

NOTES AND SPECIFICATIONS:

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DANIA BEACH PUBLIC WORKS DEPARTMENT, BROWARD COUNTY PUBLIC WORKS DEPARTMENT, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

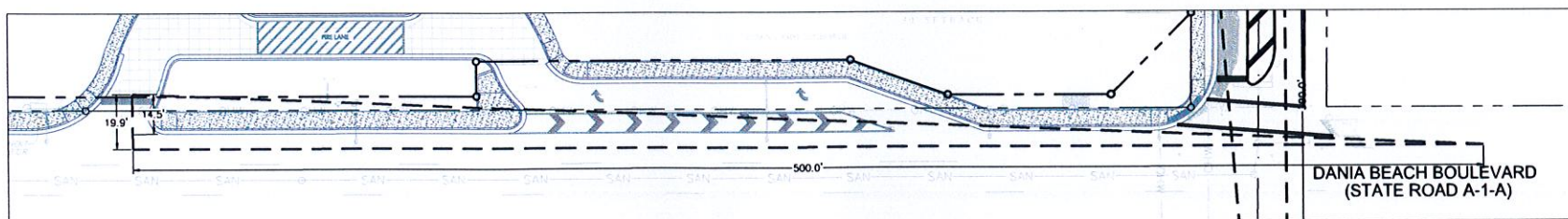
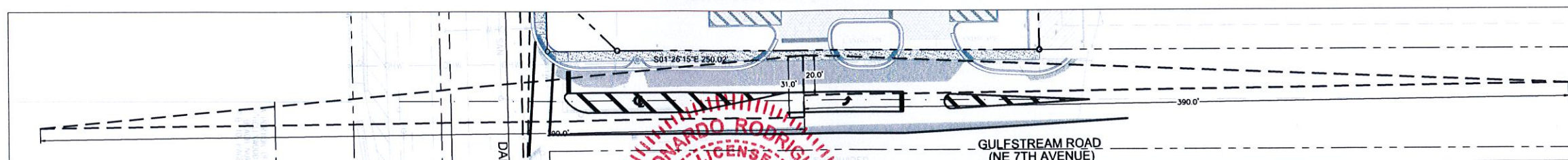
C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D.), UNLESS OTHERWISE NOTED.

D. EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE SPECIFIC PURPOSE SURVEY PREPARED BY POLICE LAND SURVEYORS, INC., DATED MARCH 28, 2016.

E. SITE TRIANGLES ARE BASED ON FDOT INDEX 546 WITH DESIGN SPEED OF 35 MPH FOR GULFSTREAM ROAD AND 45 MPH FOR DANIA BEACH BLVD.

LEGEND

- STOP SIGN (R1-1)
- NO PARKING SIGN (R8-3A)
- LOADING ZONE SIGN (R8-3GP)
- DO NOT ENTER SIGN (R5-1)
- NO PARKING FIRE LANE (R7-9A)
- DRIVEWAY VOLUMES
- 10 AM PEAK HOUR
- (98) PM PEAK HOUR
- [105] DAILY

SITE DISTANCE TRIANGLES
(DANIA BEACH BLVD.)GULFSTREAM ROAD
(NE 7TH AVENUE)

Date	Description	No.
9/26/16	Revised Per City Comments	2
8/3/15	Revised Per City Comments	1

Date	Description	No.
9/26/16	Revised Per City Comments	2
8/3/15	Revised Per City Comments	1

SIGNATURE: LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

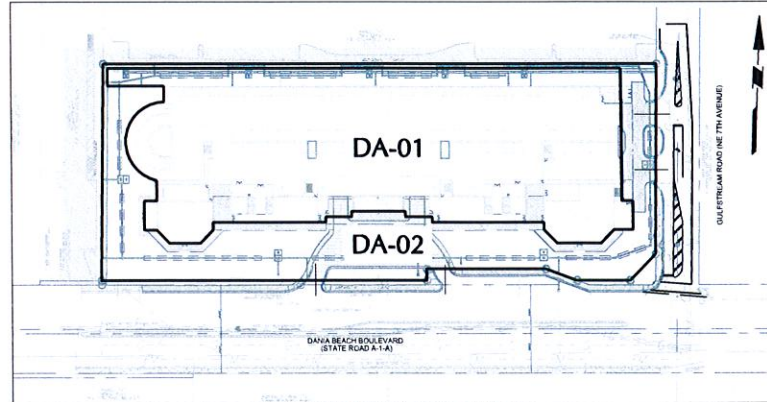
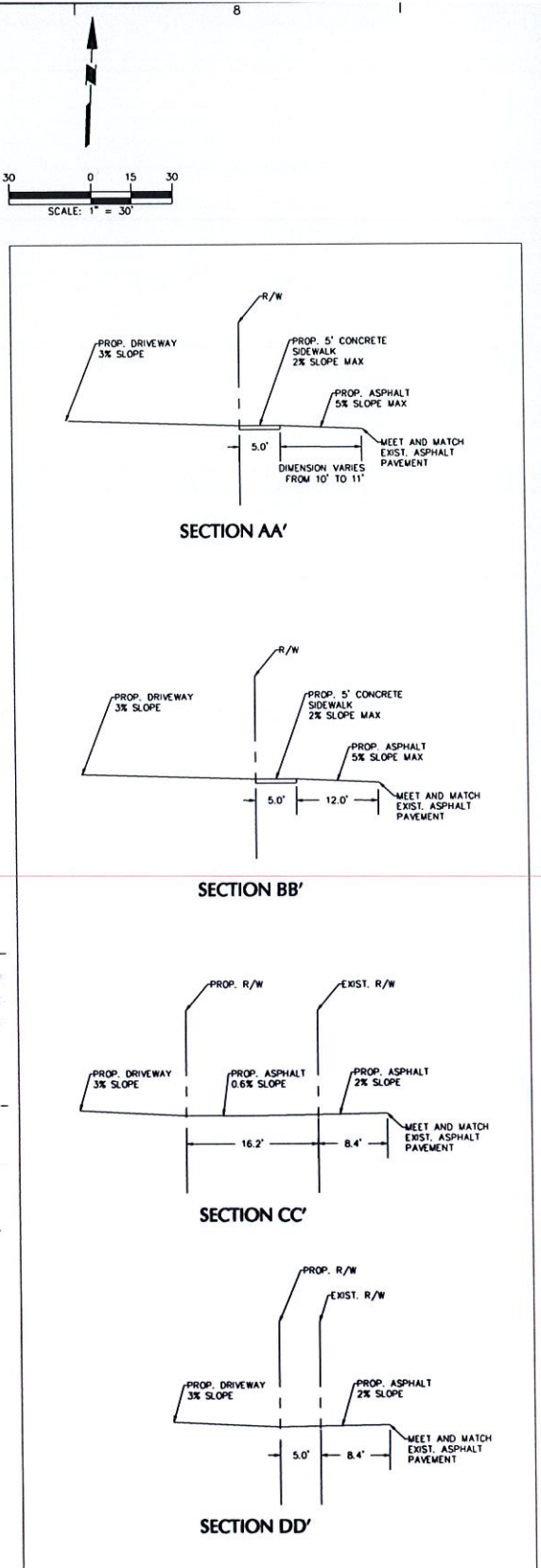
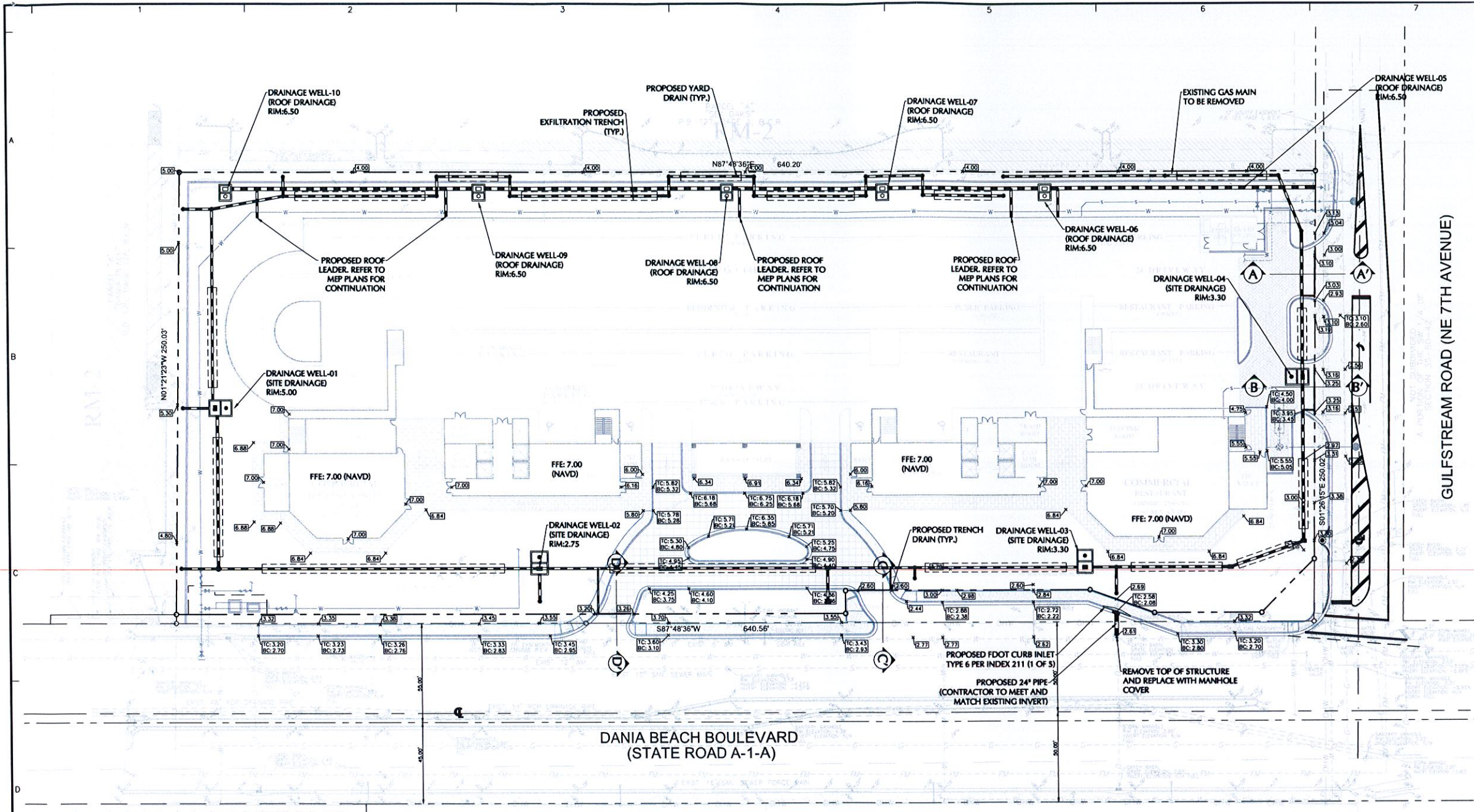
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110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL 33301
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FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD
DANIA BEACH
FLORIDA

Drawing Title
CIVIL SITE PLAN

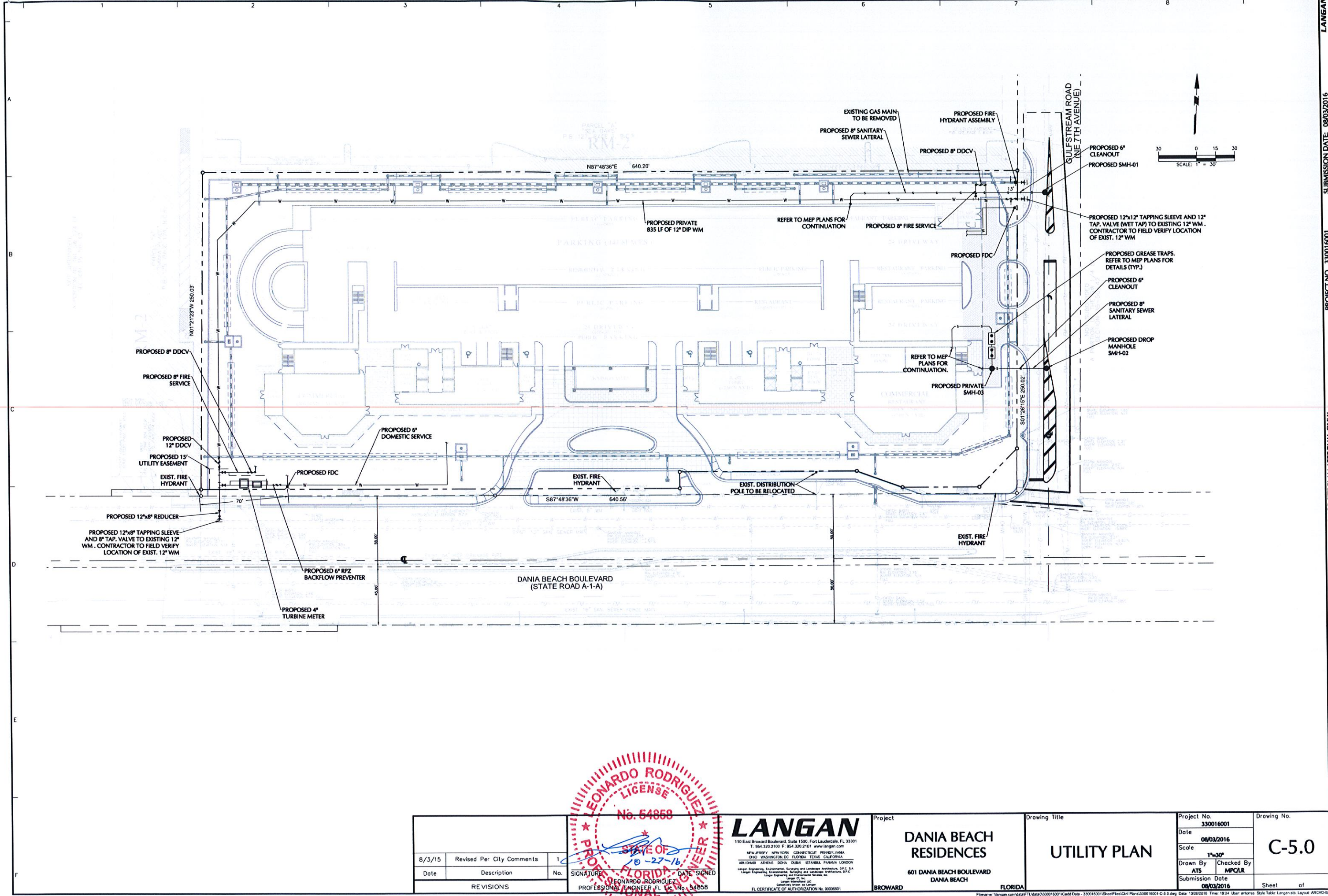
Project No.
330016001
Date
08/03/2016
Scale
1"=30'
Drawn By
ATS
Checked By
MPCLR
Submission Date
08/03/2016

Drawing No.
C-3.0
Sheet
1 of
1



- NOTES:
- EXISTING AND PROPOSED ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).
 - FEMA FLOOD ELEVATION IS 6.00 N.A.V.D PER FLOOD PANEL 12011C0567H, EFFECTIVE 08/18/2014. THEREFORE, THE PROPOSED FINISHED FLOOR ELEVATION SHALL BE 7.00 N.A.V.D.

									Project			Drawing Title			Project No. 330016001			Drawing No.					
8/3/15			Revised Per City Comments						110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL 33301 T: 954-300-2100 F: 954-300-2101 www.langan.com			DANIA BEACH RESIDENCES			GRADING AND DRAINAGE PLAN			Date 08/03/2016			C-4.0		
									NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO WASHINGTON DC FLORIDA TEXAS CALIFORNIA									Scale 1"=30'					
Date			Description			No.			SIGNATURE			DATE SIGNED			Drawn By			Checked By					
									LEONARDO RODRIGUEZ			08/03/2016			ATS			MPC/LR					
REVISIONS									PROFESSIONAL ENGINEER FL Lic. No. 54858						Submission Date			08/03/2016			Sheet of		
									LANGAN Engineering, Inc. 110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL 33301 T: 954-300-2100 F: 954-300-2101 www.langan.com			601 DANIA BEACH BOULEVARD DANIA BEACH			FLORIDA			BROWARD			File Name: \\langan.com\langan\330016001\Cadd Data - 330016001\Sheet\Grd\Civil Plans\330016001-C-4.dwg Date: 10/26/2016 Time: 19:23 User: mbarrios Style Table: Langan.sst Layout: ARCHD-S&L		



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Langan Engineering, Environmental, Surveying and Landscape Architecture, S.P.C. SA
Langan Engineering, Environmental, Surveying and Landscape Architecture, S.P.C. SA
Langan Engineering and Environmental Services, Inc.
Langan Engineering and Environmental Services, Inc.
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD
DANIA BEACH
FLORIDA

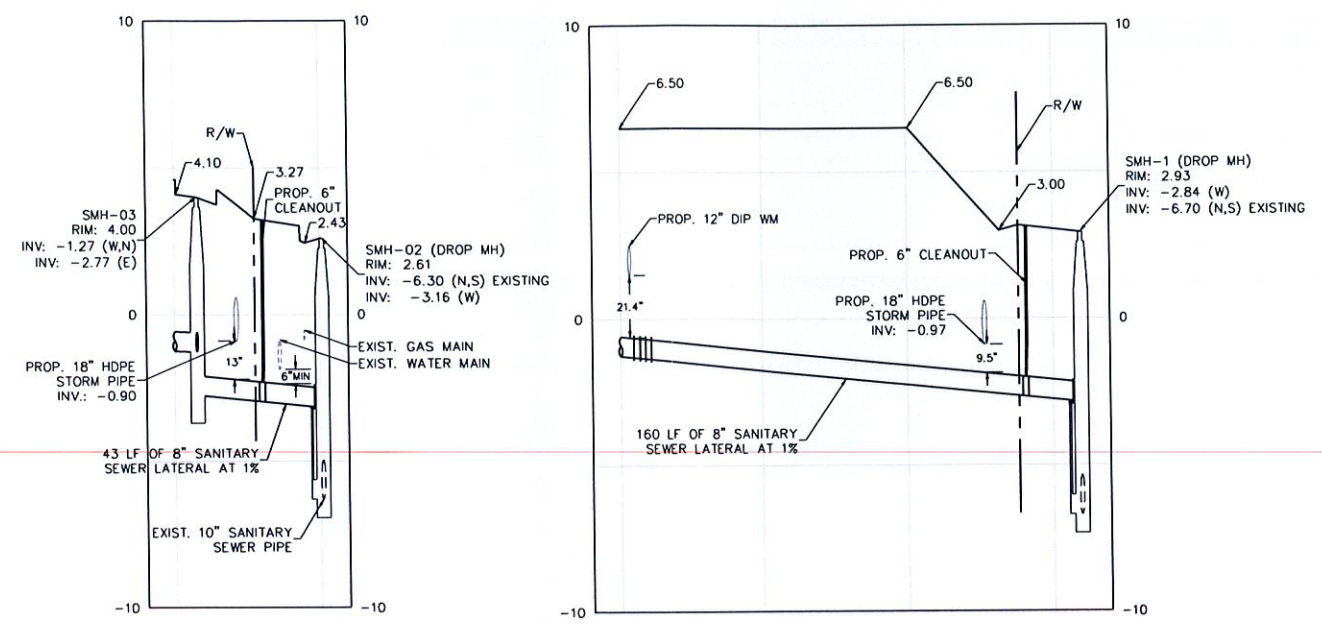
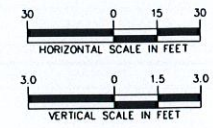
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UTILITY PLAN

Project No.
330016001
Date
08/03/2016
Scale
1"=30'
Drawn By
ATS
Checked By
MPC/LR
Submission Date
08/03/2016

Drawing No.
C-5.0
Sheet of

Date	Description	No.
8/3/15	Revised Per City Comments	1
REVISIONS		

SIGNATURE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858



Date	Description	No.
REVISIONS		

LEONARDO RODRIGUEZ
LICENSE
No. 54858
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
SIGNATURE: LEONARDO RODRIGUEZ
DATE SIGNED: 08-27-16
PROFESSIONAL ENGINEER FL Lic. No. 54858

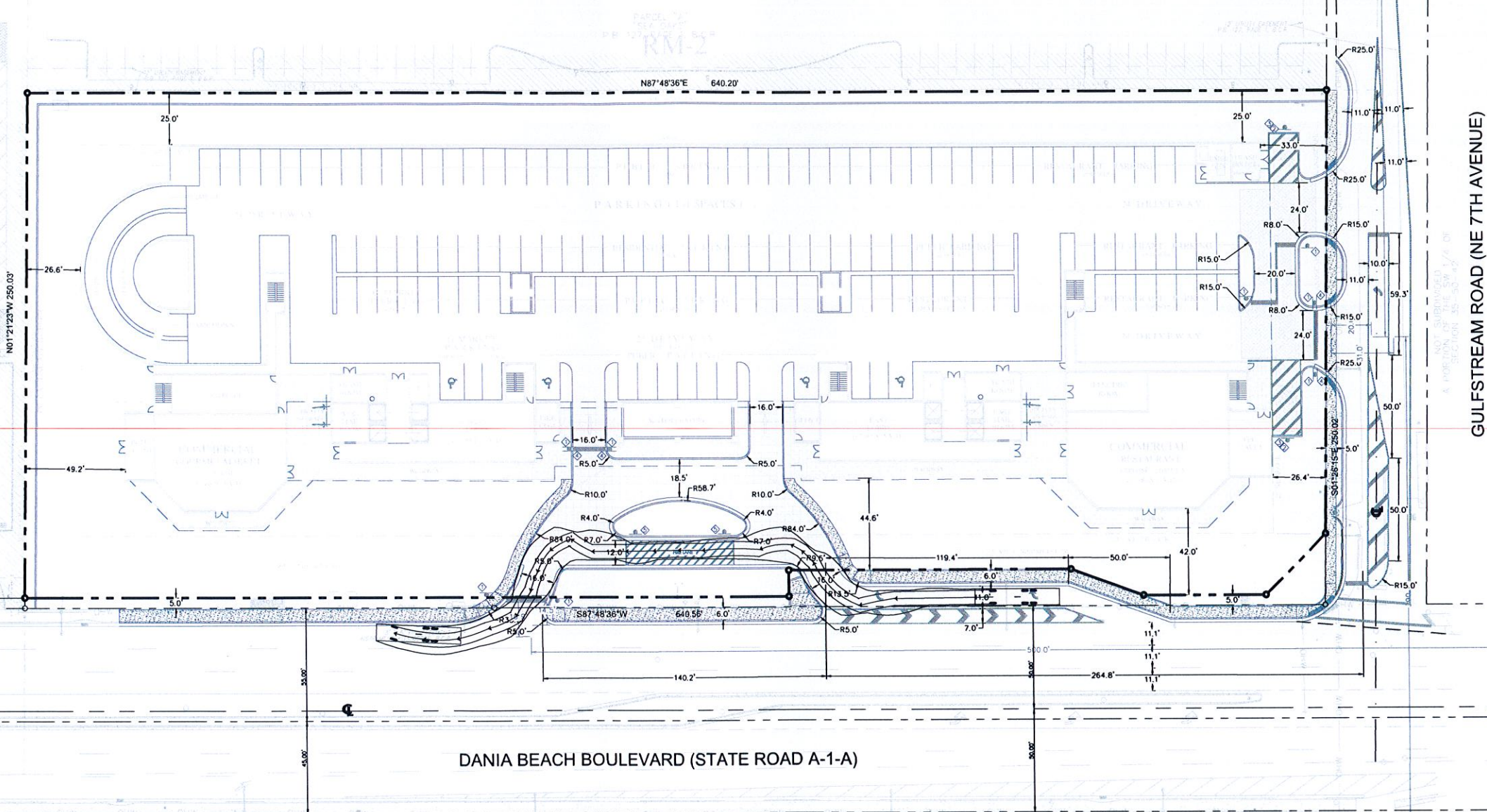
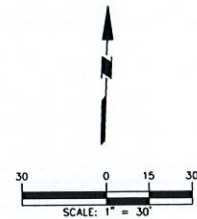
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Project
DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD
DANIA BEACH
FLORIDA

Drawing Title
SEWER PROFILES

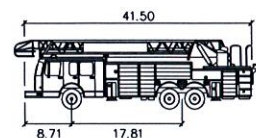
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330016001
Date
08/03/2016
Scale
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Drawn By
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MPC/LR
Submission Date
08/03/2016

Drawing No.
C-5.1
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GULFSTREAM ROAD (NE 7TH AVENUE)

DANIA BEACH BOULEVARD (STATE ROAD A-1-A)



FIRE TRUCK feet
Width : 8.00
Track : 6.85
Lock to Lock Time : 6.0
Steering Angle : 45.0

Date	Description	No.
9/26/16	Revised Per City Comments	2
8/3/15	Revised Per City Comments	1



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Langan Engineering, Environmental, Surveying and Landscape Architecture, S.P.C. S.A.
Langan Engineering and Construction Services, Inc.
Langan International LLC
Certified under the Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD
DANIA BEACH
BROWARD FLORIDA

Drawing Title
FIRE TRUCK MOVEMENT PLAN

Project No. 330016001	Drawing No. C-9.0
Date 08/03/2016	
Scale 1"=30'	
Drawn By ATS	Checked By MPCLR
Submission Date 08/03/2016	Sheet of

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Thursday, July 28, 2016 1:02 PM
To: Carrie, Anne-Christine
Subject: FW: Calm Opposition Letter

Please add to file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

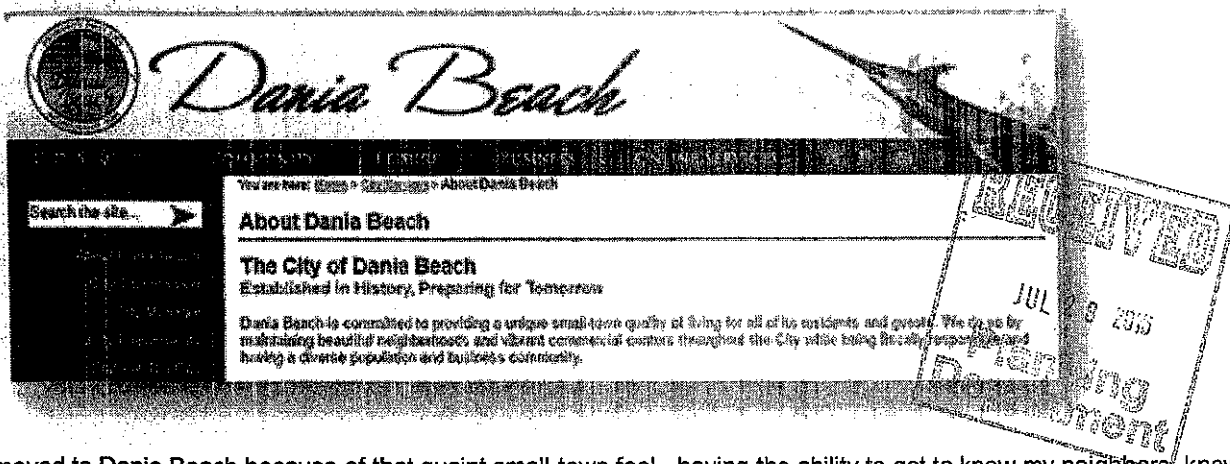
From: llrparis@aol.com [<mailto:llrparis@aol.com>]
Sent: Thursday, July 28, 2016 10:12 AM
To: Lajoie, Corinne
Subject: Calm Opposition Letter

Here's another one sent in June.

-----Original Message-----
From: Linda Barber <linda.barber1103@gmail.com>

As a 13 year resident of Dania Beach (living at Sea Oaks Condo's the entire time), I am disturbed at the thought of losing what I moved here for – what I thought Dania Beach stood for.

Mayor Salvino, your vision and our cities vision do not seem to be the same. You are quoted expressing your vision for "Dania Beach to go vertical," in a Sun Sentinel article. But below, you'll see that your cities website quotes Dania Beach as being **"committed to providing a unique small-town quality of living."** How are 14 story buildings, increased traffic and noise being committed to providing a unique small-town quality of living?



I moved to Dania Beach because of that quaint small-town feel - having the ability to get to know my neighbors, knowing that when I got home at night I wouldn't be fighting traffic to get into my building after a long day of work or a long week of travel. I didn't move here to have 14 story buildings staring at me every morning and evening with the noise, traffic, environmental issues and increased crime that can come along with rental buildings.

If I wanted to be surrounded by high rises, I would have stayed in the 15 story building in a neighboring city that I lived in prior to purchasing my condo at Sea Oaks. A place where I didn't know my neighbors, had to sit in traffic getting my car in and out of the area and putting up with the noise.

A recent article from about a month ago, said that "Dania Beach is ranked fifth (out of 31 Broward cities) in terms of value increases." Will my home value stay the same or increase if there are 14 story buildings shadowing my view? How do I sell my property if I ever decide to do so?

I have serious reservations as to the impact to our surrounding wetlands by building high rises. How are the wetlands going to be affected? These wetlands are part of the beauty of Dania Beach.

How will the Sea Oaks building and foundation be impacted with the drilling of pilings? Have you or the new owners done a noise **AND** vibration study? I have friends out in Plantation that have houses that have shifted and sunk from construction of walls that were put up by their city. What guarantees do we have that this will not happen to Sea Oaks during construction and years later?

I do not believe that anyone wants to stop progress that makes our city better. We are only asking that you control the vertical growth. Dania Beach needs to preserve its own identity which will set our community apart from the rest of our neighbors.

Please reject this plan and request that the developer submit something that is more environmentally and traffic appropriate, and neighbor friendly for our East Dania Beach neighborhood.

Thank you for your time and consideration.

Linda Barber

(954) 328-8163

Sea Oaks Condos

75 Gulfstream Road, #305

Dania Beach, FL 33004

Tom Smith

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 2:06 PM
To: Carrie, Anne-Christine
Subject: FW: Proposed Apartment Development -- East Dania Beach Boulevard

I need one more favor for tonight.

Can you please give me one copy of each objection letter so I have it for tonight? Just in case.

Thanks

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 1:53 PM
To: Lottier, Christine
Subject: FW: Proposed Apartment Development -- East Dania Beach Boulevard

Can you please provide this to Commissioner Grace?

Thank you:

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Thomas Smitha [<mailto:tsmitha@gmail.com>]
Sent: Tuesday, June 28, 2016 1:49 PM
To: Lajoie, Corinne
Subject: Fwd: Proposed Apartment Development -- East Dania Beach Boulevard

----- Forwarded message -----

From: Thomas Smitha <tsmitha@gmail.com>
Date: Tue, Jun 28, 2016 at 1:40 PM
Subject: Proposed Apartment Development -- East Dania Beach Boulevard
To: msalvino@ci.dania-beach.fl.us, ajones@ci.dania-beach.fl.us, cbrandimarte@ci.dania-beach.fl.us,
pfetscher@ci.dania-beach.fl.us, bgrace@ci.dania-beach.fl.us

Dear Mayor Salvino, Commissioner Jones, Commissioner Brandimarte, Commissioner Festcher & Commissioner Grace

I am a South Florida native and have been a Dania Beach resident since 2004. I really enjoy living in Dania Beach. I like my neighbors, and the hometown feel of our city. Dania Beach is a great place to call home.

I have been living in the Sea Oaks Condos since 2006 and understand the owner of the adjoining property intends to build two enormous 14-story rental towers next door, along with an equally large parking garage. These large towers and their garage are unacceptable for the following reasons:

- 1) Our neighborhood is primarily small business and residential. It is not set up for the increased traffic flows and congestion two enormous apartment towers would bring to the corner of Dania Beach Boulevard and Gulfstream Road. Gulfstream Road has no speed humps so we must anticipate hundreds of new renters speeding on that narrow two-lane road, and causing additional accidents. There is also no traffic signal at that corner to manage this additional traffic flow.
- 2) At 14 stories, these towers will be more than three times taller than the average building currently located in Dania Beach east of US 1. Virtually all buildings in our neighborhood are six stories or less. Most buildings in our neighborhood are 1 to 4 stories. Huge fourteen story towers are totally out of character here. East Dania Beach is not Sunny Isles, downtown Fort Lauderdale, or Miami Beach. Ask yourself if you would want these large towers with their 550 car-parking garage literally in your backyard.
- 3) These towers will house over 600 rental units with 1,200+ renters and have over 550 parking spaces. The estimated 400+ cars leaving each morning and returning every evening out of the towers' single exit will make commuting very difficult for us and literally bring South Florida's traffic problems directly into our homes.
- 4) With such a large increase in renters, we can expect large increases in noise and other disruptions 24/7. The towers' enormous parking garage will directly face our property in Sea Oaks. While the tower renters may get to see the ocean, Sea Oaks long-term residents (and voters) will see and hear a huge parking garage backed up against even larger towers. Parking garages by their nature are not handsome buildings, and will be the source of constant and amplified traffic noise, including car alarms, squealing tires, horn blasts, racing car engines, etc. This will become part of our lives at Sea Oaks 24/7.
- 5) With (4) above in mind, you should ask the developer for a rendering of the back of the towers with the parking garage, so you can appreciate what we will see and hear 24/7.
- 6) A significant portion of the current households in our neighborhood are owner occupied. These large rental towers will substantially change this own/rent proportion and could degrade the character of our neighborhood.
- 7) These large towers will be built extremely close to mangrove swamps and other endangered wetlands. This huge construction project, plus the increase in traffic and other environmental impacts of these large towers will degrade and damage these environmentally sensitive areas.

8) These large towers will be built directly across the street from a very large fireworks factory and store. Fireworks buildings have a high risk of explosion and fire compared to other buildings (search "fireworks building explosion" on YouTube and see attached link <https://www.youtube.com/watch?v=OBz0Y-7h75g>). The 1,200+ residents of these towers will unwittingly assume this risk, and the large towers will create traffic, evacuation, and first responder problems in the event of a fire or explosion. Does Dania Beach have the fire department and EMTs sufficient to handle such a risk? Could the hundreds of renters in these towers safely evacuate if such an emergency occurred in the middle of the night? I doubt it.

9) The fireworks facility is highly trafficked on certain holidays such as the Fourth of July. Dania Beach Boulevard also has substantial beach traffic, which increases substantially on weekends and holidays. Adding 600 or more cars in such a small space to this congestion on our holidays will create an intolerable gridlock situation for those of us who currently live in this neighborhood.

10) Does Dania Beach has the utility infrastructure to handle such large buildings? Constructing this additional infrastructure will create more congestion and traffic issues, and possibly cost us additional property taxes with special assessments, etc.

11) Large towers require large pilings and other supports that could damage our condos from the vibrations and other factors. Additionally, the long construction period for such buildings creates additional hazards to our condos, in the event of hurricanes and storms, along with the vibrations from the construction.

12) If two 14-story towers are erected adjacent to our Sea Oaks condos, we can expect pressure from other developers to build similar or even larger towers across the street at the Weiner Mobile Home Park property. This future development will bring even more additional congestion, along with environmental, safety, and traffic issues.

13) Buildings of this type tend to maximize their footprint on their property. These towers are no exception. Look at the larger buildings on Young Circle and The Place at Dania Beach as examples. Regardless of the handsome drawings the developer creates, the towers are often built to minimize set-off, presenting the appearance of a Stalinesque hulking structure built literally feet from the roadway and property lines. We should expect even less setoff in the back of the buildings where the parking garage will be built.

14) I appreciate that commercial property owners need to make money on their properties. However, consideration must be given to neighbors and others directly affected by the property development. Proper Zoning really does matter. We see how over-development affects other neighborhoods in South Florida. In neighborhoods like Brickell and South Beach in Miami, high rises built in traditional lower density residential neighborhoods create traffic nightmares and gridlock. We do not want or need the consequences of large hulking towers like this in our Dania Beach neighborhood. Smaller and more practical buildings are much more appropriate here. Please reject this plan and request the developer to submit something that is more environmentally and traffic appropriate, and neighbor friendly for our east Dania Beach neighborhood.

Thank you for your consideration. I am a regular voter and active in our local politics. This is a very important matter to me, and my future commission votes will depend in large part on your actions on these towers.

Very truly yours,

Tom Smitha

Linda La Rosa

Carrie, Anne-Christine

From: llrparis@aol.com
Sent: Tuesday, June 28, 2016 10:41 AM
To: Lajoie, Corinne
Cc: Carrie, Anne-Christine; LaFerrier, Marc
Subject: Re: Calm Plat CC (Sea Oaks)

Corrine -

I asked for a continuance 2 weeks ago and was effectively told No.....now at the last minute, the attorneys request one and it is granted. That is fine.....but there was a lot of work done by us to get people to come tonight.....at this point....I'm not putting up new notices as I am in meetings all day myself with my job.

Will anyone be allowed to speak or do they have to fill out a card and how many people can speak
Do we fill out the card before the meeting starts?

I do think that many residents want their voices heard as many feel like the official notification of 300' or having to read the notice in the newspaper is not "friendly" to people who live here and affected by buildings like this.

Since I am in contact with your office and the "unofficial" spokesman.....would you please let me know when hearings are scheduled or continued regarding this matter.

Yes, I would like to come in and meet with you and your office. As I've stated I've been out of town for business since June 14 but will effectively be in town the rest of the summer.

I have a lot of questions being asked by residents.....I've also been approached by a law firm recommended to me who has had dealings with the City of Dania Beach and, of course, has more expertise than myself...and they have posed questions regarding this development.

Who will be at the meeting tonight....Mayor and all commissioners?

Thank you for your continued attention to my emails.

Linda
Linda La Rosa

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>
To: Linda LaRosa <llrparis@aol.com>
Cc: Carrie, Anne-Christine <ACarrie@ci.dania-beach.fl.us>; LaFerrier, Marc <mLaFerrier@ci.dania-beach.fl.us>
Sent: Tue, Jun 28, 2016 8:56 am
Subject: RE: Calm Plat CC (Sea Oaks)

The site plan application was submitted on May 5, 2016, which proceeded to the DRC (staff) review the same month to discuss compliance with various code requirements. I expect the applicant to resubmit sometime in the future with revised plans which will hopefully address the code provisions that were not previously met. After that the next step will be the public hearing for approval/denial of the site plan at the City Commission. This is the only time the site plan

will be advertised by placing an ad in the newspaper, mailed notice to property owners within 300' and signs posted on the property.

Please note that just this morning I received notice from the applicant's attorney that they are requested to continue the Plat from tonight's City Commission meeting to the July 26th City Commission meeting. You can still come and speak at the City Commission meeting at the beginning of the meeting under Citizen Comments, or for this items when it is opened for discussed before the City Commission votes to continue the item. Please make sure to fill out a card to speak so the Mayor will call you up to the podium.

Please let me know if you have any additional questions, or would like to meet.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Linda LaRosa [<mailto:llrparis@aol.com>]

Sent: Monday, June 27, 2016 6:12 PM

To: Lajoie, Corinne

Subject: Re: Calm Plat CC (Sea Oaks)

Corrine

Sorry for all the questions but when was the site plan filed? Is there a specific time after it's been filed that hearing is scheduled

Are residents notified when site plans are submitted ?

I'm out of town till tomorrow

So I'm not sure if I can come by before the meeting

Is that possible ?

Linda

Linda La Rosa
954-610-3349
Sent from my iPhone

On Jun 27, 2016, at 5:48 PM, Lajoie, Corinne <cchurch@ci.dania-beach.fl.us> wrote:

Yes, a site plan has been submitted & can be viewed at my office. Let me know when you would like to see it.

Sent from my iPhone

On Jun 27, 2016, at 5:23 PM, "llrparis@aol.com<<mailto:llrparis@aol.com>>"
<llrparis@aol.com<<mailto:llrparis@aol.com>>> wrote:

Corrine

It seems your last sentence wasn't finished?

More specifically, I wanted to know if a site plan has been submitted by the developer.

Thank you.

Linda La Rosa

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us<mailto:cchurch@ci.dania-beach.fl.us>>
To: llrparis <llrparis@aol.com<mailto:llrparis@aol.com>>
Sent: Mon, Jun 27, 2016 3:11 pm
Subject: RE: Calm Plat CC (Sea Oaks)

Good morning.

You are correct, the plat application is scheduled for tomorrow's City Commission meeting (June 28). The meeting is held at City Hall at 7:00p.m.

The site plan for this project will also be required a public hearing, but has not yet been scheduled.

The site plan is

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: llrparis@aol.com<mailto:llrparis@aol.com>
[mailto:llrparis@aol.com<mailto:llrparis@aol.com?>]
Sent: Friday, June 24, 2016 3:20 PM
To: LaFerrier, Marc; Lajoie, Corinne
Subject: Re: Calm Plat CC (Sea Oaks)

Friday, June 24, 2016

Marc and Corrine -

Would you be so kind as to give us the status of the approval process.....meaning the present status of the development application process. Which applications will the developer need to submit? I know you mentioned the Plat approval application would be on the Agenda June 28. We, myself and other concerned residents, will be at the June 28th meeting to give a "voice" to the other side of this development idea. We feel a little behind in the discussions, as I'm sure the developers have had many meeting with the City of Dania Beach regarding this development and we are only getting involved in these discussions.

Thank you.

Linda La Rosa, President
Sea Oaks Condominium Assoc.
954-610-3349

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania<mailto:cchurch@ci.dania>-
beach.fl.us<http://beach.fl.us>>
To: llrparis <llrparis@aol.com<mailto:llrparis@aol.com>>

Sent: Mon, Jun 13, 2016 3:33 pm

Subject: FW: Calm Plat CC meeting June 14th continuance

Please see the email below from the attorney's office representing the applicant. They have requested a continuance to the June 28th City Commission meeting.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Christina Bilenki [<mailto:cbilenki@dmbblaw.com><<mailto:cbilenki@dmbblaw.com>?>]

Sent: Monday, June 13, 2016 1:56 PM

To: LaFerrier, Marc; Bonnie Miskel

Cc: Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian

Subject: RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28th City Commission meeting so that the defective notice can be cured. Please do not hesitate to contact me should you require anything further at this time.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com<<mailto:cbilenki@dmbblaw.com>>

<image001.jpg>

The information contained in this email is confidential and privileged, and is intended only for the use of the individual(s) to whom it was addressed. The contents of this email may be protected from disclosure and dissemination by local, state and federal law, including Chapters 18 and 47 of the United States Code, and Chapter 934 of the Florida Statutes. If you are not the intended recipient or if you have received this email in error, do not read the contents, immediately notify the sender by return email, and permanently delete this email from your records. Thank you.

From: LaFerrier, Marc [<mailto:mLaFerrier@ci.dania-beach.fl.us><<mailto:mLaFerrier@ci.dania-beach.fl.us>?>]

Sent: Monday, June 13, 2016 1:42 PM

To: Christina Bilenki <cbilenki@dmbblaw.com<<mailto:cbilenki@dmbblaw.com>>>; Bonnie Miskel <bmiskel@dmbblaw.com<<mailto:bmiskel@dmbblaw.com>>>

Cc: Scott Backman <sbackman@dmbblaw.com<<mailto:sbackman@dmbblaw.com>>>; Ansbro, Tom <tansbro@ci.dania-beach.fl.us<<mailto:tansbro@ci.dania-beach.fl.us>>>; Lajoie,

Corinne <cchurch@ci.dania-beach.fl.us<<http://beach.fl.us>>>; Carrie,
Anne-Christine <ACarrie@ci.dania-beach.fl.us<<http://beach.fl.us>>>;
Wray, Macee <mwrap@ci.dania-beach.fl.us<<http://beach.fl.us>>>
Subject: Calm Plat CC meeting June 14th continuance

Bonnie and Christina

We regret to inform you that a procedural error was brought to our attention regarding the public notice for your Plat (PL-39-16) application. The County database, which contains the mailing addresses of all property owners, was incomplete and several property owners were not given proper notice. At this time, we propose that the item be continued to the June 28 Hearing and re-advertised to all stakeholders.

Please respond with an email requesting the continuance.

My apologies.

Marc

Carrie, Anne-Christine

From: llrparis@aol.com
Sent: Monday, June 13, 2016 9:08 PM
To: Lajoie, Corinne; LaFerrier, Marc; bmiskel@dmdblaw.com; cbilenki@dmdblaw.com; sbackman@dmdblaw.com; Carrie, Anne-Christine; Ansbro, Tom; Wray, Macee
Subject: Re: Calm Plat CC meeting June 14th continuance

To Whom It May Concern:

I have been advised today that the June 14th item (Calm Plat) has been continued until June 28th.

Normally, the 14 days in between would be adequate time for me to meet with the concerned parties, but I leave Tuesday morning at 7am for two - 7 days business meetings, not returning until June 28th.

Could the matter be postponed for a month (July 12) which would then allow 2 weeks for me to meet with the respective parties after my return. I'm in charge of organizing and running these financial meetings, (I'm an independent meeting planner) so my time is very restricted during the 14-28 of June.

Thank you for your consideration in this matter.

Regards,

Linda La Rosa
954-610-3349

Please see the email below from the attorney's office representing the applicant. They have requested a continuance to the June 28th City Commission meeting.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Christina Bilenki [<mailto:cbilenki@dmdblaw.com>]
Sent: Monday, June 13, 2016 1:56 PM
To: LaFerrier, Marc; Bonnie Miskel
Cc: Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian
Subject: RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28th

Steve Talon

Dania Beach has always been an oasis in the middle of the total chaos of life in South Florida. Dania Beach has always been a place you could call "home", compared to the "jungle" style of life in our neighboring cities. Now we are being swamped by foreign developers that want to change all that, certainly because they care about you and me? No, they see available land that they can develop with out of control high rises and they could care less about destroying this small quaint place we call "home". We are on the verge of becoming another Hallandale Beach, a constipated gridlock of traffic and masses of people. How much thought have you, our elected protectors of our oasis, given to your responsibilities, as you try to convince us that we need this stupid crazy out of control growth? You want to allow over 1400 RENTAL units to be constructed at the corner of Dania Beach Blvd and Gulfstream Road. Are you crazy? Renters are working people. They will have to be working full time in order to pay the rent. Picture up to 2800 hundred cars at the corner of Dania Beach Blvd and Gulfstream road during commuter times!?! Now, what are you going to do with all their babies? Any thoughts of where your new schools will be built? I think not.

You talk about the added tax revenue that all this will generate. Are you going to reduce OUR taxes now that you have all this new revenue coming in? I think not. What are you thinking?

I know that we can't stop someone from developing their land. Our forefathers had it right though, they limited the height of all new constructions. It worked! That maintained control of smart growth that has protected our "homes" and OUR investments, up until now. You are on the verge of failing us all.

It's a sad day for us all. Don't be blinded by the developers promises and B.S. that is about to destroy Dania Beach. We trusted you when we elected you. Please don't fail in your responsibilities as guardians of our "home" town.

Sincerely,

Stephen Talon
85 Gulfstream Road
Unit 207
Dania Beach
Home

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Monday, June 20, 2016 8:52 AM
To: Stilson, Louise
Cc: Carrie, Anne-Christine
Subject: FW: Calm Plat (PL-39-16)
Attachments: 1377_0001.pdf; ATT00001.htm

Please see the attached letter of objection.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Steve Talon [<mailto:talon@msrc.org>]
Sent: Monday, June 20, 2016 6:40 AM
To: Lajoie, Corinne
Cc: stephen talon
Subject: Ref: Calm Plat (PL-39-16)

Dear Ms. Lajoie,

Attached is my e-mail that I am trying to send the Dania Beach Commissioners. I'm sending you the first copy, in hopes that I have success reaching out to the Commissioners, I'm not too good at computers.

Please just let me know if you got this ok, at stallion@msn.com.

Thank you.

Respectfully,

Steve Talon
85 Gulfstream Road, Unit 207
Dania Beach
954-927-9368

Grant + Megan Ninneman

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 8:38 AM
To: Carrie, Anne-Christine
Subject: FW: Dania beach high rises

Please print and attach to the Calm Plat file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Lottier, Christine
Sent: Tuesday, June 28, 2016 8:04 AM
To: Lajoie, Corinne
Subject: FW: Dania beach high rises

Hi Corinne,

Please see the below email that I received. I will print a copy for Commissioner Grace.

Have a great day!

Chris

Christine Lottier
Executive Assistant to the City Manager
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004
clottier@ci.dania-beach.fl.us
954-924-6800 x3606
954-921-2604 Fax

From: Grant Ninneman [<mailto:bbyachting@yahoo.com>]
Sent: Monday, June 27, 2016 10:27 PM
To: Lottier, Christine
Subject: Dania beach high rises

Dear Commissioner Lottier

My wife and I are owners at the sea oaks building at 75 Gulfstream Rd., Dania Beach.

We are writing to thank you for the important work of service you provide to our community.
We do not want to write to complain but only to voice concern for the community that we live in and care for.

We were very disappointed to learn that there have already been approved a number of plans for multiple high rises in our immediate neighborhood.

This concerns us greatly for numerous reasons:

- 1) We do not at all share the vision of turning Dania Beach into a concrete jungle like Hallandale or the rest of South Florida. We really like the quietness and tranquility of this area.
- 2) We are concerned about the effect of these projects will also have on the scenic environment here.
- 3) We are very concerned about the intense traffic congestion that would occur by adding another 700+ units to our immediate neighborhood, which would be in addition to the already approved projects on the corner of Dania Beach Blvd and Gulfstream Road & across the street for high rise residences, which already totals more than 700 new residences to the area. Two very large residential high rises with more than 850 parking spaces, with majority of traffic entering and exiting Gulfstream Road would dramatically and negatively overwhelm traffic patterns on this small side road in Dania Beach. This dramatic increase in residences along with the city's proposed narrowing of Dania Beach Blvd into two lanes would cause tremendous congestion along our main road.
- 4) Lastly, we are also concerned about the architectural impact these 14 story high-rises will have on our foundations at some future period.

We hope that you will take on genuine concerns into consideration since we know that these concerns on not only our own but also the concerns of many residents we speak to in this area, not only those from Sea Oaks.

Thank you for taking the time to consider points of view

Yours sincerely

Grant and Megan Ninneman
75 Gulfstream rd, unit 211b,
Dania beach
954 649 4958

Constantine Manos

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 8:40 AM
To: Carrie, Anne-Christine
Subject: FW: Resolution 2016-076, Dania Beach, Florida

Here's another one. Please print and attached to the Calm Plat file.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Lottier, Christine
Sent: Tuesday, June 28, 2016 8:02 AM
To: Lajoie, Corinne
Subject: FW: Resolution 2016-076, Dania Beach, Florida

Good Morning Corinne,

Please see the below email that I received this morning. I will print a copy for Commissioner Grace.

Have a great day!

Chris

Christine Lottier
Executive Assistant to the City Manager
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004
clottier@ci.dania-beach.fl.us
954-924-6800 x3606
954-921-2604 Fax

From: cmanosphoto@aol.com [mailto:cmanosphoto@aol.com]
Sent: Tuesday, June 28, 2016 7:28 AM
To: Brandimarte, Chickie; Jones, Albert; Lottier, Christine; pfletscher@ci.dania-beach.fl.us; msalvio@ci.dania-beach.fl.us
Cc: CorrineLaJoie@ci.dania-beach.fl.us
Subject: Resolution 2016-076, Dania Beach, Florida

Dear Commissioners of Dania Beach,

I have just heard of plans to build a massive residential development on the northwest corner of Dania Beach Blvd. and Gulfstream Road. The size of this project, two fourteen story towers with 350 units plus 750 parking spaces will be a disaster for this area and for the town of Dania Beach.

The project is too large for the following reasons, among others: its impact on traffic patterns, on the neighboring wetlands, on the foundations of the neighboring Sea Oaks Condominiums, and on air pollution from the increased traffic. In addition the heavy traffic on Dania Beach Blvd., going to the beaches, will create a tremendous bottleneck at the bridge.

I am not against reasonable development. I just feel that his development is too large, especially in this location away from the center of town and on the edge of the wetlands.

It is my hope that Dania Beach will retain its quality as a quiet, low-key sanctuary for good living - unlike the frenetic high-rise monstrosities such as the ones that exist in Hallandale.

If there must be high-rise projects in Dania Beach they should be concentrated along Federal Highway. The bottom line is that before such major projects are undertaken there must be a Master Plan for the development of the town, a plan which respects the separation between large high-rise projects and quiet residential neighborhoods.

Sincerely,

Constantine Manos

Condo Owner

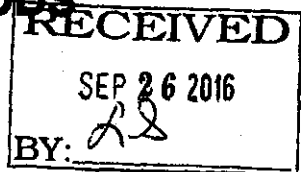
Sea Oaks Condominiums

75 Gulfstream Road

Dania Beach, FL

PROTECT DANIA BEACH NEIGHBORHOODS & OUR LOCAL ENVIRONMENT

Dania Beach City Commissioners Adopted Ordinance 2016-007
(without public approval) on March 22, 2016.



This ordinance allows developers to build extreme high-rise developments next to our residential areas without regard to the negative impact on the existing residences, traffic and our environment.

The City of Dania Beach website states that ***"Dania Beach is committed to providing a unique small-town quality of living."*** We will lose this "small-town quality of life" with multiple 14-story high rises in our residential neighborhoods.

Help us get this ordinance repealed or amended by showing your support for a more responsible development of Dania Beach by signing this petition.

Name	Address	Signature
Lorraine Roth	521 NE 2nd St Dania	[Signature]
Rose Ruth	521 NE 2nd St Dania	[Signature]
Joséphine Ruth	521 NE 2nd St Dania	[Signature]
Danielle Mellon	1913 S Ocean Drive	[Signature]
Wifredo Varela	600 NE 2nd Pl	[Signature]
John J. Whitten	610 NE 2nd Pl	[Signature]
Celeb Whitten	610 NE 2nd Pl	[Signature]
Ann Daley	614 NE 2nd Pl	[Signature]
Brian Reisle	626 NE 2nd Place	[Signature]
Ann Marie	637 NE 2nd Place	[Signature]
KIRSTI Lindgren	633 NE 2nd place	[Signature]
ANTOANETA Spasso	635 NE 3rd, DANIA FL	[Signature]
Edmond Jordanova	635 NE 3rd, DANIA FL	[Signature]
Chris Schybeck	313 Gulfstream Dr Dania FL	[Signature]
Paulina Dussan	319 Gulfstream Rd	[Signature]

PROTECT DANIA BEACH NEIGHBORHOODS & OUR LOCAL ENVIRONMENT

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Name	Address	Signature
Debbie McKay	75 GULFSTREAM RD. #203	Debbie McKay
André Beaulac	75 Gulfstream Rd #304	André Beaulac
Lisa Patterson	75 Gulfstream Rd. #208	Lisa M. Patter
Nathaniel Moco	75 Gulfstream Rd #106	Nathaniel Moco
John Allen	" " #207B	John Allen
Rob Davis	75 GULFSTREAM RD 104B	Rob Davis
EDWARD E RICE	75 GULFSTREAM RD 108	Edward E Rice
Sylvia Davis	75 GULFSTREAM RD 104B	Sylvia Davis
ANGELA ARTHURS	75 GULFSTREAM RD, #309B	Angela Arthurs
ADRIAN VILJEVIC	75 GULFSTREAM RD #307B	Adrian Viljevic
Elizabeth Granado	75 GULFSTREAM RD #310B	Elizabeth Granado
Gaby P. Murphy	75 Gulfstream Rd APT 202B	Gaby P. Murphy
Natalie Sosa	75 gulfstream rd. 206B	Natalie Sosa
ERIC MCCLIMOCK	75 gulfstream rd.	Eric McClimock
THOMAS SKINNER	75 GULFSTREAM #206B	Thomas Skinner

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Name	Address	Signature
Linda Porter	75 Gulfstream Rd #305, Dania	[Signature]
Robert Hencker	75 Gulfstream Rd #305, Dania	[Signature]
Felipe Romo	6141 SW 44 St Dania	[Signature]
Joe Tomlin	5141 SW 44 St Dania	[Signature]
Virginia But	4249 SW 48th Court, FTL	[Signature]
Dawn Leber	3721 Sthway West Palm FL 33407	[Signature]
Julie Watson	2116 Farmington Dr Plant, FL 33317	[Signature]
Leif Bush	2116 Farmington Dr Plant, FL 33317	[Signature]
Melissa D'Angelo	3127 Fillmore St. Hlwr FL 33022	[Signature]
Steve M... ..	Hollywood FL 33020	[Signature]
Catherine Kiron	1740 NW 113 Ave. Pembroke Pines, FL 33026	[Signature]
Laneia Rudeliff	4441 W. McNab Rd, Apt 20 Pompano Beach 33069	[Signature]
John Perez	19301 NW 52 Ave Miami FL 33055	[Signature]
Joe Butto	401 E Dania Beach BL 33000	[Signature]
Wanda S. Butto	801 E. Dania Beach Blvd 33001	[Signature]

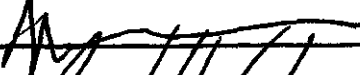
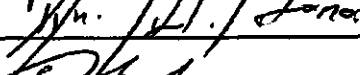
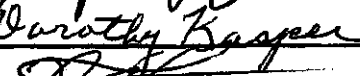
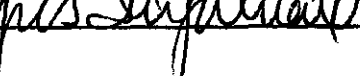
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Name	Address	Signature
ALEX CASTRO	3613 SW 23 CT FT LAO	
David LePera	801 E Dania Beach Blvd	
Megyn Liddell	801 E Dania Beach Blvd	
Julia Ari	801 E Dania Beach Blvd	
Ana C. Castano	801 E Dania Beach Blvd	
Grissel Moya	801 E Dania Beach Blvd	
	801 E Dania Beach Blvd	
Bridgette Pierce	75 Gulfstream Road #112	
Danielle Ad Saida	75 Gulfstream Road #112	
Steve Nairne	75 Gulfstream Rd #103	
Judy Rubin	801 E Dania Beach Blvd. #15	
Dean Liggett	801 E Dania Beach Blvd. #15	
Dorothy Kasper	635 NE 2nd St Dania Beach	
Nicholas Alequin	613 NE 2nd St Dania Beach	
Yris Infante	613 NE 2nd St Dania Beach	

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Name	Address	Signature
Robert Barnett	801 E Dania Bch Blvd #12	Robert Barnett
Mr. & Mrs. Michael Hervey	801 E. Dania Beach Blvd #57	Michael Hervey
Cheryl Verdi	581 SE 13 th St. #206	Cheryl Verdi
Robert Vogel	604 NE 2 nd St Apt 123	Robert Vogel
Al Verdi	581 SE 13 th St. #206	Al Verdi
Karen Carolan	604 N.E. 2 Street #321 DANIA	Karen Carolan
Richard Kizzo	625 N.E. 2 nd St DANIA	Richard Kizzo
Kelli Sadaka	625 NE 2 nd St DANIA	Kelli Sadaka
Debra Poudat	625 EAST DANIA Bch Blvd	Debra Poudat
Debra Poudat	915 GULF STREAM	Debra Poudat
Jenna Kay	409 SE 14 th St Dania FL	Jenna Kay
Antwan Johnson	118 NW 7 th Ave Dania, FL	Antwan Johnson
Haylee Becker	118 NW 7 th Ave Dania, FL	Haylee Becker
Tracy Lebeau	140 NE 1 st Ct Dania Bch, FL	Tracy Lebeau
Arthur Lebeau	140 NE 1 st Ct Dania Bch, FL	Arthur Lebeau

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Name	Address	Signature
PAUL GUZALEZ	55 NW 1 AVE #4 DANIA BEACH	[Signature]
Paula Senando	55 NW 1 Ave #4 Dania Beach	[Signature]
Blaine Alaric	146 NW 1 st Ave Dania Beach	[Signature]
Bill Griffin	106 NE 15 th CT #4 Dania Beach	[Signature]
Deon Williams	213 SE PARK ST #2 Dania	[Signature]
KIERAN KELL	213 SE PARK ST #2 Dania	[Signature]
Sam Zullo	204 SW 4 th Ave Dania	[Signature]
J Wells	472 SE 14 ST 33004	[Signature]
Kim Fanning	402 N. 5 th St	[Signature]
Brianna Raney	203 SE 2 nd ST	[Signature]
Aloysius T. Miller	301 SE 3 rd ST 106 DANIA BEACH 33004	[Signature]
Debra Meklas	38 NE 1st Ave Dania Beach 33004	[Signature]
ROGER HEHWIG	711 N.W. 8th AVE DANIA	[Signature]
ARTHUR W. LEBEAU	1410 N.E. 15 th CT DANIA	[Signature]
Steven A. Kiehl	629 WE 3rd St	[Signature]

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Name	Address	Signature
Marianna Pellicer	500 NE 2nd St. Apt. 411	Marianna Pellicer
TIMOTHY T. Lewis	331 NW 3rd Ave	Timothy T. Lewis
JIM WEATHERS	345 FEDERAL HWY DANIA	Jim Weathers
DAVID NAKAMOTO	12 SE 13th TERR.	David Nakamoto
Steve Byrne	404 SE 11th TERR	Steve Byrne
Lance Tolde	309 14th Dania	Lance Tolde
MARK REED	348 S. Federal	Mark Reed
Lindsay McDonough	649 E. Sheridan St #101	Lindsay McDonough
MARILYN BORNE	312 SE 4th TERRACE	Marilyn Borne
HAL LEVITZ	312 SE 4th TERRACE	Hal Levitz
Haris Nayani	203 SE 2nd St Dania, FL	Haris Nayani
Debbie Oendron	348 S. Federal Hwy #20 Dan	Debbie Oendron
EDWARD MALLON	318 S. FEDERAL HWY, DANIA	Edward Mallon
KEVIN HOUTCHENS	398 E DANIA BEACH BLVD 33004	Kevin Houtchens
BILL MCNOMIS	348 S Fed Hwy #11	Bill McNomis

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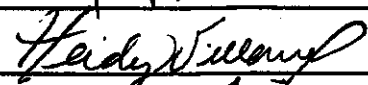
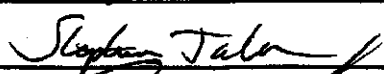
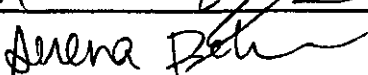
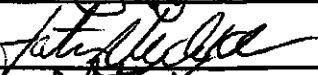
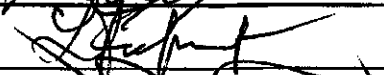
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Name	Address	Signature
Leopoldo Napolitano	85 Gulfstream Road Dania Beach.	
Hardy Villarruel	75 Gulfstream Road Dania Beach FL 33004	
Maybeth Talon	85 Gulfstream Road Dania Beach FL 33004	
STEPHEN TALON	85 GULFSTREAM RD Dania Beach FL 33004	
AIME Couture	85 GULFSTREAM RD Dania Beach FL 33004	
Stefan Pantu	85 Gulfstream Rd. #309 Dania Beach FL 33004	
DAMARIS REYES	85 GULFSTREAM Rd #111, Dania Beach FL 33004	
Serena Behofits	85 Gulfstream Rd #303 Dania Beach FL 33004	
MIGUEL BRAVO	85 GULFSTREAM RD #303, DANIA BEACH FL 33004	
CLAUDE LAHOUD	85 GULFSTREAM Rd #310 DANIA BEACH FL 33004	
SANDRA TAVERA	75 GULFSTREAM RD #103 DANIA BEACH FL 33004	
GREG TROTTER	520 Highway 170 ORLANDO, FL 32835	
Tatiana Vydykhan	75 Gulfstream Rd	
LEONEL W. FARFAN	1301 NE 7th St, #409 HALLANDALE BEACH FL 33009	
Rachel Zimmerman	85 Gulfstream Rd	

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Name	Address	Signature
Tom Smithers	85 Gulfstream Road 212 A 33004	[Signature]
Megan Ninneman	75 Gulfstream Rd #211 Dania Beach 33004	[Signature]
Grant Ninneman	75 Gulfstream Rd #211 Dania Beach 33004	[Signature]
Kimberly Wright	781 Phippen Rd.	[Signature]
Baldwin Lewis	781 Phippen Rd.	[Signature]
Heidy Rivera	1900 VAN BUREN ST Hollywood FL 33020	[Signature]
Robin Arjoon	1132 SE 7th Ave H 106 Dania Beach	[Signature]
Paula Haddad	450 SE 7th St Dania	[Signature]
Carl Anderson	Dania Beach 4th Ave	[Signature]
KAI LAMSEN	1938 JACKSON ST.	[Signature]
[Signature]	5010 NW 5th Way	[Signature]
Joe Bongo Jr	244 SW 3 Terr' Dania Beach 33004	[Signature]
Gilbert	1801 S Ocean Blvd	[Signature]
Christian Avalos	1801 S Ocean Hwy	[Signature]
Ferb Rojas	1801 S Ocean Hwy	[Signature]

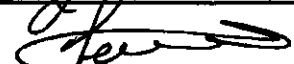
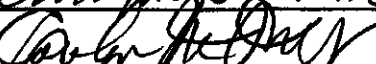
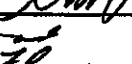
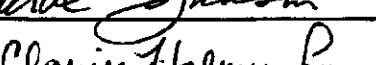
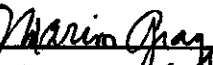
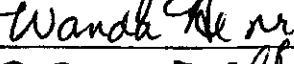
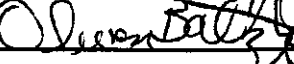
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Name	Address	Signature
Jorge McAdams	320 NE 2nd Court, Dania Beach	
Nicole Lee		
John Scatchell	2711 S. SHARON BLVD	
Michelle Lesaux	2711 Ocean Club Blvd, Hollywood.	
Reena Forte	109 ^{2nd St} SE N Dania Beach	
Beverly M. Grimm	6001 N. Ocean Dr #407 Hwd	
Carolyn Miller	454 Sunset Drive Hollandale Fl	
Antoinette Tugro	4450 NE 30th Ave L.H.P. FL	
Leah Kenna	1400 So Ocean Dr, Apt 108, Dania Beach	
Coral Johnson	2651 S.W. 54th Place Beach	
Clarissa Holmes-Lyon	2622 Johnson St #5	
Margaret Cappale	1555 No 12th Ch Hollandale FL	
Marion Gray	3081 T&T ST. #417 Hollywood	
WANDA HENRY	3106 SW 24th ST. HALLANDALE	
Olwen Battzley	6560 Arthur St Hlwo	

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Name	Address	Signature
AnnMarie Kingstey	319 NE 14th Ave apt 403 Hallandale Beach FL 33009	AnnMarie Kingstey
Ann M. Hill	200 SE 5th Ave 502 Dania Beach	Ann M Hill
Louise M. Devine	170 SE 5th - 506 N. Dania Beach	Louise M Devine
Shelly McArdy	290 SE 5th Ave #401 Dania FL 33004	Shelly McArdy
JoAnn Hagen	805A NW 13th Ave FL 33004	JoAnn Hagen
Elke Barthelmess	302 SE 4th St. Dania, FL 33004	Elke Barthelmess
William Hawks	646 NE 2nd Pl, Dania Beach apt 33021	William Hawks
Tammy Frank	1701 N 4th Ave, Hollywood, FL	Tammy Frank
Cassandra Motta	701 SW 2 Terr, Dania. 33004	Cassandra Motta
BECKY LAMAR-HYATT	174 NE 6th St Dania Beach 33004	Becky Lamar-Hyatt
Cheryl Dolan	1207 N. 16 Ave. Hollywood, FL	Cheryl Dolan
Gail Musk	255 W Dixie Hwy Dania	Gail Musk
Gregory Musk	255 W Dixie Hwy Dania	Gregory Musk

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Name	Address	Signature
EILEEN LIERMAN	2504 Taylor St. D.	Eileen Lierman
MICHELLE GREENIER	415 TITER DANIA	Michelle Greenier
Diane Greenier	1290 SW 116 Ave Oquir	Diane Greenier
MATTHEY GAFFNEY	30 NE 2ND AVE	Matthey Gaffney
MARY JANE BRADY	824 N GOLF DR HWD	Mary Jane Brady
Robin Pace	3025. W 12 AVE DANIA FL	Robin Pace
HELEN MAESKY	221 SW 3RD PL, DANIA, FL	Helen Maesky
MARY BROWN	55 NW 1ST Ave	Mary Brown
CARL BROWN	53 WW 1st Ave	Carl Brown
Bea Farnin	711 Manana Ridge Dr. Loganville Georaria	Bea Farnin
LOU BUETTEL	149 SW 5TH STREET	Lou Buettel
JACKIE WEIDLICH	1523 N 31 RD HLOW	Jackie Weidlch
MARTI BOEGLI	2246 Thomas St HLOW	Marti Boegli
Tom Wilson	23 Woodland Dr. Hlow	Tom Wilson
Margaret Demers	431 SE 3rd St Apt 206 Dania	Margaret Demers

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Name	Address	Signature
E.M. Patella	85 Gulfstream Road, Apt 110 Dania	EM Patella
Peter A. Parrell	85 Gulfstream Road ^{Apt 110} Dania	Peter A. Parrell
John Vailmar	411 S.E. 3 rd Pl Dania 33004	John Vailmar
Deborah Deetz	85 gulfstream Rd, Dania #309	Deborah Deetz
Debra Pierce	75 Gulfstream Rd #112	Debra Pierce
Ursula Hagan	75 Gulfstream Rd #112	Ursula Hagan
AS Hagan	75 Gulfstream Rd #112	AS Hagan
G. Bartlett	75 Gulfstream Rd	G. Bartlett
Pelle Deronde	75 Gulfstream Rd #306	Pelle Deronde
Pierre Douha	75 GULFSTREAM RD #306	Pierre Douha
Linda Douha	85 GULFSTREAM ROAD #103	Linda Douha
Charles Douha	75 Gulfstream Road #306	Charles Douha
Linda Douha	85 GULFSTREAM RD #202	Linda Douha
Jason Wilson	75 GULFSTREAM RD #309	Jason Wilson
Kick Poutro	75 GULFSTREAM RD #106	Kick Poutro

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Name	Address	Signature
Janice Tyrkas	4923 N Harbor Isles Dr ^{Dania}	Janice Tyrkas
SAN PRUI	409 South Fed Highway Dania	San Prui
Lawrence Prince	409 South Fed Highway Dania	Lawrence Prince
Norma BARBERO	608 NE 2nd St Apt 336 Dania	Norma C Barbero
PEL GOODMAN	325 SE 11th ^{TER} #100 Dania	Peg Goodman
MARY SNOW	318 NE 5th AVE	Mary C. Snow
RAYMOND SNOW	318 NE 5th AVE	Ray Snow
CHARIE SHELLEY	1305 NW 10 ST ^{Dania}	Char Shelley
Janice Kahlan	305 Lewis Lane Apt 1	Janice Kahlan
Sharon Muenzel	225 SE Park St #1	Sharon Muenzel
John P. Varguez	85 GOLFSTREAM RD #312	John P. Varguez
Joe Cummings	309 Lewis LA Apt 1	Joe Cummings
Dennis Wayne	223 NE 1st Terrace	Dennis Wayne
William McDemick	644 438 S. Fed Hwy	William McDemick
TERRY KELLEY	305 LEWIS LANE #1	Terry Kelley

403 506
04
08

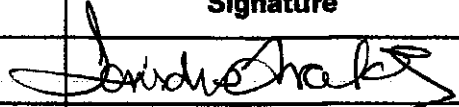
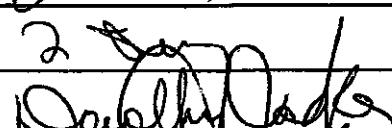
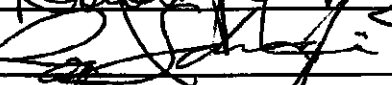
PROTECT DANIA BEACH NEIGHBORHOODS & OUR LOCAL ENVIRONMENT

Dania Beach City Commissioners Adopted Ordinance 2016-007
(without public approval) on March 22, 2016.

This ordinance allows developers to build extreme high-rise developments next to our residential areas without regard to the negative impact on the existing residences, traffic and our environment.

The City of Dania Beach website states that ***"Dania Beach is committed to providing a unique small-town quality of living."*** We will lose this "small-town quality of life" with multiple 14-story high rises in our residential neighborhoods.

Help us get this ordinance repealed or amended by showing your support for a more responsible development of Dania Beach by signing this petition.

Name	Address	Signature
Louderes Avalos	1801 S. Ocean	
WATIAN SAUNDERS	2520	
Aurica Colmen	2520 Stirling	
DOM FANNELLZ	235 NE 1ST TER	
2 Jay	421 S. E. 10 St	2 Jay
Douglas Jackson	1373 New 13 St Dania	
RON SWANODA	2201 S. OCEAN	
Paul Novitch	2500 E. LAS OLAS BLVD	
RIVAR MURPHY	2500 E. LAS OLAS BLVD	
2 CORAL = 12	175 SE 5TH, Apt 106N, Dania	
William McClellan	170 SE 5TH #202, DANIA BEACH	
Marie Bruno	170 SE 5TH AVE. #424 DANIA BEACH	

PROTECT DANIA BEACH NEIGHBORHOODS & OUR LOCAL ENVIRONMENT

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Help us get this ordinance repealed or amended by showing your support for a more responsible development of Dania Beach by signing this petition. You can also come join us at the next meeting of the Commission on July 26, 2016 at 100 West Dania Beach Boulevard at 7pm.

[illegible]

9/3/2016

Gmail - petition



Dania Beach <protectdaniabeach@gmail.com>

petition

CHRIS YOUNG <reeldreamer@bellsouth.net>

Mon, Aug 29, 2016 at 9:39 AM

Reply-To: CHRIS YOUNG <reeldreamer@bellsouth.net>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.charles young.605 NE2nd St.Dania bch,fl33004

9/3/2016

Gmail - why was this with out public approval



Dania Beach <protectdaniabeach@gmail.com>

why was this with out public approval

Marcy Slutsky <slutsky52@gmail.com>
To: protectdaniabeach@gmail.com

Mon, Aug 22, 2016 at 9:03 AM

I oppose the construction of high-rise
buildings especially if they rentals near our
residential areas and it negative effects on
our local environment and our traffic
marcye slutsky
75 gulf stream road apt 302

9/3/2016

Gmail - PROTECT DANIA BEACH NEIGHBORHOODS; & OUR LOCAL ENVIRONMENT



Dania Beach <protectdaniabeach@gmail.com>

PROTECT DANIA BEACH NEIGHBORHOODS; & OUR LOCAL ENVIRONMENT

LINDA DOIRON <linda_doiron@hotmail.com>

Tue, Aug 23, 2016 at 7:25 AM

To: Dania Beach <protectdaniabeach@gmail.com>

I do not agree at all for a 14 story building being built next to us.

It does not make any sense. Architecturally and for our well being!

We want to keep our piece and clean environment

We are owner in Sea Oaks condo

85 Gulfstream Road

Apt 103

Dania Beach, FL, 33004

Linda Doiron & Alme Couture

linda_doiron@hotmail.com

From: Dania Beach <protectdaniabeach@gmail.com>

Sent: Monday, August 22, 2016 9:37 PM

To: LINDA DOIRON

Subject: Re: PROTECT DANIA BEACH NEIGHBORHOODS; & OUR LOCAL ENVIRONMENT

[Quoted text hidden]



Dania Beach <protectdaniabeach@gmail.com>

Protect

2 messages

Ron Miller <rmiller645@att.net>

Tue, Aug 16, 2016 at 5:18 PM

To: protectdaniabeach@gmail.com

We appose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Ron and Ruth Miller
645 SE 4th Ct.
Dania Beach, 33004

Ron Miller

RonJam Music: jazz composition, jazz publications, OSX music software

Ron's website: www.ronjam.com www.jazzcomp.com
Ron's Music: www.ronmillerjazz.com
YouTube: www.youtube.com/ronmillerjazz
Facebook: www.facebook.com/people/Ron-Miller/708745318

Ron Miller <rmiller645@att.net>

Tue, Aug 16, 2016 at 7:23 PM

To: protectdaniabeach@gmail.com

Ps, i suggest you put your flyer in all the mailboxes in our neighborhood, and actually all mailboxes within 2 miles of the proposed project. We can't let this happen!

Ron and Ruth Miller
645 SE 4th Ct.
Dania Beach, 33004

Ron Miller

RonJam Music: jazz composition, jazz publications, OSX music software

Ron's website: www.ronjam.com www.jazzcomp.com
Ron's Music: www.ronmillerjazz.com
YouTube: www.youtube.com/ronmillerjazz
Facebook: www.facebook.com/people/Ron-Miller/708745318

8/20/2016

Gmail - NO!



Dania Beach <protectdaniabeach@gmail.com>

NO!

1 message

Amanda Ballard <alballard2010@gmail.com>

Thu, Aug 4, 2016 at 3:56 PM

To: ProtectDaniaBeach@gmail.com

I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic!

Amanda Ballard
4440A SW 33 Ave
Fort Lauderdale FL 33312

—
Best Wishes,
Amanda Ballard
Professional Photographer
Business Owner
Lucky Elephant Photography
Songbird Boudoir Photography

8/20/2016

Gmail - Protect Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

Protect Dania Beach

1 message

Frasca, Daniela <DFrasca@med.miami.edu>

Fri, Aug 12, 2016 at 5:22 PM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Sincerely,

Daniela Frasca
301 NE 5th Ct
Dania Beach, FL 33004
Tel. (754) 2462363

Research Assistant Professor
University of Miami Miller School of Medicine
Department of Microbiology and Immunology
RMSB 3146A
Miami, FL 33136
Tel. (305) 243 6225

7/30/2016

Gmail - oppose high rise construction in Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

oppose high rise construction in Dania Beach

1 message

Bernard Swindell <rswin305@bellsouth.net>

Tue, Jul 26, 2016 at 9:32 AM

Reply-To: Bernard Swindell <rswin305@bellsouth.net>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

We oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic!!!!

Bernard P. Swindell
Ruthe Swindell
305 NE 5th Ct.
Dania Beach, Florida 33004

Life is Good!

7/30/2016

Gmail - Protect Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

Protect Dania Beach

1 message

Peter Parella <parella@att.net>

Sun, Jul 17, 2016 at 3:28 PM

Reply-To: Peter Parella <parella@att.net>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment.

Elizabeth and Peter Parella
85 Gulfstream Road
Apt. 110
Dania Beach, FL 33004

7/30/2016

Gmail - PROTECT DANIA BEACH



Dania Beach <protectdaniabeach@gmail.com>

PROTECT DANIA BEACH

1 message

stephen talon <sltalon@msn.com>

Mon, Jul 25, 2016 at 4:49 PM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

" I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic." Stephen Louis Talon ,85 Gulfstream Rd, Apt 207, Dania Beach,FI 33004

7/30/2016

Gmail - high rise construction



Dania Beach <protectdaniabeach@gmail.com>

high rise construction

1 message

Frasca, Daniela <DFrasca@med.miami.edu>

Tue, Jul 26, 2016 at 9:38 AM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic!!!!

Daniela Frasca
301 NE 4th Ct
Dania Beach, FL, 33004

7/30/2016

Gmail - Building



Dania Beach <protectdaniabeach@gmail.com>

Building

1 message

Edward Schinski <ejski@bellsouth.net>

Tue, Jul 26, 2016 at 12:20 PM

To: protectdaniabeach@gmail.com

I oppose the construction of high rise buildings near our residential neighbor hoods and its negative effect on our local environment and traffic.

Anne Slater

211 SE 2 st Dania

7/30/2016

Gmail - Petition against Dania Beach Commissioners ordinance 2016-007



Dania Beach <protectdaniabeach@gmail.com>

Petition against Dania Beach Commissioners ordinance 2016-007

1 message

Giancarlo Ricchi <gricchi@comcast.net>

Tue, Jul 26, 2016 at 12:22 PM

To: protectdaniabeach@gmail.com

I OPPOSE THE CONSTRUCTION OF HIGH-RISE BUILDINGS NEAR OUR RESIDENTIAL AND IT'S NEGATIVE EFFECTS ON OUR LOCAL ENVIRONMENT AND OUR TRAFFIC.

giancarlo ricchi
301 NE 5th Court
Dania Beach, FL 33004
Ph.: +1-954-608-2629



Dania Beach <protectdaniabeach@gmail.com>

ORDINANCE 2016-007

1 message

Michele Burzese <MBurzese@convergeone.com>

Tue, Jul 26, 2016 at 3:09 PM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Michele Burzese

238 SE 2nd Street

Dania Beach, 33004

NOTICE: This email message and any attachments hereto may contain confidential information. Any unauthorized review, use, disclosure, or distribution of such information is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy the original message and all copies of it.

7/30/2016

Gmail - ORDINANCE 2016-007



Dania Beach <protectdaniabeach@gmail.com>

ORDINANCE 2016-007

1 message

JEFFERY GUZOWSKI <jguzowski@bellsouth.net>

Tue, Jul 26, 2016 at 3:17 PM

Reply-To: JEFFERY GUZOWSKI <jguzowski@bellsouth.net>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Jeffery Guzowski
238 SE 2nd Street
Dania Beach 33004

7/30/2016

Gmail - Protect Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

Protect Dania Beach

1 message

Obsandi <obsandi@yahoo.com>

Tue, Jul 26, 2016 at 4:02 PM

To: protectdaniabeach@gmail.com

I oppose the high density high rise buildings in our residential neighborhoods. We have environmental issues with tidal rise on Gulfstream road that should be address first. the traffic issues will be enormous.

Sandi MacDonald

186 ne 6th ct

Dania Beach, Fl

33004

7/30/2016

Gmail - concerned resident



Dania Beach <protectdaniabeach@gmail.com>

concerned resident

1 message

muge920@aol.com <muge920@aol.com>

Tue, Jul 26, 2016 at 4:20 PM

To: protectdaniabeach@gmail.com

I oppose the construction of high rise building near our residential areas and its effect on our local environment and our traffic.

Bryan Mugione
207 SE 2nd Street
Dania Beach, FL 33004



Dania Beach <protectdaniabeach@gmail.com>

Opposition

1 message

ron brozic <rbrozic@bellsouth.net>
To: protectdaniabeach@gmail.com

Wed, Jul 27, 2016 at 5:30 AM

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic

Ron Brozic

634 NE 3rd. Street

Dania Beach, FL 33004

954-923-6634 home

954-923-5844 fax

954-328-2127 mobile

rbrozic@bellsouth.net

7/30/2016

Gmail - Keep Dania's small town feel



Dania Beach <protectdaniabeach@gmail.com>

Keep Dania's small town feel

1 message

Nicole Romer <romerisroaming@gmail.com>

Wed, Jul 27, 2016 at 4:06 PM

To: protectdaniabeach@gmail.com

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Nicole Romer
641 NE 2nd PL Dania Beach, FL 33004

8/20/2016

Gmail - (no subject)



Dania Beach <protectdaniabeach@gmail.com>

(no subject)

1 message

Tara Butler-Jones <lamia316@gmail.com>

Tue, Aug 2, 2016 at 11:08 AM

To: ProtectDaniaBeach@gmail.com

"I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic"

Tara Butler-Jones
Maya Butler-Jones
Dave Butler-Jones
Sterling Smith

226 NE 5th Ave. Dania Beach, FL 33004

—

Thank you,

Tara Butler-Jones

8/20/2016

Gmail - High rise builds STOP



Dania Beach <protectdaniabeach@gmail.com>

High rise builds STOP

1 message

Juana Martin <jmartin1110@gmail.com>

Thu, Aug 4, 2016 at 4:34 PM

To: ProtectDaniaBeach@gmail.com

"I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic"
I live on 5462 sw 25th ave.
My name is Juana Martin

8/20/2016

Gmail - Opposition -



Dania Beach <protectdaniabeach@gmail.com>

Opposition -

1 message

KAYLEE <kaylee.martinez.12@aol.com>

Thu, Aug 4, 2016 at 8:37 PM

To: protectdaniabeach@gmail.com

"I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic"

Kaylee Martinez

(954)661-1636

518 NE 2nd Place

Dania Beach FL, 33004.

8/20/2016

Gmail - Oppose of high rise building



Dania Beach <protectdaniabeach@gmail.com>

Oppose of high rise building

1 message

MONIKA SILAR <silar2106@yahoo.com>

Thu, Aug 18, 2016 at 4:15 PM

Reply-To: **MONIKA SILAR** <silar2106@yahoo.com>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Monika Silar

75 Gulfstream Rd# 312B

Owner

Dania Beach, FL 33004

Mailing Address : 1965 South Ocean #15M
Hallandale Beach, FL 33009

8/20/2016

Gmail - Oppose of High- Rise Building



Dania Beach <protectdaniabeach@gmail.com>

Oppose of High- Rise Building

1 message

MONIKA SILAR <silar2106@yahoo.com>

Thu, Aug 18, 2016 at 4:23 PM

Reply-To: **MONIKA SILAR** <silar2106@yahoo.com>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high- rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Walter Pigler

75 Gulfstream Rd #312B

Owner

Mailing Address: 1965 South Ocean Drive # 4J

Hallandale Beach, FL 33009

8/20/2016

Gmail - Petition



Dania Beach <protectdaniabeach@gmail.com>

Petition

1 message

bruceh8552 <bruceh8552@aol.com>

Fri, Aug 19, 2016 at 8:11 AM

To: protectdaniabeach@gmail.com

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Bruce Hannover

617 NE 2 Place

Dania Beach, Fl. 33004

Happy Connecting. Sent from my Sprint Samsung Galaxy S@5

8/20/2016

Gmail - Protect Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

Protect Dania Beach

1 message

Mike Jimenez <eagleworks4u@yahoo.com>

Fri, Aug 19, 2016 at 1:03 PM

Reply-To: Mike Jimenez <eagleworks4u@yahoo.com>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of Hi-Rise buildings near our residential areas and its negative effects on our local environment and our traffic

Michael Jimenez
810 NW 10th Ave
Dania fl 33004

7/30/2016

Gmail - (no subject)



Dania Beach <protectdaniabeach@gmail.com>

(no subject)

1 message

Patricia Wysocki <pwyssocki@aol.com>

Tue, Jul 26, 2016 at 2:37 PM

To: protectdaniabeach@gmail.com

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic"

Patricia Wysocki
114 N.E. 2nd Ave.
Dania Beach 33004

9/26/2016

Gmail - Environmental Concerns



Dania Beach <protectdaniabeach@gmail.com>

Environmental Concerns

1 message

mary lewis <jli95@outlook.com>

Mon, Sep 12, 2016 at 11:06 AM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Mary Lewis

450 SE 7 Street-Unit 201

Dania 33004

ORDINANCE NO. 2016-007

AN ORDINANCE OF THE CITY-COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE "LAND DEVELOPMENT CODE", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 105, "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS," CONCERNING COMMUNITY RESIDENTIAL HOMES AND RESIDENTIAL CARE FACILITIES; AMENDING ARTICLE 110, "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," CONCERNING CERTAIN PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES AND USE REQUIREMENTS; AMENDING ARTICLE 115, "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE," TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING ARTICLE 225, "INTERSECTION VISIBILITY STANDARDS," CONCERNING OBSTRUCTIONS; AMENDING ARTICLE 265, "OFF-STREET PARKING REQUIREMENTS," CONCERNING SINGLE FAMILY AND DUPLEX DRIVEWAY REQUIREMENTS; AMENDING ARTICLE 302, "DETAILED USE REGULATIONS," CONCERNING PERMITTED AND PROHIBITED USES IN CERTAIN SPECIAL DISTRICTS; AMENDING ARTICLE 303, "DISTRICT DEVELOPMENT STANDARDS," CONCERNING DEVELOPMENT STANDARDS IN THE CITY CENTER DISTRICT AND AMEND THE HEIGHTS ZONES MAP; AMENDING ARTICLE 305, "INCENTIVES," TO RELOCATE INCENTIVES FOR PUBLIC PARKS; AMENDING ARTICLE 511, "INDUSTRIAL DESIGN STANDARDS," CONCERNING THE APPEARANCE OF CERTAIN GLASS WINDOWS AND DOORS; AMENDING ARTICLE 605, "GENERAL APPLICATION REQUIREMENTS"; AMENDING ARTICLE 640 "PLATS," TO REVISE THE PLAT APPROVAL PROCESS; AMENDING ARTICLE 720 "PLANNING AND ZONING BOARD," TO REVISE THE BOARD'S DUTIES; AMENDING ARTICLE 805, "CONCURRENCY DETERMINATIONS," CONCERNING RECREATION AND OPEN SPACE CONCURRENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 2. That Article 105 "Use Regulations for Residential and Open Space Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 105. - USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS

* * *

Sec. 105-170. - Community residential homes and residential care facilities.

* * *

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

(B)A "community residential home, type 2", as defined in article 725 (see definition of special residential facility), having more than six (6) residents is permitted in the CC, EDBB-MU, SFED-MU, GTWY-MU, ~~NBHD-RES~~, RM, RM-1, RM-2 and PRD-1 zoning districts subject to the following, and to the specific regulations of the applicable zoning district:

Section 3. That Article 110 "Use Regulations for Commercial and Mixed-Use Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS.

* * *

Sec. 110-20. - List of permitted, special exception and prohibited uses.

Included in the table below are permitted, special exception and prohibited uses within commercial districts, the residential office (RO) district, the Marine district, and generalized permitted and special exception uses within the mixed-use CRA form-based districts. Permitted and special exception uses shown in this table for the CRA form-based districts are not allowed in all areas of a district; therefore, the more detailed regulations of article 302 must be consulted to determine whether a particular use is permitted in any given location. Article 302 shall take precedence over this table.

	INDUSTRIAL	MIXED-USE DISTRICTS	COMMERCIAL ZONING DISTRICTS								
			CRA FORM-BASED DISTRICTS								
Legend											
P - Permitted P(#) - Permitted subject to numbered footnote A - Permitted accessory use only SE - Permitted special exception use only	Marine	RO (see sec 110- 180)	CC	EDBB- MU	SFED- MU	GTWY- MU	NBHD- MU	C-1	C-2	C-3	C-4

 - Not permitted											
USES											

<u>Bail Bond [subject to section 110-310]</u>	NP	NP	P	P			NP	NP	NP	NP	NP

Sec. 110-50. - Proximity of alcoholic beverage establishments to other establishments and uses.

(A) [Applicability.] The distance separation requirements of this section shall not apply to:

- (1) The sale of beer or wine or both for consumption off-premises; and

Sec. 110-310. Bail Bonds.

Bail bond use shall:

- (A) Be separated from any other bail bond use, existing or approved, by two thousand five hundred (2,500) feet, measured from the proposed establishment to the existing establishment;
- (B) Not be located on property fronting Federal Highway; and
- (C) Be located a minimum of five hundred (500) feet from any property zoned for single family residential use, measured from the proposed establishment to the property line of the residential use or zoning district boundary.

All distance separations shall be measured from business location.

* * *

Section 4. That Article 115 "Industrial Districts: Permitted, Prohibited, Special Exception Uses, and Conditions of Use," of the City of Dania Beach Land Development Code is amended to read as follows:

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

* * *

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

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

GENERAL BUSINESS USES									

<u>Bail Bond [subject to section 110-310]</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>P</u>	

* * *

Section 5. That Article 225 "Intersection Visibility Standards" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 225. - INTERSECTION VISIBILITY STANDARDS

* * *

Sec. 225-10. - Intersection vision.

* * *

- (D) *Exceptions.* The following obstructions are permitted within the sight distance triangle.
- (1) Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the area between thirty (30) inches and eight (8) feet above grade. Trees must be located so as not to create a traffic hazard.
 - (2) Fire hydrants, public utility poles, street markers and traffic control devices.
 - (3) Other obstruction materials may be approved subject to maintaining the required sight visibility as approved by the City Engineer.

* * *

Section 6. That Article 265 "Off-Street Parking Requirements" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 265. - OFF-STREET PARKING REQUIREMENTS

* * *

Sec. 265-100. Design standards for residential parking spaces utilizing individual driveways or back-out parking.

* * *

(E) Residential driveways for single family and duplex may be composed of gravel (peat rock).

* * *

Section 7. That Article 302 "Detailed Use Regulations" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 302. - DETAILED USE REGULATIONS

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

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses		Districts							
 - Not permitted	City Center	EDBB-MU		SFED-MU		GTWY-MU	NNBHD-MU	NBHD-RES	
		Principal Street Frontage							
		EDBB	Other streets	S. Fed. Hwy Sheridan St.	Other Streets				
Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway									
RESIDENTIAL									
* * *									
Community residential home - type 2; 7—14 residents (see Sec. 725-30 for definition)		(3)	NP	(3)	(3)	(3)	(3)	NP	SE
* * *									
RESTRICTED COMMERCIAL									
* * *									
<u>Bail Bonds [subject to section 110-310]</u>		P	NP	NP	NP	NP	NP	NP	NP
* * *									

Section 8. That Article 303 “District Development Standards” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 303. - DISTRICT DEVELOPMENT STANDARDS

* * *

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

* * *

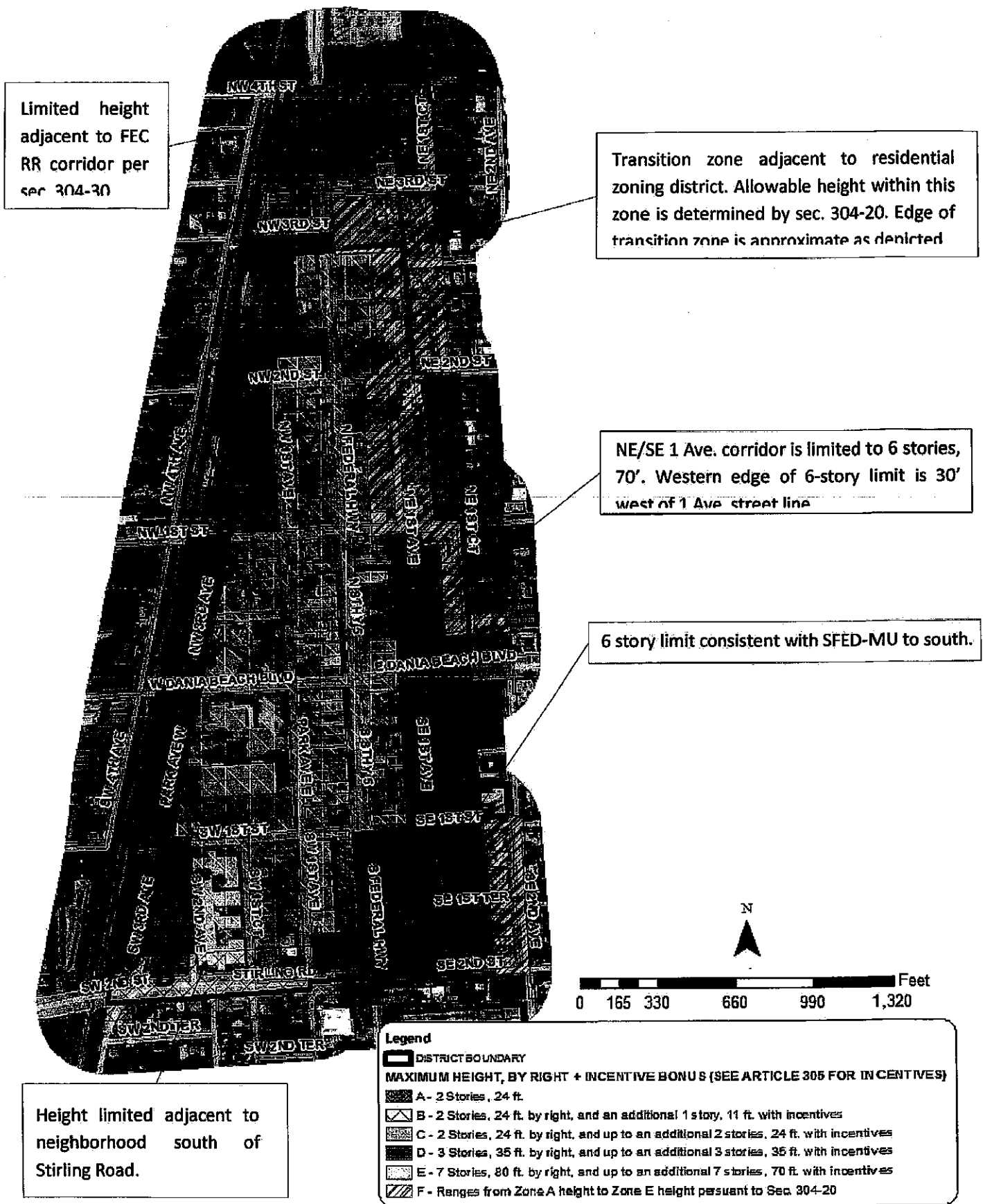
(E)*City center core.* Located between NE and NW 1st Avenues and between SE/SW 1st and NE/NW 1st Streets (see cross-hatching on map). The core is the planned retail, government and downtown of Dania Beach. Mixed-use buildings with ground-floor retail, and entertainment, and/or office uses are required in the core.

* * *

(Q) *Height zones map, Figure 303-10.*

* * *

Figure 303-10 Maximum Permitted Height Map



* * *

Sec. 305-70. – Incentives for public parks.

(A) In the City Center District and the Gateway Mixed-Use District, a development may be eligible for a density and height bonus not to exceed a maximum of two (2) stories and thirty (30) du/ac subject to the maximum density and height limitations established under the applicable zoning district. The public park incentive fee shall be calculated pursuant to section 305-70(B), which shall be applied to the city's park fund for park land acquisition or park improvements. The full public park incentive fee shall be paid in order to exercise any density or height bonus or combination thereof, under this section. The full public park incentive fee shall be paid regardless of whether the use of the density or height bonus is limited by the maximum density or height established under the applicable zoning district or the applicant chooses not to exercise portions of the height or density bonuses. Eligibility for a density and height bonus under this section shall require development containing a minimum of twenty-five (25) dwelling units.

(B) The public park incentive fee shall be equal in value to fifty cents (\$0.50) per square foot of estimated residential gross floor area.

(C) For purposes of this section, residential gross floor area shall be defined as the sum of the habitable horizontal area of all residential floors of all stories of a residential building or structure under a roof, and including, interior amenity areas, clubhouses, lobby areas however excluding private garages, maintenance areas, utility areas, operational areas, storage closets, electrical and mechanical facilities, balconies, stairwells, elevators, basements and subbasements, covered parking, loading areas, and parking structures.

(D) The contributions referenced in this section are calculated in 2014 dollars and shall be adjusted by the Consumer Price Index on an annual basis.

(E) Payment of the public park incentive fees shall be made prior to issuance of a building permit.

* * *

Section 9. That Article 511 “Industrial Design Standards” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 511. - INDUSTRIAL DESIGN STANDARDS

* * *

Sec. 511-30. - Appearance.

* * *

(I) Glass windows and doors must make up at least twenty-five (25) percent of the primary elevation ~~of a corner site~~ and ten (10) percent of the secondary elevation ~~of a corner site~~. On ground stories, the minimum required glass façade area shall be measured between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade.

* * *

Section 10. That Article 605 "General Application Requirements" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 605. - GENERAL APPLICATION REQUIREMENTS

* * *

Sec. 605-30. - Application submittal requirements.

The community development director shall establish standardized application submittal requirements for each type of development application, which shall at a minimum include the following.

* * *

(K) A traffic impact study is required to supplement a development application that, if approved, would generate in excess of ~~twenty-five (25)~~ fifty (50) gross peak hour trips based on applicable trip generation rate(s) in the Institute of Transportation Engineers' Trip Generation manual, most recent edition. The traffic impact study shall be prepared using the roadway level of service standards and trip generation rates. A traffic impact study shall be prepared in accordance with methods outlined in Transportation Impact Analysis for Site Development: An ITE Recommended Practice (RP-020D) published by the Institute of Transportation Engineers in 2010. A memorandum of agreement summarizing the study's proposed project-specific methodology, including any deviations from guidelines contained in the Recommended Practice, must be approved in writing by the director prior to preparation of the study. Additional information may be required by the director if deemed necessary for review of the application's traffic impacts. The memorandum of agreement and the traffic impact study must be prepared by a professional engineer (PE) registered in the State of Florida, a Professional Transportation Planner (PTP) certified by the Institute of Transportation Engineers (ITE), or a planner certified by the American Institute of Certified Planners (AICP).

* * *

Section 11. That Article 640 "Plats" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 640. - PLATS

* * *

Sec. 640-40. - Plat processing.

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

(B) The community development director shall coordinate staff review of the plat, and issuance of review findings to the applicant. When the community development director determines that the plat application satisfies all requirements of this article, the director shall schedule the plat for the next available planning and zoning board city commission meeting.

(C) Public notice shall be made in accordance with article 610.

~~(D) Plats shall be reviewed by the planning and zoning board for conformity with this article. The planning and zoning board shall make a recommendation to the city commission, which~~
The city commission shall review the plat for final disposition and approval of street names for all new streets within the plat.

(E) Plat applications are matters that are quasi-judicial in nature as defined by section 2-1.3, Quasi-judicial proceedings. All matters which are defined as quasi-judicial in nature shall utilize the quasi-judicial hearing procedures set forth in the code. The petitioner shall bear the burden of providing competent substantial evidence that the plat should be granted.

(F) Approval to be granted via resolution.

* * *

Section 12. That Article 720 "Planning and Zoning Board" of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

ARTICLE 720. - PLANNING AND ZONING BOARD

* * *

Sec. 720-20. - Planning and zoning board general duties; authority.

The duties of the city planning and zoning board shall be as follows:

* * *

~~(C) To investigate and approve or disapprove all new plats to be presented to the city commission for approval;~~

- (CD) To approve small-scale site plans, as defined in section 635-20, and as provided in section 635-70;
- (DE) To grant variances and special exceptions associated with small-scale site plans;
- (EF) To serve as the local planning agency of the City of Dania Beach, Florida.
- (FG) To act in an advisory capacity regarding waivers of distance requirements for establishments licensed to serve liquor on-premises.
- (GH) To perform such other duties as may from time to time be assigned to such board by the city commission.

* * *

Section 13. That Article 805 "Concurrency Determinations" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 805. - CONCURRENCY DETERMINATIONS

* * *

Sec. 805-110. - Recreation and open space level of service standard, generation rates, and impact mitigation.

* * *

~~(E)Dedication or p~~Payment of recreation and open space impact fee or dedication. Prior to issuance of a building permit for a residential unit, the owner of the property to be developed shall ~~dedicate land to the city~~ pay to the city a recreation and open space impact fee as provided for in Article 810 of this Part 8, and as approved by the City Commission by separate resolution, to be used for parks, passive or active open space or recreational purposes and to meet the needs created by their development and use of the land. ~~The amount of land required to be dedicated is the acreage of demand that will be generated by the development as determined in [subsection] (D), above.~~

(1)~~Where land dedication~~ payment of the city's recreation and open space impact fee is determined by the city to be not feasible or appropriate, the developer shall, in lieu of dedication, pay to the city a recreation and open space impact fee as provided for in article 810 of this part 8 ~~payment, dedicate land. The amount of land required to be dedicated is the acreage of demand that will be generated by the development in subsection (D) above.~~

(2)If the development subject to a building permit has previously dedicated land under this section, or paid a fee in lieu of dedication under a previous version of this section, then the recreation and open space impact fee as provided in article 810 of this part 8 otherwise due at building permit shall be reduced by the amount previously paid and attributable to the development subject to the building permit.

(3)In any event, the maximum total percentage of any plat which shall be required for dedication for public parks, open space or recreational purposes shall be as follows:

(a)~~Single-family.~~ Six (6) percent.

(b) *Townhouse*. Twelve (12) percent.

(c) *Multifamily*. Twenty (20) percent.

~~(4) Where more than six (6) percent of any residential development must be dedicated pursuant to the formula provided in this section, such additional requirements over and above said six (6) percent may be exempted by the city commission by way of credits allowed for private parks, open space or recreational purposes, provided that such land is to be privately owned and maintained by the future residents of the platted area, such ownership and maintenance to be secured by the appropriate documents in form acceptable to the city attorney and the standards of subsection (F), below, are met.~~

~~(F) *Private open space credited toward the park and open space requirement*. The following conditions apply to private open space credited toward the public park requirement.~~

~~(1) Yards, court areas, setbacks and other specific, defined open areas required to be maintained by the appropriate zoning or building regulations shall not be included in the computation of such private open space; provided, however, that the foregoing is not meant to imply that because a certain percentage of open space is required by any such regulations, the total amount of such required open space is precluded from being considered in the computation of private open space, but rather only specifically required open areas such as yards, front, rear and side setback areas and other such specific areas are to be excluded; and~~

~~(2) That the private ownership and maintenance of the open space is adequately provided for by written agreements and documents acceptable to the city attorney; and determined based upon maximum density permitted on the property under the land use and applicable zoning requirements; such dedication or payment shall be completed before the issuance of building permits shall be authorized by the city; and~~

~~(3) That the use of such private open space is restricted to park, open space and recreational purposes by recorded covenants which shall run with the land in favor of the future owners of property within the tract and which cannot be released or amended without the consent of the city commission after public hearing; and~~

~~(4) That the proposed private open space is reasonably adaptable for use for park, open space and recreational purposes, taking into consideration such factors as size, shape, topography, geology access and location of the private open space land; and~~

~~(5) That the facilities proposed for the park, open space and recreational use are in substantial accordance with the recreational needs of the future residents of the plat as determined by the city commission, the recommendation of the planning and zoning board and the appropriate city departments; and~~

~~(6) That the percentage of credit to be given for golf courses and passive and active lakes and waterways shall be set at a minimum of twenty (20) percent to a maximum of sixty (60) percent by the city commission, based on their determination of the extent of which such items meet the recreational, park and open space needs of the future residents of the proposed plat, after a recommendation from the planning and zoning board and the appropriate city departments.~~

Lajoie, Corinne

From: Lunkins, Angel
Sent: Monday, December 12, 2016 10:38 AM
To: Lajoie, Corinne
Subject: RE: Voilations

No code violations or liens on the property. Thanks

601 E DANIA BEACH BOULEVARD, DANIA BEACH
Property Owner CALM PROPERTIES LLC

Mailing Address 50 S POINTE DR APT 1405 MIAMI BEACH FL 33139-4783

ID # 5042 35 00 0252

From: Lajoie, Corinne
Sent: Monday, December 12, 2016 9:58 AM
To: Lunkins, Angel
Subject: Voilations

Can you please tell me if there are any open violations on the property located at Folio No. 504235000252?
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

Lajoie, Corinne

From: Ross, FRANK <FRANK_ROSS@sheriff.org>
Sent: Tuesday, November 08, 2016 9:16 AM
To: Lajoie, Corinne
Cc: Wray, Macee; Wray, Macee
Subject: RE: Calm site plan

Importance: High

Corrine,

I spoke with Michael Carr this morning concerning the Calm project changes. He and Sean had previously addressed all concerns prior to you receiving the new set of plans. All Tier 1 comments have been satisfied. Tier 2 comments dated 10.26.16 are outstanding.

From: Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]
Sent: Monday, November 07, 2016 3:21 PM
To: Ross, FRANK
Subject: FW: Calm site plan
Importance: High

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL



From: Lajoie, Corinne
Sent: Monday, November 07, 2016 2:55 PM
To: Navarro, Ronnie; Sean Brown; Daniel Parobok (Daniel.Parobok@metriceng.com)
Cc: Wray, Macee; Christina Bilenki (cbilenki@dmbblaw.com)
Subject: Calm site plan
Importance: High

Please see the revised set of plans received last week. Please note the new access point on Dania Beach Boulevard. Please review and provided revised comments for the file.

Ronnie, please confirm that the traffic study previously submitted is accurate and approved.

I need your comments by Monday, November 14th.

Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

Corinne's
DAC Notes



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER**

To: *bmiskel@dmdbblaw.com, cbilenki@dmdbblaw.com*

From: *Mwray@daniabeachfl.gov*

Date: *9/29/2016*

Re: *Calm Properties Site Plan*

PZ#: *SP-52-16 2nd Review*

Dear Applicant:

*Please find attached the comments regarding your applications for a site plan together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting will be held on **Thursday, September 29th at 10:30 A.M.***

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Anne-Christine Carrie at 954-924-6805 X3654.

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***

Landscape Plan Review: Calm Properties



PZ Log Number: PL-39-16 SP-52-16 Review Number: 3

Reviewer: Michael McCoy Date: August 22, 2016

The following comments are based on a review of the plans dated 5/2/2016, and submitted to the City on 8/15/2016, for the property located at 601 East Dania Beach Blvd., Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

- Variance
1. Please contact Michael McCoy at 954-643-0423/mmccoy@metriceng.com to finalize the specimen tree values provided.
 2. Tree mitigation calculation, as stated on previous landscape plan review, needs to be provided. Show the total square feet removed, 1.5 multiplier of canopy removed, and identification of how mitigation will be provided (through additional plantings, upsizing other plantings or Tree Fund Contribution). Recommend coordination with Michael McCoy prior to submitting proposed tree mitigation, to help ensure acceptability of plan.
 3. Please revise Sheet LI-1 so that the information for valve CW3 is not obscured.
 4. A variance is required for acceptance of substitution of increased tree size within perimeter buffers to compensate for a reduction of tree numbers. Please submit a variance request which specifically describes the site-specific constraints, the number of trees requested for reduction, the number and change in size for the trees proposed for up-sizing, and a justification for/determination of how the up-sizing offsets the loss of total tree numbers.

Informational notes:

Please provide a point-by-point response to each of the above comments, and a PDF plan set to mmccoy@metriceng.com of any proposed changes no later than the time of hard copy submittal to the City.

END OF COMMENTS

5. Identify the location of the loading docks for move in / move out.
6. How will the southwest dumpster be emptied?
7. Water Supply Information as follows:
 - a. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems) PARTIAL COMPLIANCE – LOCATIONS OF ALL INTERIOR FIRE HOSE VALVES WILL BE REQUIRED AT PERMIT
8. Proof of Water Supply & Fire Flow Demand as follows:
 - a. 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).
9. Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org.

Applicant to provide a Life Safety Plan showing distances to Bldg Entrance, Elevators, dumpsters in lieu of 14' clearance.

★ 200' ft Separation needed from TNT Fire works

Tier 2 COMMENTS



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

September 22, 2016

Engineering Comments (2nd Review)

SP-52-16 Calm Properties Plat Review

NW corner of East Dania Beach Blvd and Gulfstream Road

Proposed 352 residential units and 4,000 SF Commercial

Civil EOR: Langan

1. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable . Needs signoff from Broward County for right of way dedication. Addressed
2. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year , 25-year and 100-year, 24 hour and 72 hour flood stage elevations. Provide geotechnical report including percolation test to support k-value in the calculations. Addressed – detailed review of calculations due at Construction permitting stage
3. Show current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Elevation in NAVD. Addressed
4. Perimeter grading shall meet 25-year storm event. Addressed
5. Show all utility and drainage easements on site plan, if any. Addressed
6. On Gulfstream Road, driveway width must be 24" minimum (edge of pavement to edge of pavement) with a curb return of 25'. Addressed
7. Show anticipated vehicles per day for each driveway connection. Addressed
8. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Provide a minimum 5 foot sidewalk on Gulfstream Road. Addressed
9. Show sight distance analysis using FDOT Index No. 546 at all points of egress. Must be reflected on landscape drawings as well. Addressed

Calm site plan

8-19-16

601 E. Dania Beach Boulevard

Zoning designation = GTWY-MU

FLU designation = RAC

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

2nd review

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. **RIGHT-OF-WAY:** Identify if R-O-W dedication is required. Identify 5' dedication provided on Dania Beach Boulevard. All setbacks must be measured from new property line. 2nd time this has been requested.
3. **IMPACT FEES:** Impact fees that will be required for the project are attached for reference. These fees are assessed at time of building permit.
4. **SIGNS:** Provide copy of all sign details for compliance review. Per Section 505-90(C) identify the cumulative sign area permitted and the total sign area proposed to be used. Identify calculations on Sheet A1. Deduct the proposed sign area from the total cumulating sign area proposed.
5. **The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.** Rec'd
BCAD
9/29
6. **PARKING:**
 - ~~Outdoor seating required parking at 1:60s.f. Revise plans and parking calculations accordingly.~~
 - ~~Sheet A1, identify the number of parking spaces required and the number provided.~~
7. **LOADING:** ~~Per Section 270-20 a minimum of one loading space is required. Identify required and provided loading spaces on sheet A1. Revise accordingly.~~
8. **USE:** ~~Per Section 302-10, Outdoor dining is a conditional use. Provided the Community Development Director makes the determination that outdoor furnishings are consistent with the CRA Design Guidelines, complies with Fire Department access and does not interfere with public pedestrian access. Provide furniture detail for review.~~
9. **Provide minimum bicycle parking requirements identified in Section 265-51.** Must identify required and provided number of bicycle parking on Sheet A1. Bicycle parking is based on a percentage of required residential and commercial parking. Currently plans only reflect percentage of residential. Revise calculations according. 2nd time requested.
10. **ROOFTOP MECHANICAL EQUIPMENT:** ~~Must meet regulations in Section 220-60. Identify how equipment will be screened from view.~~
11. ~~Per Article 510, Principal Arterial Design Standards/Industrial Design Standards: Per Section 510-30(H) 35% primary elevation and 15% of secondary elevation must be glass windows. Provide calculations on plans.~~
12. **COST RECOVERY:** per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred. 2nd time requested.
13. **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested.
14. **Must provide latest revised set of plans on disk prior to going to public hearing.**

Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal. 2nd time requested.

22. Per Article 530(B) "The exterior elevation of the parking structure shall be designed to resemble the building elevations of the building it is intended to serve". Revise the north elevation accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal. 2nd time requested.

23. Per Article 530(C) "The size, scale, color, and building elevations of the parking structure shall be compatible with adjoining existing development." Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal. 2nd time requested.

24. Per Resolution No. 2014-071 the City's Recreation and Open Space Impact fee is \$1,364.00 per multi-family dwelling unit.

25. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations located within 300 feet of the development site, to advice of this property. Please provide acknowledgement and/or documentation of any public outreach.

26. For any building 5-stories or greater, provide a shadow study identifying how adjacent properties will be affected.

27. Improve Gulfstream Road to rehabilitate and provide north bound turn lane. ➤

28. Identify slope of ramp in parking garage.

29. Per Section 290-50(B) Pedestrian maze is required. Provide detail and revise accordingly.

30. Per Section 290-50(F) "All receptacles & bulk containers which temporarily store garbage, liquid waste or food from food handling operations including, but not limited to, bakeries, meat processing plants, or any business establishment where it is determined that garbage, liquid waste, or food will be accumulated, shall provide a raised concrete slab, a drain, & clean water facilities for such receptacles and containers and shall be constructed in accordance with the provision of the Florida Building Code."

See Note
on Revised
Plan.



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: _____

FILE COPY



Date Rec'd: _____

Petition No.: SP-52-16

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

Location Address: 601 East Dania Beach Boulevard

Lot(s): None Block: None Subdivision: None

Recorded Plat Name: Calm Plat - Not Yet Recorded

Folio Number(s): 5042 35 00 0252 Legal Description: Please see attached.

Applicant/Consultant/Legal Representative (circle one) Dunay, Miskel & Backman, LLP

Address of Applicant: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432

Business Telephone: 561-405-3300 Home: _____ Fax: 561-409-2341

E-mail address: bmiskel@dmbblaw.com; cbilenki@dmbblaw.com

Name of Property Owner: Calm Properties, LLC

Address of Property Owner: 300 South Pointe Drive, #2103, Miami Beach, FL 33139

Business Telephone: 786-631-1973 Home: _____ Fax: _____

Explanation of Request: Please see attached narrative.

*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: 3.67 Acres Gross Acreage: 4.41 Acres Prop. Square Footage: 160,095 Square Feet

Existing Use: Small Retail Center Proposed Use: Mixed Use project with 352 residential units & +/- 4,000 sq.ft. restaurant & +/- 1,500 sq.ft. Cafe

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 28th DAY OF April, 2016

By:

DANIEL KENNEDY

(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

Statement of Interest in Property and Authorization to File Petitions

CALM PROPERTIES, LLC certifies that it is the Owner of the subject property located 601 East Dania Beach Boulevard, which is general located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road (Folio #5042 3500 0252) in the City of Dania Beach and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, ROBERT M. SWEDROE ARCHITECT-PLANNERS A.I.A., P.A., as agent, and LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC, as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County and State of Florida and in the approval, permitting and development of the proposed mixed-use residential and commercial development, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed mixed-use residential and commercial development located within the City of Dania Beach and Broward County.

Daniel Kennedy

Print Name

Daniel Kennedy

Signature

300 Monroe street

Address

Hollywood, FL. 33019

City/State/Zip

(954) 558-0407

Phone

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 28th day of April, 2013, 2016 by DANIEL KENNEDY, an individual, who is ☒ personally known to me or who has produced as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Deborah S. Kowalsky

Print: Deborah S. Kowalsky

My Commission Expires:



LEGAL DESCRIPTION:

THAT PORTION OF THE SE ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS" FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEET 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEET 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1241 ACRES).

Statement of Interest in Property and Authorization to File Petitions

CALM PROPERTIES, LLC certifies that it is the Owner of the subject property located 601 East Dania Beach Boulevard, which is general located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road (Folio #5042 3500 0252) in the City of Dania Beach and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, ROBERT M. SWEDROE ARCHITECT-PLANNERS A.I.A., P.A., as agent, and LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC, as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County and State of Florida and in the approval, permitting and development of the proposed mixed-use residential and commercial development, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed mixed-use residential and commercial development located within the City of Dania Beach and Broward County.

Daniel Kennedy

Print Name

Daniel Kennedy
Signature

300 Monroe street

Address

Hollywood, FL 33019

City/State/Zip

(954) 558-0401

Phone

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 28th day of April, 2013, 2016 by DANIEL KENNEDY, an individual, who is ☒ personally known to me or who has produced _____ as identification and who did take an oath.

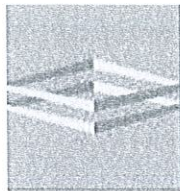
NOTARY PUBLIC:

Sign: Deborah S. Kowalsky

Print: Deborah S. Kowalsky

My Commission Expires:





**DUNAY
MISKEL
BACKMAN** LLP

Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Dickerson
Hope W. Calhoun
Christina Bilenki
Heather Jo Allen

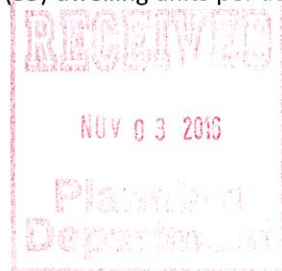
Calm Properties
Site Plan Narrative

Calm Properties, LLC ("Petitioner") is the owner of the +/-3.67 net acre (4.41 gross acre) property located at 601 East Dania Beach Boulevard, which is generally located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road ("Property") in the City of Dania Beach ("City"). The Property has an underlying land use designation of Regional Activity Center ("RAC") on the City's Future Land Use Map and is zoned Gateway-Mixed Use ("GTWY-MY"). The Property is currently developed with a +/- 35,348 square foot retail center. Petitioner seeks to develop the Property with a fourteen (14) story condominium consisting of three hundred eighty six (386) dwelling units with +/- 6,900 square feet of commercial, restaurant and café space ("Project"). The Project will be highly amenitized to ensure an upscale living environment for future residents. Such amenities include a business center, fitness center, and a resort-style pool and courtyard area with substantial green space for the enjoyment of residents. Petitioner is also proposing seventy (70) public parking spaces as part of the Project.

Incentives

As noted above, Petitioner is proposing 352 dwelling units. This equates to a gross density of 79.8 dwelling units per acre. Section 303-70 of the City's Land Development Code ("Code") for the GTWY-MU zoning district allows a maximum density of 50 dwelling units per acre and seven (7) stories by right and up to 100 dwelling units per acre and fourteen (14) stories with bonus incentives. In order to achieve the additional seven (7) stories and 79.8 dwelling units per acre for density, Petitioner seeks to utilize the incentives in accordance with Section 305-20 of the Code. Specifically, Petitioner seeks to use the incentive for sustainable building practices in accordance with Section 305-50 and the public parking incentive in accordance with Section 305-60 of the Code.

Public Parking Incentive: Section 305-60 awards a bonus of one (1) story, five (5) dwelling units per acre, and two and one half (2.5) percent impervious area for each ten (10) public parking spaces provided to the City for public parking use, or for payment in lieu of off-street parking in accordance with Section 265-92. Petitioner seeks the additional three (7) stories and 24.8 dwelling units necessary to reach the desired height and density through the use of this incentive. Petitioner is proposing seventy (70) public parking spaces which would allow the additional seven (7) stories and thirty five (35) dwelling units per acre.



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-2021-2016

County Number: 017-MP-16 Municipality Number: PL-39-16
Calm Plat

April 28, 2016



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION				NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date: April 28, 2016				Single-Family:		Restaurant		Elementary:	
Name: Calm Plat				Townhouse:				4	
SBBC Project Number: SBBC-2021-2016				Garden Apartments:				Middle:	
County Project Number: 017-MP-16				Mid-Rise:		352		High:	
Municipality Project Number: PL-39-16				High-Rise:				2	
Owner/Developer: CALM Properties				Mobile Home:				Total:	
Jurisdiction: Dania Beach				Total:		352		7	

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Collins	371	371	313	-58	-3	84.4%	5
Olsen	1,125	1,125	681	-444	-20	60.5%	2
South Broward	2,289	2,289	2,116	-173	-6	92.4%	4

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
Collins	318	-53	85.7%	16/17	17/18	18/19	19/20	20/21
Olsen	683	-442	60.7%	673	665	657	649	641
South Broward	2,120	-169	92.6%	2,171	2,176	2,198	2,257	2,335

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtm1>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2015-16 Contract Permanent Capacity	2015-16 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
Avant Garde K-6 Broward	1,374	912	-462	912	912	912
New Life Charter Academy	550	97	-453	97	97	97

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Collins	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
Olsen	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
South Broward	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

Staff reviewed the plat application for 352 high-rise units, which are anticipated to generate 7 (4 elementary, 1 middle and 2 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2015/16 school year include Collins Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and from approved and vested developments anticipated to be built within three years, each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity, and is expected to maintain the current status through the 2017/18 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the project site in the 2015/16 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status. To ensure maximum utilization of the impacted CSAs, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital improvements scheduled in the currently Adopted District Educational Facilities Plan, FY 2015/16–2019/20, regarding pertinent impacted public schools are depicted above.

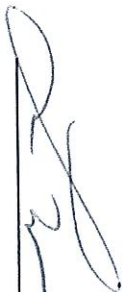
Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2015/16 year or 180 days, whichever is greater, for a maximum of 352 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on October 24, 2016. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2021-2016 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title

Date

4-28-16

Prepared by:

Lawrence Franco, Esq.
Franco & Associates, P.A.
8751 W. Broward Blvd.
Suite 410
Plantation, FL 33324

When recorded return to:

Boulevard Title of South Florida, Inc.
1930 Tyler Street
Hollywood, Florida 33020

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE, made on January 8th, 2016 between the parties identified below:

Grantors' names and addresses are:

DANIANS CORPORATION, a Florida corporation
645 E. Dania Beach Boulevard
Dania Beach, Florida 33004

and

Grantees' names and addresses are:

CALM PROPERTIES, LLC, a Florida
Limited liability company
300 South Pointe Drive, Unit 2103
Dania, Florida 33004

The word "you" as hereafter used means the Grantees.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to Grantees and Grantees' heirs and assigns forever, the following land situated in Broward County, Florida:

See attached Exhibit "A".

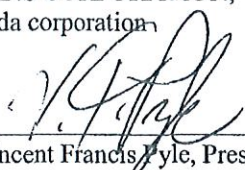
Street Address: 601 E. Dania Beach Boulevard, Dania, Florida 33004

and Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

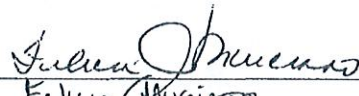


GRANTOR:

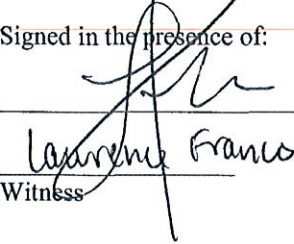
DANIANS CORPORATION,
A Florida corporation


BY: Vincent Francis Pyle, President

Signed in the presence of:

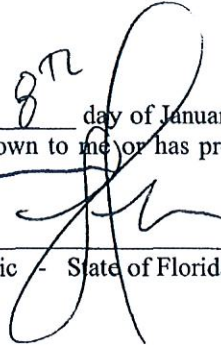

Felicia Churiano
Witness

Signed in the presence of:


Lawrence Franco (Date)
Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8th day of January, 2016, by Vincent Francis Pyle, President, Danians Corporation who is personally known to me or has produced _____ as identification.



Notary Public - State of Florida

LAWRENCE FRANCO
MY COMMISSION # EE 141036
EXPIRES: November 3, 2015
Bonded Thru Budget Notary Services



LAWRENCE FRANCO
MY COMMISSION # EE 141036
EXPIRES: November 3, 2015
Bonded Thru Budget Notary Services

Exhibit A

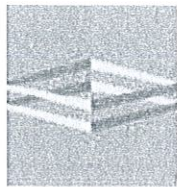
That portion of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section 35, Township 50 South, Range 42 East, Broward County, Florida, described as follows; :

From the SE corner of said SE 1/4 of the NW 1/4 of the SW 1/4 run Westerly along the South line of said SE 1/4 of the NW 1/4 of the SW 1/4 a distance of 25 feet, thence Northerly parallel with and 25 feet West of the East line of said SE 1/4 of the NW 1/4 of the SW 1/4 a distance of 76.34 feet to the North right-of-way line of Dania Beach Blvd., and the Point of Beginning, thence, continue Northerly parallel with and 25 feet West of said East line a distance of 250.05 feet; thence, Westerly on a line 250 feet North of and parallel with said North right-of-way line a distance of 640.2 feet, more or less, to the West line of said SE 1/4 of the NW 1/4 of the SW 1/4, thence Southerly along said West line a distance of 250.05 feet to said North right-of-way line of Dania Beach Blvd.; thence, Easterly along said North right-of-way line 640.25 feet, more or less to the Point of Beginning.

Parcel Identification Number: 504235-00-0252

Also known as: 601 E. Dania Beach Boulevard, Dania Beach, FL 33004





**DUNAY
MISKEL
BACKMAN** LLP



FILE COPY

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

To: Corinne Lajoie, AICP, Principal Planner – City of Dania Beach

From: Dunay, Miskel & Backman, LLP
Langan Engineering
Swedrow Architects
DS Boca

Date: October 6, 2016

Re: Site Plan Review Comments, DRC #2
Calm Properties
Site Plan No. SP-52-16

Project
Location: 601 East Dania Beach Boulevard

PLAN REVIEWER: Claudia Alzate
CASE FILE NO: SP-52-16
DATE: May 9, 2016

The following comments are based on a review of the plans dated 5/2/2016, and submitted to the City on 8/15/2016, for the property located at 601 East Dania Beach Blvd., Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Please contact Michael McCoy at 954-643-0423/mmccoy@metriceng.com to finalize the specimen tree values provided.
Petitioner's Response: Petitioner has worked with Mr. McCoy to address all outstanding comments and finalize specimen tree values.
2. Tree mitigation calculation, as stated on previous landscape plan review, needs to be provided. Show the total square feet removed, 1.5 multiplier of canopy removed, and identification on how mitigation will be provided (through additional plantings, upsizing other plantings or Tree Fund Contribution). Recommend coordination with Michael McCoy prior to submitting proposed tree mitigation, to help ensure acceptability of plan.

Petitioner's Response: Petitioner has worked with Mr. McCoy to provide final tree mitigation calculation.

3. Please revise Sheet LI-1 so that the information for valve CW3 is not obscured.

Petitioner's Response: Petitioner has revised Sheet LI-1 accordingly.

4. A variance is required for acceptance of substitution of increased tree size within perimeter buffers to compensate for a reduction of tree numbers. Please submit a variance request which specifically describes the site-specific constraints, the number of trees requested for reduction, the number and change in size for the trees proposed for up-sizing, and a justification for/determination of how the upsizing offsets the loss of total tree numbers.

Petitioner's Response: Petitioner has coordinated revised landscape plans to address this issue so that a variance is not required.

Information Notes:

Please provide a point-by-point response to each of the above comments and a PDF plan set to mmccoy@metriceng.com of any proposed changes no later than the time of hard copy submittal to the City.

PLAN REVIEWER: Sean Brown, Battalion Chief/Plans Examiner
CASE FILE NO: SP-52-16
DATE: May 19, 2016

Below are two tiers of comments. Tier one comments must be satisfied prior to sit eplan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information – need further clarification on 1st Floor parking garage height (min. 14' required) and turning radii. There may be additional need for FD apparatus access. See me.
Petitioner's Response: Petitioner has resolved this comment with Chief Brown and revised the plans accordingly.
2. Identify the location of the fire command room on street floor.
Petitioner's Response: Petitioner has resolved this comment with Chief Brown and revised the plans accordingly.
3. Identify the location of the ventilation intake and exhaust for parking garage.
Petitioner's Response: Petitioner has resolved this comment with Chief Brown and revised the plans accordingly.
4. Identify the location of the emergency generator and fuel storage.
Petitioner's Response: Petitioner has resolved this comment with Chief Brown and revised the plans accordingly.
5. Identify the location of the loading docks for move in / move out.
Petitioner's Response: Petitioner has resolved this comment with Chief Brown and revised the plans accordingly.
6. How will the southwest dumpster be emptied?
Petitioner's Response: Petitioner has resolved this comment with Chief Brown and revised the plans accordingly.
7. Water Supply Information as follows:
 - a. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buldings or structures with fire sprinkler

systems). Partial Compliance 0 Locations of all interior fire hose valves will be required at permit.

Petitioner's Response: Petitioner has resolved this comment with Chief Brown and revised the plans accordingly.

8. Proof of Water Supply & Fire Flow Demand as follows:

a. 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).

Petitioner's Response: Petitioner has resolved this comment with Chief Brown and provided the necessary documentation.

9. Please provide a copy of the approved set of plans in PDF format via email to kennethsean.brown@sheriff.org.

Petitioner's Response: A copy of the final approved set of plans has been provided as requested.

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

10. Additional Fire Department Access Information as follows:

a. Fire Lane locations and striping detail (demonstrated)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

b. "NO PARKING" sign locations and sign details demonstrated

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

c. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

d. Building Accessibility

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

e. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

f. Fire Department Access Routes During Construction

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

11. Additional Water Supply Information as follows:

- a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

12. A detail sheet accompanying the Civil Plans with the following details:

- a. Fire Hydrant Detail

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

- b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

- c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

- d. Post Indicating Valve Detail (where applicable)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

- e. Underground Gate Valve Detail (where applicable)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

- f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

- g. Signage Detail for the Fire Department Connections (where applicable)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

13. Address Detail

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

14. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

Please provide a copy of the approved set of plans in .pdf format via email to kennethseanbrown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn: Chief Brown
Fire Marshal's Office
103 West Dania Bach Boulevard
Dania Beach, FL 33004

PLAN REVIEWER: Ronnie Navarro, Engineer
CASE FILE NO: SP-52-16 - Calm Properties Plat Review
DATE: May 18, 2016

1. ~~Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable. Needs signoff from Broward County for right of way dedication.~~ **ADDRESSED.**
2. ~~Provide copy of pre and post development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations. Provide geotechnical report including percolation test to support k-value in the calculations.~~ **ADDRESSED – detail review of calculations due at construction permitting stage.**
3. ~~Show current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Elevation in NAVD.~~ **ADDRESSED.**
4. ~~Perimeter grading shall meet 25-year storm event.~~ **ADDRESSED.**
5. ~~Show all utility and drainage easements on site plan, if any.~~ **ADDRESSED.**
6. ~~On Gulfstream Road, driveway width must be 24" minimum (edge of pavement to edge of pavement) with a curb return of 25'.~~ **ADDRESSED.**
7. ~~Show anticipated vehicles per day for each driveway connection.~~ **ADDRESSED.**
8. ~~Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Provide a minimum 5 foot sidewalk on Gulfstream Road.~~ **ADDRESSED.**
9. ~~Show sight distance analysis using FDOT Index No. 546 at all points of egress. Must be reflected on landscape drawings as well.~~ **ADDRESSED.**
10. ~~Proposed main entrance on East Dania Beach Boulevard shall comply with the FDOT Index 515 and in compliance with recommendations of the FDOT's Driveway Information Guide. Provide copy of FDOT Driveway Connection Permit.~~ **ADDRESSED – conceptual approval from FDOT secured.**
11. ~~Provide sections and details of at-grade driveways and at-grade parking areas.~~ **ADDRESSED.**
12. ~~Provide water demand estimates per AWWA M22 for preliminary sizing of water meter.~~ **ADDRESSED.**
13. ~~In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format. Demonstrate that recreation and open space level of service standard is met.~~ **ADDRESSED.**
14. ~~Discuss with Fire Department for water looping requirement for this site.~~ **ADDRESSED – 12" water looping will be provided on site..**

15. ~~A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Sherie Dunleavy, Office Manager, Public Services Department to make an appointment, phone number 954-924-6808 ext. 3882, email: sdunleavy@ci.dania-beach.fl.us~~ **ADDRESSED**
16. ~~Provide profile for proposed sanitary extension and how it's proposed to be tied in to existing system.~~ **ADDRESSED**
17. ~~Traffic Impact Study: Verify that the pass-by trips do not exceed 10% of the adjacent street traffic during peak hour (background traffic). Provide strong justification why you have assumed pass-by rates greater than 25% of the total external trip generation.~~ **ADDRESSED – revised traffic study was revised not to exceed 10% of PHT.**
18. 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. **PENDING.**
Petitioner's Response: This will be submitted upon the final submittal.

PLAN REVIEWER: Corinne Lajoie
CASE FILE NO: SP-52-16
DATE: May 18, 2016

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.
Petitioner's Response: Comment Noted.
2. ~~RIGHT-OF-WAY: Identify if R-O-W dedication is required. Identify 5' dedication provided on Dania Beach Boulevard. All setbacks must be measured from new property line.~~
Petitioner's Response:
3. ~~IMPACT FEES: Impact fees that will be required for the project are attached for reference. These fees are assessed at time of building permit.~~
4. **SIGNS:** Provide copy of all sign details for compliance review. Per Section 505-90(C) identify the cumulative sign area permitted and the total sign area proposed to be used. Identify calculations on Sheet A1. Deduct the proposed sign area from the total cumulating sign area proposed.
Petitioner's Response: Revised data to include totals and deducted proposed from allowed. Please refer to revised tabulation on sheet A1.
5. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, ((54) 359-6100).
Petitioner's Response: Acknowledged. Petitioner has provided the conditional approval from BCAD. Petitioner has requested an FAA determination based on the revised building structure. The FAA determination will be provided upon receipt and prior to building permit.
6. **PARKING:**
☐ ~~Outdoor seating required parking at 1:60s.f. Revise plans and parking calculations accordingly.~~
☐ ~~Sheet A1, identify the number of parking spaces required and the number provided.~~
7. ~~**LOADING:** Per Section 270-20 a minimum of one loading space is required. Identify required and provided loading spaces on sheet A1. Revise accordingly.~~
8. ~~**USE:** Per Section 302-10, Outdoor dining is a conditional use. Provided the Community Development Director makes the determination that outdoor furnishings are consistent with the CRA Design Guidelines, complies with Fire Department access and does not interfere with public pedestrian access. Provide furniture detail for review.~~
9. **Provide minimum bicycle parking requirements identified in Section 265-51.** Must identify required and provided number of bicycle parking on Sheet A1. Bicycle parking is based on a percentage of required residential and commercial parking. Currently plans only reflect percentage of residential. Revised calculations accordingly.

Petitioner's Response: Revised calculation on sheet A1 to include percentage required for commercial and updated count on plans accordingly.

10. ~~ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.~~
11. ~~Per Article 510, Principal Arterial Design Standards/Industrial Design Standards: Per Section 510-30(H) 35% primary elevation and 15% of secondary elevation must be glass windows. Provide calculations on plans.~~
12. **COST RECOVERY:** per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.
Petitioner's Response: Acknowledged. The cost recovery fee has been provided with the resubmittal.
13. **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
Petitioner's Response: Please refer to analysis provided at the 9/29/16 DRC meeting and included with this resubmittal.
14. **Must provide latest revised set of plans on disk prior to going to public hearing.**
Petitioner's Response: Acknowledged. Will be provided.
15. Per Section 306-10(A):
 - (1) "Vehicular access to off-street parking and loading facilities shall be from a rear alley or its equivalent via cross-access parking aisles or driveways between properties."
 - (2) "In the absence of an alley or its equivalent rear yard access shall be provided from a corner (secondary) side street."**THE CITY IS IN THE PROCESS OF A TEXT AMENDMENT.**
 - ~~Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.~~
 - ~~Sheet A1, per Section 230-40, a 1-bedroom unit must be a minimum of 750 s.f. in size, a 2-bedroom unit must be a minimum of 900 s.f. in size. Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an~~

~~application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.~~

Petitioner's Response: As the City's text amendment now allows for primary vehicular access off East Dania Beach Boulevard for the project, Petitioner has revised plans accordingly.

16. ~~Sheet A1, Incentives. Impervious area can be reduced from 25% to 20% through incentives, but cannot be reduced to 17.5%. Revise accordingly.~~

17. ~~Sheet A1, must identify what incentives are proposed on Sheet A1 to increase the density, height and reduce the pervious area.~~

18. Sheet A1, proposed maximum height does not meet Section 303-70(P) & (Q). Per Section 303-70(Q) "Building must be designed accordingly." Because the entire site is shown in Figure 303-22 with rainbow colors (F) surrounding it, & because Section 303-70(Q)(1) states "the maximum allowable height in the district is based upon proximity to adjacent residential zoning districts and district streets" you must provide a Permitted Height Profile from the east and west property lines similar to the "Conceptual Building Section" provided for the south and north property lines. Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Included East-West profile conditions to new sheet A13.

19. Identify how Article 309 is being met.
- Provide detail of street furniture proposed.
 - Identify location of street furniture on site plan.
 - Provide detail and location on site plan of on-street parking.
- Bences, pavers and trash cans proposed are not located in public ROW as code intended. Revise or identify Payment in Lieu will be utilized.

Petitioner's Response: Please refer to revised sheet LH-1 for details of proposed street furniture and added locations along the R.O.W..

20. ~~Per Section 525-20(G) "All rooftop mechanical equipment, stair and elevator towers shall be designed to be an integral part of the building or shall be adequately screened and shall not exceed 12' in vertical height, from the rooftop floor elevations to the uppermost element of the equipment, stair or elevator tower & shall not exceed 20% of the rooftop area" identify on plans how this provision is met.~~

21. Per Section 525-30(G) "Solid walls should not exceed 20' in length without vertical articulations." Each elevation appears to have a flat, unarticulated wall. Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an

application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Petitioner is not proposing any solid walls exceeding 20' in length without vertical articulations. The building facades have been redesigned with the last submittal and stucco scoring has been added to all solid walls in order to provide vertical articulations that complement the streamlined building elevations and design. This stucco scoring has been added to all solid walls. Dimensions added to elevations for spacing of articulations as discussed. Refer to the sheet A2.

22. Per Article 530(B) "The exterior elevation of the parking structure shall be designed to resemble the building elevations of the building it is intended to serve". Revise the north elevation accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Petitioner has designed the parking structure to resemble the building elevations it is intended to serve as required by Article 530(B). Specifically, openings have been added to the elevations of the garage to resemble the building tower fenestrations. These openings have been strategically placed to reflect the building lines and recesses. In addition, horizontal score lines relate dimensionally to the horizontal lines in the tower elements delineated by the balconies. The quantity of openings across the north parking elevation in particular are designed to relate to the proximity of tower elements to the North setback, increasing where the tower approaches the North and decreasing where the tower is recessed from the North.

23. Per Article 530(C) "The size, scale, color, and building elevations of the parking structure shall be compatible with adjoining existing development." Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: The size, scale, color and building elevations of the parking structure are designed so that they are compatible with adjoining existing development. The 3 story above grade parking structure has been carefully designed with adjoining existing development in mind and has been framed by lush landscaping that complements its design. In addition, the garage façade is articulated using openings and stucco treatment that both enhance the tower

elements and balance appropriately with the adjoining building development in terms of height and length as illustrated on sheet A2 & A12. By using clean lines, a neutral white color stucco finish and bluish glazing, the building proposes to balance the development in context while enhancing the neighborhoods proximity to the ocean and meets the intent of Article 530(C).

24. Per Resolution No. 2014-071 The City's Recreation and Open Space Impact fee is \$1,364.00 per mutli-family dwelling unit.

Petitioner's Response: Acknowledged.

25. The applicant is encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within 300 feet of the development site, to advice of this property. Please provide acknowledgement and/or documentation of any public outreach.

Petitioner's Response: Petitioner met with adjacent residents of the Seaoaks community on June 14, 2016. Petitioner has since been informed that the Seaoaks condominium association has hired an attorney to represent them. We have reached out to their attorney to discuss the project further and intend on scheduling an additional community meeting prior to City Commission review of the project.

26. For any building 5 stories or greater, provide a shadow study identifying how adjacent properties will be affected.

Petitioner's Response: Shadow studies have been added to new sheet A13 as noted.

27. Improve Gulfstream Road to rehabilitate and provide north bound turn lane.

Petitioner's Response: North bound turn lane added as noted. Refer to sheet A3 and C-3.0.

28. Identify slope of ramp in parking garage.

Petitioner's Response: Slope indications have been added to each ramp. Refer to revised sheets A3 thru A7.

29. Per Section 290-50(B) Pedestrian maze is required. Provide detail and revise accordingly.

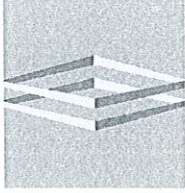
Petitioner's Response: Dumpster area has been modified for pedestrian maze type access as noted. Please refer to NE corner of building on sheet A3.

30. Per Section 290-50(F) "All receptacles & bulk containers which temporarily store garbage, liquid waste or food from food handling operations including, but not limited to, bakeries, meat processing plants, or any business establishment where it is determined that garbage, liquid waste, or food will be accumulated, shall provide a raised concrete slab, a drain, & clean water facilities for such receptacles and containers and shall be constructed in accordance with the provisions of the Florida Building Code".

Petitioner's Response: Noted accordingly on revised sheets A3 and A5.

NOTES:

- ☐ Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
 - ☐ Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
 - ☐ FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
 - ☐ Prior to submittal of a building permit, please contact the Building Official (954-924-6085
- ☐ **Impact Fees:** Impact fees that will be required for the project are attached for reference. These fees are assessed at time of building permit.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

To: Corinne Lajoie, AICP, Principal Planner – City of Dania Beach

From: Bonnie Miskel, Esq.
Christina Bilenki, Esq.

Date: August 15, 2016

Re: Site Plan Review Comments
Calm Properties
Site Plan No. SP-52-16

Project
Location: 601 East Dania Beach Boulevard



PLAN REVIEWER: Claudia Alzate
CASE FILE NO: SP-52-16
DATE: May 9, 2016

The following comments are based on a review of the plans dated 5/2/2016, and submitted to the City on 5/5/2016, for the property located at 601 East Dania Beach Blvd., Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. According to Sheet TD-1 of the set of plans, several specimen trees will be removed (trees No. 34, 39, 45, 46, 48, 49, 57, 58, 59, 68, 69, 70 and 75). Section 275-80 (C), requires that the dollar value of specimen trees be provided on this table.
Petitioner's Response: An arborist tree valuation is submitted with this package. See sheet TD-1.
2. Please indicate on the Landscape Requirements Table on Sheet LP-1 how tree mitigation will be accomplished and add a note stating that no tree removal activities will take place prior to obtaining a tree removal permit. Please note that per Section 825-100 (5), trees removed on new or amended developments shall be replaced with an additional 50 percent of tree canopy.

FILE COPY

Petitioner's Response: Tree mitigation compensation methods to be determined. Note regarding tree removal activities added to plan sheet LP-1. Noted Section 825-100 (5) in regards to tree mitigation calculation.

3. Please add the City of Dania Beach Standard Landscape Plan Notes to Sheet LP-1 (attached).
Petitioner's Response: City of Dania Beach Standard Landscape Plan Notes added to LP-1.
4. An irrigation plan, as required by Section 275-80 (M) has not been provided with this submittal.
Petitioner's Response: Irrigation plan added to this submission. See sheets LI-1 and LI-2.
5. Please note that Sections 275-90 and 275-100 are not applicable, because the vehicular use areas are building enclosed.
Petitioner's Response: Noted.
6. A ten feet landscape area is provided along the West and North side of the property where residential lots are, however, there is no indication that an six-foot masonry wall five feet from the residential lots is provided, as required by Section 275-110 (D)(1) for mixed commercial/residential properties. In addition, shrubs shall be installed one per every three feet of residential property, and the area between the wall and the commercial/residential property shall provide one tree every forty feet staggered from the ones on the other side of the wall.
Petitioner's Response: A 6' wall was added within the 10' landscape. Due to existing vegetation along the north property boundary (on adjacent property), overhead utilities along Dania Beach Blvd as well as remaining trees, it was impossible to staggered all required trees on both sides of the wall. To compensate the reduction in tree quantities, larger Oak trees (16' O.A. Ht, 4" cal.) are proposed (north and west sides).
7. Section 275-120 requires a ten-foot buffer around the perimeter of the property where Sections 275-90 or 275-110 are not required, with one shade tree (minimum overall height of sixteen feet immediately upon installation) for each 40 linear feet and a row of hedges. Please adjust the OH of the trees proposed along the South perimeter.
Petitioner's Response: Tree height revised to reflect required 16' O.A. ht. along the south property line.
8. Overhead power lines are existing along the South and East sides of the property. Please indicate on Sheet LP-1, that palms are proposed at least 3 feet plus the length of an extended frond from the lines, medium size trees will be placed at least 20 feet from the lines and large trees will placed at least 30 feet from the lines.
Petitioner's Response: Note added to plan regarding proximity to overhead lines.
9. Coconut palms are listed as a Category II invasive species, and therefore will not be counted toward landscape requirements (Section 275-190 (I) (9). Please replace with a different species or deduct from the number of provided on the Landscape Requirements table on Sheet LP-1.
Petitioner's Response: Coconut palms are not included in tree requirement calculations.

Information Notes:

- i. Please provide a point-by-point response to each of the above comments.

- ii. Feel free to contact Claudia Alzate at (305) 235-5098 claudia.alzate@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. Once landscape plans are finalized, a PDF copy must be submitted via CD or email.

PLAN REVIEWER: Sean Brown, Battalion Chief/Plans Examiner
CASE FILE NO: SP-52-16
DATE: May 19, 2016

Below are two tiers of comments. Tier one comments must be satisfied prior to sit eplan approval and public hearing. Tier two comments, if not satisfied during original site plan approval process, must be satisfied at permit.

Be advised that some Tier two comments may affect other disciplines and/or have other significant impacts on the overall site plan. In addition, the Tier 2 comments may impact permit plans with additional time delays to reach resolution at permit. It is strongly advised that all comments (both Tier 1 and Tier 2) below are satisfied prior to site plan approval and public hearing.

Tier 1 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

1. Fire Department Access Information – need further clarification on 1st Floor parking garage height (min. 14' required) and turning radii. There may be additional need for FD apparatus access. See me.
Petitioner's Response: Please refer to the revised plans for FD apparatus access and height information.
2. Water Supply Information as follows:
 - a. All existing and proposed water main sizes
Petitioner's Response: Please refer to the revised plans. A 12-inch water main is located within Dania Beach Boulevard and GulfStream Road.
 - b. Existing and proposed fire hydrant locations - additional hydrants may be required
Petitioner's Response: An additional fire hydrants was located at the northeast corner of the building.
 - c. Dimensions of the three nearest adjacent hydrants to the project site other than what has already been provided on this site plan
Petitioner's Response: Please refer to sheet C-5.0 for the nearest adjacent fire hydrants.
 - d. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)
Petitioner's Response: An additional FDC and DDCV is proposed at the northeast corner of the bulding and are shown on C-5.0.
 - e. Additional Siamese FDC's are required and existing FDC may need to be relocated. See me.

Petitioner's Response: An additional FDC and DDCV is proposed at the northeast corner of the building and are shown on C-5.0.

3. Proof of Water Supply & Fire Flow Demand as follows:

a. Fire Hydrant Flow Test

Petitioner's Response: Please find the enclosed fire flow test results conducted on 15 June 2015.

b. Building Construction Type and Square Footage

Petitioner's Response: The building construction type and area is included in the fire flow demand calculations.

c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer

Petitioner's Response: Please find the enclosed signed and sealed flow demand calculations.

d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)

Petitioner's Response: Please find the enclosed Fire Protection Water Supply Application.

e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).

Petitioner's Response: Please find the enclosed Statement of Verification.

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

4. Additional Fire Department Access Information as follows:

a. Fire Lane locations and striping detail (demonstrated)

Petitioner's Response: Tier 2 comments will be addressed during the building permit/construction documents phase.

b. "NO PARKING" sign locations and sign details demonstrated

Petitioner's Response: Tier 2 comments will be addressed during the building permit/construction documents phase.

c. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)

Petitioner's Response: Tier 2 comments will be addressed during the building permit/construction documents phase.

d. Building Accessibility
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

e. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

f. Fire Department Access Routes During Construction
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

5. Additional Water Supply Information as follows:

a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

6. A detail sheet accompanying the Civil Plans with the following details:

a. Fire Hydrant Detail
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

b. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

c. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

d. Post Indicating Valve Detail (where applicable)
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

e. Underground Gate Valve Detail (where applicable)
Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

f. Backflow Preventor / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

g. Signage Detail for the Fire Department Connections (where applicable)

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

7. Address Detail

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

8. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.

Petitioner's Response: Teir 2 comments will be addressed during the building permit/construction documents phase.

Please provide a copy of the approved set of plans in .pdf format via email to kennethseanbrown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn: Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004

PLAN REVIEWER: Ronnie Navarro, Engineer
CASE FILE NO: SP-52-16 - Calm Properties Plat Review
DATE: May 18, 2016

1. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable. Needs signoff from Broward County for right of way dedication.
Petitioner's Response: Petitioner has confirmed a 5' right-of-way dedication is required. The dedication has been reflected on the plans.
2. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year, 25- year and 100-year, 24 hour and 72 hour flood stage elevations. Provide geotechnical report including percolation test to support k-value in the calculations.
Petitioner's Response: Please refer to the enclosed Stormwater Management Report for the peak stage elevations. The percolation data was assumed for this submission.
3. Show current FEMA base flood elevation (BFE). Finished floor elevation (FFE) shall be one (1) foot above BFE. Elevation in NAVD.
Petitioner's Response: Please refer to the sheet C-4.0, tThe BFE and minimum FFE is provided in note 2.
4. Perimeter grading shall meet 25-year storm event.
Petitioner's Response: Please refer to the enclosed Stormwater Management Report for the peak stage elevations.
5. Show all utility and drainage easements on site plan, if any.
Petitioner's Response: No utility or drainage easement are required.
6. On Gulfstream Road, driveway width must be 24" minimum (edge of pavement to edge of pavement) with a curb return of 25'.
Petitioner's Response: Please refer to revised sheet C-3.0 for the revised driveway width and curb return.
7. Show anticipated vehicles per day for each driveway connection.
Petitioner's Response: Please refer to revised sheet C-3.0 for trips at each driveway connection.
8. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. Provide a minimum 5 foot sidewalk on Gulfstream Road.
Petitioner's Response: Please refer to revised Sheet C-3.0 for the proposed sidewalk along Gulf Stream Road.
9. Show sight distance analysis using FDOT Index No. 546 at all points of egress. Must be reflected on landscape drawings as well.
Petitioner's Response: Please refer to the FDOT site distance triangles on sheet C-3.0.

10. Proposed main entrance on East Dania Beach Boulevard shall comply with the FDOT Index 515 and in compliance with recommendations of the FDOT's Driveway Information Guide. Provide copy of FDOT Driveway Connection Permit.
Petitioner's Response: Please refer to the conceptual approval
 11. Provide sections and details of at-grade driveways and at-grade parking areas.
Petitioner's Response: Please refer to sheet C-4.0 for the proposed driveway sections.
 12. Provide water demand estimates per AWWA M22 for preliminary sizing of water meter.
Petitioner's Response: Please refer to the water demand estimates per AWWA in the attached Water Service Size Estimate letter dated 30 June 2016.
 13. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format. Demonstrate that recreation and open space level of service standard is met.
Petitioner's Response: Please find the attached water demand and solid waste generation estimates in tabular format.
 14. Discuss with Fire Department for water looping requirement for this site.
Petitioner's Response: The plans include a private 12" loop water main around the building. Please refer to revised sheet C-5.0
-
15. A separate meeting needs to be arranged with Public Services Department to discuss proposed water and sewer connection. Please contact Sherie Dunleavy, Office Manager, Public Services Department to make an appointment, phone number 954-924- 6808 ext. 3882, email: sdunleavy@ci.dania-beach.fl.us
Petitioner's Response: A meeting with held with City staff to discuss utility connection points and the revised plans reflect the utility connection points per the meeting.
 16. Provide profile for proposed sanitary extension and how it's proposed to be tied in to existing system.
Petitioner's Response: Please refer to sheet C-5.1 for a profile of the proposed sanitary systems.
 17. Traffic Impact Study: Verify that the pass-by trips do not exceed 10% of the adjacent street traffic during peak hour (background traffic). Provide strong justification why you have assumed pass-by rates greater than 25% of the total external trip generation.
Petitioner's Response: Pass-by rates from the Institute of Transportation Engineers Trip Generation Manual, 9th Edition were used for the existing shopping center and proposed restaurant. Excerpts from the handbook have been included in the appendices of the report. We revised the report to show that the number of pass-by trips for the proposed restaurant do not exceed 10% of the peak hour traffic on Dania Beach Boulevard.
 18. 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.
Petitioner's Response: This will be submitted upon the final submittal.

PLAN REVIEWER: Corinne Lajoie
CASE FILE NO: SP-52-16
DATE: May 18, 2016

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.
Petitioner's Response: Comment Noted.
2. **RIGHT-OF-WAY:** Identify if R-O-W dedication is required. Identify 5' dedication provided on Dania Beach Boulevard. All setbacks must be measured from new property line.
Petitioner's Response: R-O-W dedication is noted on plans. Setbacks are measured from the new property line. Please refer to Sheet A3.
3. **IMPACT FEES:** Impact fees that will be required for the project are attached for reference. These fees are assessed at time of building permit.
Petitioner's Response: Acknowledged.
4. **SIGNS:** Provide copy of all sign details for compliance review. Per Section 505-90(C) identify the cumulative sign area permitted and the total sign area proposed to be used. Identify calculations on Sheet A1.
Petitioner's Response: Added cumulative sign area calculation on A1 data sheet and added sign details and type on A2 for address and main commercial space signs. Commercial space operators are unknown at this time. A full sign permit shall be procured.
5. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, ((54) 359-6100.
Petitioner's Response: Acknowledged. The revised plans and elevations have been resubmitted to the FAA for review and approval. A request based on the revised plans has also been provided to William Castillo.
6. **PARKING:**
 - ☐ Outdoor seating required parking at 1:60s.f. Revise plans and parking calculations accordingly.
Petitioner's Response: Revised plans and calculation on A1 data sheet. No outdoor seating provided therefore parking calculation for such has not been included.
 - ☐ Sheet A1, identify the number of parking spaces required and the number provided.
Petitioner's Response: Revised calculation on A1 data sheet identifying required and provided parking.
7. **LOADING:** Per Section 270-20 a minimum of one loading space is required. Identify required and provided loading spaces on sheet A1. Revise accordingly.
Petitioner's Response: Revised A1 data sheet identifying number of loading spaces provided. Refer to A5 for locations.

8. **USE:** Per Section 302-10, Outdoor dining is a conditional use. Provided the Community Development Director makes the determination that outdoor furnishings are consistent with the CRA Design Guidelines, complies with Fire Department access and does not interfere with public pedestrian access. Provide furniture detail for review.
Petitioner's Response: Outdoor dining areas have been removed from the plans. As such, this no longer applies to the project.
9. **Provide minimum bicycle parking requirements identified in Section 265-51.** Must identify required and provided number of bicycle parking on Sheet A1.
Petitioner's Response: Revised A1 data sheet identifying required and provided bicycle parking as commented.
10. **ROOFTOP MECHANICAL EQUIPMENT:** Must meet regulations in Section 220-60. Identify how equipment will be screened from view.
Petitioner's Response: Added sheet A12 with building section identifying equipment and screening as discussed.
11. **Per Article 510, Principal Arterial Design Standards/Industrial Design Standards:** Per Section 510-30(H) 35% primary elevation and 15% of secondary elevation must be glass windows. Provide calculations on plans.
Petitioner's Response: Added calculation to elevations on sheet A2 per ordinance.
-
12. **COST RECOVERY:** per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.
Petitioner's Response: Acknowledged.
13. **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip.
Petitioner's Response: Acknowledged.
14. **Must provide latest revised set of plans on disk prior to going to public hearing.**
Petitioner's Response: Acknowledged. Will be provided.
15. **Per Section 306-10(A):**
- (1) "Vehicular access to off-street parking and loading facilities shall be from a rear alley or its equivalent via cross-access parking aisles or driveways between properties."
 - (2) "In the absence of an alley or its equivalent rear yard access shall be provided from a corner (secondary) side street."
 - Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested

design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Vehicular access to off-street parking and loading facilities is now proposed off secondary side street. As such, the revised plans meet this requirement.

- Sheet A1, per Section 230-40, a 1-bedroom unit must be a minimum of 750 s.f. in size, a 2- bedroom unit must be a minimum of 900 s.f. in size. Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Revised units size and mix as needed to meet or exceed minimums. Refer to data sheet A1 unit mix tabulation. As such, the revised plans meet this requirement.

16. Sheet A1, Incentives. Impervious area can be reduced from 25% to 20% through incentives, but cannot be reduced to 17.5%. Revise accordingly.

Petitioner's Response: See revised data sheet A1. No reduction taken in this revised set. 27.4% pervious area provided.

17. Sheet A1, must identify what incentives are proposed on Sheet A1 to increase the density, height and reduce the pervious area.

Petitioner's Response: See tabulated incentives calculation on data sheet A1 center of page.

18. Sheet A1, proposed maximum height does not meet Section 303-70(P) & (Q). Per Section 303-70(Q) "Building must be designed accordingly." Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Design height of 150' maximum and 15 stories taken using public parking incentive. Refer to revised A2 sheet elevations for identified height design transition zones. Building has been redesigned to meet additional stepback requirements and no longer requires a variance or design variation from this provision.

19. Identify how Article 309 is being met.

- Provide detail of street furniture proposed.

Petitioner's Response: Please see Sheet LH-1 for proposed street furniture.

- Identify location of street furniture on site plan.

Petitioner's Response: Please see Sheet LH-1 for location of proposed street furniture.

20. Per Section 525-20(G) "All rooftop mechanical equipment, stair and elevator towers shall be designed to be an integral part of the building or shall be adequately screened and shall not exceed 12' in vertical height, from the rooftop floor elevations to the uppermost element of the equipment, stair or elevator tower & shall not exceed 20% of the rooftop area" identify on plans how this provision is met.

Petitioner's Response: Refer to added sheets A11 & A12 identifying maximum height of stair and elevator elements.

21. Per Section 525-30(G) "Solid walls should not exceed 20' in length without vertical articulations." Each elevation appears to have a flat, unarticulated wall. Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Revised sheet A2 rear and side elevations adding screed line articulation as discussed at DRC staff meeting. The plans have been revised to meet this requirement.

22. Per Article 530(B) "The exterior elevation of the parking structure shall be designed to resemble the building elevations of the building it is intended to serve". Revise the north elevation accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Revised sheet A2 rear elevations as discussed at DRC staff meeting. The plans have been revised to meet this requirement.

23. Per Article 530(C) "The size, scale, color, and building elevations of the parking structure shall be compatible with adjoining existing development." Revise accordingly or request a Variance or Design Variation. Must address this code provision through redesign, submittal of an application for a variance, or submittal of an application for design variation. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. A design variance request required submittal of an application, an application fee of \$500 for each requested design variation, and a written justification statement addressing the design variation criteria identified in Sec. 301-50(D). Must be addressed with next submittal.

Petitioner's Response: Revised sheet A2 elevations as discussed at DRC staff meeting. The plans have been revised to meet this requirement.

NOTES:

- ☐ Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- ☐ Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- ☐ FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- ☐ Prior to submittal of a building permit, please contact the Building Official (954-924-6085



FILE COPY

AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

August 19th, 2016

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

**RE: Proposed Mix-Use/Residential Calm Properties, 601 East Dania Beach Boulevard Dania Beach, FL
Broward County Aviation Department (BCAD) Review**

Dear Mrs. Bilenki:

The Broward County Aviation Department (BCAD) has reviewed the proposed Mix-Use/Residential project located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. At this time, BCAD is granting conditional approval of the proposed development. The conditions of this approval are as follows:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. The following web address can be used to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.
- No building, structure or vegetation on the site may exceed 214.9' above Mean Sea Level (MSL) based on North American Vertical Datum 1988 (NAVD '88). At this location, a structure exceeding this height would impact critical airspace surfaces, some of which are not monitored by the FAA or FDOT, but are of critical safety importance to operations at the airport.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.
- The proposed development must not generate electromagnetic signals that would interfere with safe and efficient aircraft/airport operations.

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Dale V.C. Holness • Marty Kiar • Chip LaMarca • Tim Ryan • Barbara Sharief • Lois Wexler
www.broward.org/www.fl.net



Adherence to these conditions is required for BCAD approval of the proposed Mix-Use/Residential Calm Properties, 601 East Dania Beach Boulevard Dania Beach, FL, and is based on the Site Plan (A-3) dated 07/05/2016 and the building elevations (Sheet A2) dated 07/05/2016, prepared by Robert M. Swedroe Architects and Planners. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

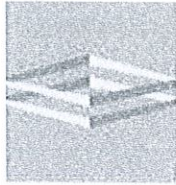
Please do not hesitate to contact me if you have questions or require additional information at 954.359.2291.

Sincerely,

A handwritten signature in black ink, appearing to read "William Castillo", written over a horizontal line.

William Castillo
Planning Manager

cc: Michael Pacitto, Director of Planning & Environmental. BCAD



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

To: Fire Marshal Sean Brown

From: Dunay, Miskel & Backman, LLP

Date: October 20, 2016

RE: Calm Properties Residential Site Plan (SP-52-16)

Calm Properties, LLC ("Petitioner") is the owner of the +/-3.67 net acre (4.41 gross acre) property located at 601 East Dania Beach Boulevard, which is generally located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road ("Property") in the City of Dania Beach ("City"). The Property is currently developed with a +/- 35,348 square foot retail center. Petitioner seeks to redevelop the Property with a fourteen (14) story condominium consisting of three hundred eighty-six (386) dwelling units with +/- 5,500 square feet of restaurant and café space ("Project"). On August 29th, 2016, Petitioner attended the City's Development Review Committee ("DRC") meeting to review staff comments related to the revised plans for the Project. At the DRC meeting, the Fire Marshal for the City, Chief Sean Brown, noted a separation requirement from buildings storing explosive materials. More Specifically, Chief Brown referred to Section 555.219 of the Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") Federal Explosives Law and Regulations 2012. He noted this regulation would apply for required distance separation as the Property is located across the street from TNT Fireworks.

Section 555.219 provides a table of distances for storage of low explosives. It provides required separation from inhabited buildings for the storage of explosive materials. The required distance is based upon the pounds of low explosive stored. If such distance separation requirements were applicable to the TNT Fireworks store, they would likely be in violation from existing inhabitable buildings, mainly the commercial center currently located on the Property and the neighboring mobile home park. However, after reviewing the ATF regulations in detail and speaking with ownership and compliance officers of TNT Fireworks, it has been determined that the ATF regulations are not applicable to the consumer fireworks stored within their building.

Section 555.219 of the ATF specifically governs the storage of "low explosives". Section 555.202(b) defines low explosives as "[e]xplosive materials which can be caused to deflagrate when confined (for example, black powder, safety fuses, igniters, igniter cords, fuse lighters and "display fireworks" classified as UN0333, UN0334, or UN0335 by the U.S. Department of Transportation regulations at 49 CFR 172.101, except for bulk salutes)." While "display fireworks" are classified as low explosives and subject to the

distance separation requirements and other provisions contained in the Federal explosive laws, the "consumer fireworks" which are stored and sold at TNT Fireworks are not included in this classification of low explosives.

Display fireworks are defined in Section 555.11 as follows:

"[L]arge fireworks designed primarily to produce visible or audible effects by combustion, deflagration, or detonation. This term includes, but is not limited to, salutes containing more than 2 grans (130mg) of explosive materials, aerial shells containing more than 40 grams of pyrotechnic composition, and other display pieces which exceed the limits of explosive materials for classifications as "consumer fireworks". Display fireworks are classified as fireworks UN0333, UN0334 or UN0335 by the U.S. Department of Transportation at 49 CFR 172.101. This term also includes fused setpieces containing components which together exceed 50mg of salute powder."

"Consumer fireworks" are specifically excluded from this definition and excluded from the distance separation requirements for low explosives noted above. Section 555.11 defines "consumer fireworks" as follows:

"[a]ny small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling regulations of the U.S. Consumer Product Safety Commission, as set forth in title 16, Code of Federal Regulations, parts 1500 and 1507. Some small devices designed to produce audible effects are included, such as whistling devices, ground devices containing 50mg or less of explosive materials, and aerial devices containing 130 mg or less of explosive materials. Consumer fireworks are classified as fireworks UN0336, and UN0337 by the U.S. Department of Transportation at 49 CFR 172.101. This term does not include fused set pieces containing components which together exceed 50 mg of salute powder."

A copy of the relevant provisions and definitions noted above is attached hereto in Exhibit "A".

The Director of Compliance for TNT Fireworks has confirmed that TNT Fireworks only stores and offers "Consumer Fireworks" per the above definitions (specifically fireworks classified as UN0336 1.4G). They do not sell or store any display fireworks classified as UN0333, UN0334 or UN0335 that would be subject to these distance separation requirements for low explosive materials. Further, the Director of Compliance noted that they do not conduct any manufacturing of any fireworks or explosive which would subject them to ATF regulations. Rather, the fireworks stored and sold at TNT Fireworks are classified as UN0336 1.4G and they are in a finished state ready for retail sale to the general public. Written confirmation of the materials stored by TNT Fireworks is attached hereto as Exhibit "B". As such, the ATF regulations do not apply to the sale of these fireworks.

The ATF Regulations make it clear that such consumer fireworks are not subject to these regulations and the regulations of the Federal explosive laws. Section 555.222 footnote 3 acknowledges that consumer fireworks in a finished state are not subject to regulation and only consumer fireworks being processed and manufactured or assembled are governed by the ATF regulations. The "General Questions" section contained in the ATF regulations further specify the following:

"88. Are "consumer fireworks" subject to regulations under the Federal explosive laws?"

No. The importation, distribution, and storage of fireworks defined as consumer fireworks are exempted from the provisions of the Federal explosive laws. However, because they contain pyrotechnic compositions classed by ATF as explosive materials, the manufacture of consumer fireworks requires a manufacturer's license. In addition, pyrotechnic composition used in the manufacture of consumer fireworks must be stored in accordance with regulations in 27 CFR Subpart K."

Again, the ATF Regulations clearly state that consumer fireworks are not subject to the Federal explosive laws. Consumer fireworks are not "low explosive materials" as defined by the ATF regulations and the storage and sale of consumer fireworks are not subject to any regulation of the ATF and Federal explosive laws, including the distance separation requirements contained in Section 555.219. As such, these regulations are being erroneously applied to the TNT Fireworks store and there is no separation requirement for inhabitable space between this existing store and the proposed Project.

Exhibit "A"

Notes to the Table of Distances for Storage of Explosives

(1) Terms found in the table of distances for storage of explosive materials are defined in § 555.11.

(2) When two or more storage magazines are located on the same property, each magazine must comply with the minimum distances specified from inhabited buildings, railways, and highways, and, in addition, they should be separated from each other by not less than the distances shown for "Separation of Magazines," except that the quantity of explosives contained in cap magazines shall govern in regard to the spacing of said cap magazines from magazines containing other explosives. If any two or more magazines are separated from each other by less than the specified "Separation of Magazines" distances, then such two or more magazines, as a group, must be

considered as one magazine, and the total quantity of explosives stored in such group must be treated as if stored in a single magazine located on the site of any magazine of the group, and must comply with the minimum of distances specified from other magazines, inhabited buildings, railways, and highways.

(3) All types of blasting caps in strengths through No. 8 cap should be rated at 1 ½ lbs. (1.5 lbs.) of explosives per 1,000 caps. For strengths higher than No. 8 cap, consult the manufacturer.

(4) For quantity and distance purposes, detonating cord of 50 or 60 grains per foot should be calculated as equivalent to 9 lbs. of high explosives per 1,000 feet. Heavier or lighter core loads should be rated proportionately.

[T.D. ATF-87, 46 FR 40384, Aug. 7, 1981, as amended by T.D. ATF-400, 63 FR 45003, Aug. 24, 1998; T.D. ATF-446, 66 FR 16602, Mar. 27, 2001; T.D. ATF-446a, 66 FR 19089, Apr. 13, 2001]

§ 555.219 Table of distances for storage of low explosives.

Pounds		From Inhabited building distance (feet)	From public railroad and highway distance (feet)	From above ground magazine (feet)
Over	Not over			
0	1,000	75	75	50
1,000	5,000	115	115	75
5,000	10,000	150	150	100
10,000	20,000	190	190	125
20,000	30,000	215	215	145
30,000	40,000	235	235	155
40,000	50,000	250	250	165
50,000	60,000	260	260	175
60,000	70,000	270	270	185
70,000	80,000	280	280	190
80,000	90,000	295	295	195
90,000	100,000	300	300	200
100,000	200,000	375	375	250
200,000	300,000	450	450	300

Table: Department of Defense Ammunition and Explosives Standards, Table 5-4.1 Extract; 4145.27 M, March 1969

Subpart K—Storage

§ 555.201 General.

(a) Section 842(j) of the Act and § 555.29 of this part require that the storage of explosive materials by any person must be in accordance with the regulations in this part. Further, section 846 of this Act authorizes regulations to prevent the recurrence of accidental explosions in which explosive materials were involved. The storage standards prescribed by this subpart confer no right or privileges to store explosive materials in a manner contrary to State or local law.

(b) The Director may authorize alternate construction for explosives storage magazines when it is shown that the alternate magazine construction is substantially equivalent to the standards of safety and security contained in this subpart. Any alternate explosive magazine construction approved by the Director prior to August 9, 1982, will continue as approved unless notified in writing by the Director. Any person intending to use alternate magazine construction shall submit a letter application to the Director, Industry Operations for transmittal to the Director, specifically describing the proposed magazine. Explosive materials may not be stored in alternate magazines before the applicant has been notified that the application has been approved.

(c) A licensee or permittee who intends to make changes in his magazines, or who intends to construct or acquire additional magazines, shall comply with § 555.63.

(d) The regulations set forth in §§ 555.221 through 555.224 pertain to the storage of display fireworks, pyrotechnic compositions, and explosive materials used in assembling fireworks and articles pyrotechnic.

(e) The provisions of § 555.202(a) classifying flash powder and bulk salutes as high explosives are mandatory after March 7, 1990: Provided, that those persons who hold licenses or permits under this part on that date shall, with respect to the premises covered by such licenses or permits, comply with the high explosives storage requirements for flash powder and bulk salutes by March 7, 1991.

(f) Any person who stores explosive materials shall notify the authority having jurisdiction for fire safety in the locality in which the explosive materials are being stored of the type, magazine capacity, and location of each site where such explosive materials are stored. Such notification shall be made orally before the end of the day on which storage of the explosive materials commenced and in writing within 48 hours from the time such storage commenced.

(Paragraph (f) approved by the Office of Management and Budget under control number 1140-0071)

[T.D. ATF-87, 46 FR 40384, Aug. 7, 1981, as amended by T.D. ATF-293, 55 FR 3722, Feb. 5, 1990; T.D. ATF-400, 63 FR 45003, Aug. 24, 1998; ATF-11F, 73 FR 57242, Oct. 2, 2008]

§ 555.202 Classes of explosive materials.

For purposes of this part, there are three classes of explosive materials. These classes, together with the description of explosive materials comprising each class, are as follows:

(a) **High explosives.** Explosive materials which can be caused to detonate by means of a blasting cap when unconfined, (for example, dynamite, flash powders, and bulk salutes). See also § 555.201(e).

(b) **Low explosives.** Explosive materials which can be caused to deflagrate when confined (for example, black powder, safety fuses, igniters, igniter cords, fuse lighters, and “display fireworks” classified as UN0333, UN0334, or UN0335 by the U.S. Department of Transportation regulations at 49 CFR 172.101, except for bulk salutes).

(c) **Blasting agents.** (For example, ammonium nitrate-fuel oil and certain water-gels (see also § 555.11).

[T.D. ATF-87, 46 FR 40384, Aug. 7, 1981, as amended by T.D. ATF-293, 55 FR 3722, Feb. 5, 1990; T.D. ATF-400, 63 FR 45003, Aug. 24, 1998]

§ 555.203 Types of magazines.

For purposes of this part, there are five types of magazines. These types, together with the classes of explosive materials, as defined in § 555.202, which will be stored in them, are as follows:

(a) **Type 1 magazines.** Permanent magazines for the storage of high explosives, subject to the limitations prescribed by §§ 555.206 and 555.213. Other classes of explosive materials may also be stored in type 1 magazines.

(b) **Type 2 magazines.** Mobile and portable indoor and outdoor magazines for the storage of high explosives, subject to the limitations prescribed by §§ 555.206, 555.208(b), and 555.213. Other classes of explosive materials may also be stored in type 2 magazines.

(c) **Type 3 magazines.** Portable outdoor magazines for the temporary storage of high explosives while attended (for example, a “day-box”), subject to the limitations prescribed by §§ 555.206 and 555.213. Other classes of explosives materials may also be stored in type 3 magazines.

(d) **Type 4 magazines.** Magazines for the storage of low explosives, subject to the limitations prescribed by §§ 555.206(b), 555.210(b), and 555.213. Blasting agents may be stored in type 4 magazines, subject to the limitations prescribed by §§ 555.206(c), 555.211(b), and 555.213. Detonators that will not mass detonate may also be stored in type 4 magazines, subject to the limitations prescribed by §§ 555.206(a), 555.210(b), and 555.213.

(e) **Type 5 magazines.** Magazines for the storage of blasting agents, subject to the limitations prescribed by §§ 555.206(c), 555.211(b), and 555.213.

does not include distilled spirits, wine, malt beverages, or tobacco, as those terms are defined or used in Subtitle E of the Internal Revenue Code of 1986, as amended.

Crime punishable by imprisonment for a term exceeding one year. Any offense for which the maximum penalty, whether or not imposed, is capital punishment or imprisonment in excess of one year. The term does not include (a) any Federal or State offenses pertaining to antitrust violations, unfair trade practices, restraints of trade, or (b) any State offense (other than one involving a firearm or explosive) classified by the laws of the State as a misdemeanor and punishable by a term of imprisonment of two years or less.

Customs officer. Any officer of the Customs Service or any commissioned, warrant, or petty officer of the Coast Guard, or any agent or other person authorized to perform the duties of an officer of the Customs Service.

Dealer. Any person engaged in the business of distributing explosive materials at wholesale or retail.

Detonator. Any device containing a detonating charge that is used for initiating detonation in an explosive. The term includes, but is not limited to, electric blasting caps of instantaneous and delay types, blasting caps for use with safety fuses, detonating-cord delay connectors, and nonelectric instantaneous and delay blasting caps.

Director. (a) Prior to January 24, 2003. The Director, Bureau of Alcohol, Tobacco and Firearms, Department of the Treasury, Washington, DC. (b) On and after January 24, 2003. The Director, Bureau of Alcohol, Tobacco, Firearms and Explosives, Department of Justice, Washington, DC.

Discharged under dishonorable conditions. Separation from the U.S. Armed Forces resulting from a dishonorable discharge or dismissal adjudged by general court-martial. The term does not include any separation from the Armed Forces resulting from any other discharge, e.g., a bad conduct discharge.

Display fireworks. Large fireworks designed primarily to produce visible or audible effects by combustion, deflagration, or detonation. This term includes, but is not limited to, salutes containing more than 2 grains (130 mg) of explosive materials, aerial shells containing more than 40 grams of pyrotechnic compositions, and other display pieces which exceed the limits of explosive materials for classification as "consumer fireworks." Display fireworks are classified as fireworks UN0333, UN0334 or UN0335 by the U.S. Department of Transportation at 49 CFR 172.101. This term also includes fused setpieces containing components which together exceed 50 mg of salute powder.

Distribute. To sell, issue, give, transfer, or otherwise dispose of. The term does not include a mere change of possession from a person to his agent or employee in connection with the agency or employment.

Executed under penalties of perjury. Signed with the required declaration under the penalties of perjury as provided on or with respect to the return, form, or other document or, where no form of declaration is required, with the declaration:

"I declare under the penalties of perjury that this—(insert type of document, such as, statement, application, request, certificate), including the documents submitted in support thereof, has been examined by me and, to the best of my knowledge and belief, is true, correct, and complete".

Explosive actuated device. Any tool or special mechanized device which is actuated by explosives, but not a propellant actuated device.

Explosive materials. Explosives, blasting agents, water gels and detonators. Explosive materials include, but are not limited to, all items in the "List of Explosive Materials" provided for in § 555.23.

Explosives. Any chemical compound, mixture, or device, the primary or common purpose of which is to function by explosion. The term includes, but is not limited to, dynamite and other high explosives, black powder, pellet powder, initiating explosives, detonators, safety fuses, squibs, detonating cord, igniter cord, and igniters.

Fireworks. Any composition or device designed to produce a visible or an audible effect by combustion, deflagration, or detonation, and which meets the definition of "consumer fireworks" or "display fireworks" as defined by this section.

Fireworks mixing building. Any building or area used for mixing and blending pyrotechnic compositions except wet sparkler mix.

Fireworks nonprocess building. Any office building or other building or area in a fireworks plant where no fireworks, pyrotechnic compositions or explosive materials are processed or stored.

Fireworks plant. All land and buildings thereon used for or in connection with the assembly or processing of fireworks, including warehouses used with or in connection with fireworks plant operations.

Fireworks plant warehouse. Any building or structure used exclusively for the storage of materials which are neither explosive materials nor pyrotechnic compositions used to manufacture or assemble fireworks.

Fireworks process building. Any mixing building; any building in which pyrotechnic compositions or explosive materials is pressed or otherwise prepared for finished and assembly; or any finishing or assembly building.

Fireworks shipping building. A building used for the packing of assorted display fireworks into shipping cartons for individual public displays and for the loading of packaged displays for shipment to purchasers.

Flash powder. An explosive material intended to produce an audible report and a flash of light when ignited which includes but is not limited to oxidizers such as potassium chlorate or potassium perchlorate, and fuels such as sulfur or aluminum powder.

Fugitive from justice. Any person who has fled from the jurisdiction of any court of record to avoid prosecution for any crime or to avoid giving testimony in any criminal proceeding.

Articles pyrotechnic. Pyrotechnic devices for professional use similar to consumer fireworks in chemical composition and construction but not intended for consumer use. Such articles meeting the weight limits for consumer fireworks but not labeled as such and classified by U.S. Department of Transportation regulations in 49 CFR 172.101 as UN0431 or UN0432.

Artificial barricade. An artificial mound or revetted wall of earth of a minimum thickness of three feet, or any other approved barricade that offers equivalent protection.

ATF. (a) Prior to January 24, 2003. The Bureau of Alcohol, Tobacco and Firearms, Department of the Treasury, Washington, DC.

(b) On and after January 24, 2003. The Bureau of Alcohol, Tobacco, Firearms and Explosives, Department of Justice, Washington, DC.

ATF officer. (a) Prior to January 24, 2003. An officer or employee of the Bureau of Alcohol, Tobacco and Firearms (ATF) authorized to perform any function relating to the administration or enforcement of this part.

(b) On and after January 24, 2003. An officer or employee of the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) authorized to perform any function relating to the administration or enforcement of this part.

Authority having jurisdiction for fire safety. The fire department having jurisdiction over sites where explosives are manufactured or stored.

Barricaded. The effective screening of a magazine containing explosive materials from another magazine, a building, a railway, or a highway, either by a natural barricade or by an artificial barricade. To be properly barricaded, a straight line from the top of any sidewall of the magazine containing explosive materials to the eave line of any other magazine or building, or to a point 12 feet above the center of a railway or highway, will pass through the natural or artificial barricade.

Blasting agent. Any material or mixture, consisting of fuel and oxidizer, that is intended for blasting and not otherwise defined as an explosive; if the finished product, as mixed for use or shipment, cannot be detonated by means of a number 8 test blasting cap when unconfined. A number 8 test blasting cap is one containing 2 grams of a mixture of 80 percent mercury fulminate and 20 percent potassium chlorate, or a blasting cap of equivalent strength. An equivalent strength cap comprises 0.40–0.45 grams of PETN base charge pressed in an aluminum shell with bottom thickness not to exceed 0.03 of an inch, to a specific gravity of not less than 1.4 g/cc., and primed with standard weights of primer depending on the manufacturer.

Bulk salutes. Salute components prior to final assembly into aerial shells, and finished salute shells held separately prior to being packed with other types of display fireworks.

Bullet-sensitive explosive materials. Explosive materials that can be exploded by 150-grain M2 ball ammunition having a nominal muzzle velocity of 2700 fps (824 mps) when fired from

a .30 caliber rifle at a distance of 100 ft (30.5 m), measured perpendicular. The test material is at a temperature of 70 to 75 ° F (21 to 24 ° C) and is placed against a ½ " (12.4 mm) steel backing plate.

Bureau. (a) Prior to January 24, 2003. The Bureau of Alcohol, Tobacco and Firearms, Department of the Treasury, Washington, DC.

(b) On and after January 24, 2003. The Bureau of Alcohol, Tobacco, Firearms and Explosives, Department of Justice, Washington, DC.

Business premises. When used with respect to a manufacturer, importer, or dealer, the property on which explosive materials are manufactured, imported, stored or distributed. The premises include the property where the records of a manufacturer, importer, or dealer are kept if different than the premises where explosive materials are manufactured, imported, stored or distributed. When used with respect to a user of explosive materials, the property on which the explosive materials are received or stored. The premises includes the property where the records of the users are kept if different than the premises where explosive materials are received or stored.

Chief, Federal Explosives Licensing Center. The ATF official responsible for the issuance and renewal of licenses and permits under this part.

Committed to a mental institution. A formal commitment of a person to a mental institution by a court, board, commission, or other lawful authority. The term includes a commitment to a mental institution involuntarily. The term includes commitment for mental defectiveness or mental illness. It also includes commitments for other reasons, such as for drug use. The term does not include a person in a mental institution for observation or a voluntary admission to a mental institution.

Common or contract carrier. Any individual or organization engaged in the business of transporting passengers or goods.

Consumer fireworks. Any small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling regulations of the U.S. Consumer Product Safety Commission, as set forth in title 16, Code of Federal Regulations, parts 1500 and 1507. Some small devices designed to produce audible effects are included, such as whistling devices, ground devices containing 50 mg or less of explosive materials, and aerial devices containing 130 mg or less of explosive materials. Consumer fireworks are classified as fireworks UN0336, and UN0337 by the U.S. Department of Transportation at 49 CFR 172.101. This term does not include fused set pieces containing components which together exceed 50 mg of salute powder.

Controlled substance. A drug or other substance, or immediate precursor, as defined in section 102 of the Controlled Substances Act, 21 U.S.C. 802. The term includes, but is not limited to, marijuana, depressants, stimulants, and narcotic drugs. The term

81. Is smokeless powder designed for use in small arms ammunition subject to the explosives storage requirements?

Smokeless propellants designed for use in small arms ammunition are exempt from regulation under 18 U.S.C. Chapter 40 and the regulations in 27 CFR Part 555. However, it should be noted that persons engaged in the business of importing or manufacturing smokeless propellants must have a Federal explosives license. Additionally, smokeless propellant designed for use other than small arms ammunition is not exempt. Therefore, explosives products such as squibs, fireworks, theatrical special effects, or other articles that may be utilizing smokeless propellants are regulated and must be stored accordingly.

82. My office building, in which several company employees work during the day in connection with my explosives business, is located in the general area of my explosives magazine. Do the regulations and the Table of Distances apply to this building as an “inhabited building”?

No. A building such as an office building or repair shop which is part of the premises of an explosives business and is used by the business in connection with the manufacture, transportation, storage, or use of explosive materials is not considered to be an “inhabited building”. [27 CFR 555.11: definition of “inhabited building”, 555.218]

83. Am I required to notify my State or local authorities about my explosives storage magazines?

Yes. All persons who store explosive materials must notify the fire department having jurisdiction over the site where explosive materials are manufactured or stored. Notification must be made orally by the end of the day on which storage begins and in writing within 48 hours from the time storage began. The notification must include the type of explosive materials, magazine capacity, and the location of each storage site. [27 CFR 555.11: Definition of “authority having jurisdiction for fire safety”, 27 CFR 555.201(f)]

84. What is the definition of a “case hardened shackle?”

Case hardening involves putting carbon (or a combination of carbon and nitrogen) into the surface of the steel to make it a high-carbon steel, which can be hardened by heat treatment. Only the outer skin gets hard in this manner. The center is still tough and malleable. This makes for a strong lock with a tough surface.

85. Can detonators be stored with detonating cord?

No. However, products which are manufactured with a detonator attached to the detonating cord as an integral part need not be disassembled and stored separately. [27 CFR 555.213]

86. Are there storage requirements for oxidizers, such as ammonium nitrate?

In general, no. However, when a magazine or bin containing ammonium nitrate is located within the sympathetic detonation distance of other explosives or blasting agents, it must be stored in accordance with the table of distances in 27 CFR 555.220.

87. Are State and local government agencies required to store their explosive materials in conformity with Federal storage regulations?

Yes. There is no exemption in the law or regulations for the storage of explosive materials by any State or political subdivision thereof. [18 U.S.C. 842(j), 845(a)(6); 27 CFR 555.141(a)(3), (a)(5)]

Fireworks

Fireworks are defined in the Federal explosives regulations as any composition or device designed to produce a visible or an audible effect by combustion, deflagration, or detonation. Fireworks are further divided into two broad classifications, consumer fireworks or display fireworks as defined at 27 CFR Part 555.11.

88. Are “consumer fireworks” subject to regulation under the Federal explosives laws?

No. The importation, distribution, and storage of fireworks defined as consumer fireworks are exempted from the provisions of the Federal explosives laws. However, because they contain pyrotechnic compositions classed by ATF as explosive materials, the manufacture of consumer fireworks requires a manufacturer's license. In addition, pyrotechnic compositions used in the manufacture of consumer fireworks must be stored in accordance with regulations in 27 CFR Subpart K. Consumer fireworks are defined as “any small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling regulations of the U.S. Consumer Product Safety Commission, as set forth in Title 16, Code of Federal Regulations, parts 1500 and 1507. Some small devices designed to produce audible effects are included, such as whistling devices, ground devices containing 50 mg or less of explosive materials, and aerial devices containing 130 mg or less of explosive materials. Consumer fireworks are classified as fireworks UN0336 and UN0337 by the U.S. Department of Transportation at 49 CFR 172.101. This term does not include fused set pieces containing components which together exceed 50 mg of salute powder.” [27 CFR 555.11: definition of “consumer fireworks”; definition of “licensed manufacturer”, 555.141(a)(7)]

Exhibit "B"

Christina Bilenki

From: dan kennedy <mouse1254@gmail.com>
Sent: Thursday, October 20, 2016 6:48 AM
To: Christina Bilenki; Chris Cavallo; Michael Carr; Michael Agnoli; Bonnie Miskel; Patty Hart; Calm
Subject: Fwd: Re: 601 Dania Beach

----- Forwarded message -----

From: Itzhak Dickstein <idickstein@gmail.com>
Date: Wed, Oct 19, 2016 at 6:45 PM
Subject: Fwd: Re: 601 Dania Beach
To: Dan Kennedy <mouse1254@gmail.com>

Fyi

----- Forwarded message -----

From: "Charles Walker" <WalkerC@tntfireworks.com>
Date: Oct 19, 2016 6:43 PM
Subject: Re: 601 Dania Beach
To: "David Beattie" <BeattieD@tntfireworks.com>
Cc: "Tommy Glasgow" <GlasgowT@tntfireworks.com>, "Itzhak Dickstein" <idickstein@gmail.com>

David & Itzhak,

We only offer Consumer Fireworks and these are not subject to any ATF regulations as they are in a finished state. We do not conduct ANY manufacturing of any Fireworks or explosives. Additionally, we do not store or deal in Display Fireworks. We only retail and store Consumer Fireworks (UN0336 1.4G) in a finished state ready for retail sale to the general public.

The ATF explosive set back distances and weights of our product are not applicable and irrelevant for any type of building construction near our facility.

I'm headed to PA tonight and will be tied up most of the morning tomorrow but should have some time in the afternoon if we need to set up a call. Just let me know.

<https://www.atf.gov/explosives/qa/are-“consumer-fireworks”-subject-regulation-under-federal-explosives-laws>

Thanks
Charles

Charles Walker
TNT Fireworks
Director of Compliance

Charles Walker

27 September 2016

Christina Bilenki, Esquire
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

**Re: RAC Transportation Mitigation Impact Fee
Dania Beach Residences
Dania Beach, Florida
Langan Project No.: 330016001**

Dear Ms. Bilenki:

Langan Engineering and Environmental Services, Inc. prepared a traffic impact analysis for Dania Beach Residences (project). The project is located at 601 East Dania Beach Boulevard, Dania Beach, Florida and consists of a 2,100 square-foot high-turnover restaurant, 2,700 square feet of commercial space and a 386-unit high-rise apartment building. It will replace an existing 35,348 square-foot shopping center. The project is within the Regional Activity Center (RAC) and is expected to be built out by 2019. The city approved the traffic study for the project but has requested an analysis that calculates the amount of RAC transportation mitigation impact fee for the project based on Resolution No. 2014-049. This letter summarizes the calculation of the fee.

The resolution requires developments within the RAC to pay a transportation mitigation impact fee of \$21.26 per P.M. peak-hour trip. The project is expected to generate 166 net new P.M. peak-hour trips which yields a mitigation impact fee of \$3,529.16. A copy of the trip generation table from the traffic study is attached. If you have any questions regarding the information contained herein, please do not hesitate to contact me at (954) 320-2116.

Sincerely,
Langan Engineering and Environmental Services, Inc.

John P. Kim
John P. Kim, P.E., PTOE
Professional Engineer - License No. 62400
Florida Certificate of Authorization No. 6601



Eric Schwarz, P.E., LEED AP
Principal/Vice President

JPK:jpk
Attachment

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APPENDIX E - TRIP GENERATION ANALYSIS

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	In		Out		Total Trips		Pass-by		Net New Trips	
				In	Out	In	Out	In	Out	Trips	%	In	Out
<u>Existing Uses</u>													
Shopping Center	820	35,348 SF	$T = 0.65 \ln(X) + 5.83$	50%	50%	1,727	1,727	3,454	1,174	34%		1,140	2280
<u>Proposed Uses</u>													
High Turnover Restaurant	932	2,100 SF	$T = 127.2 (X)$	50%	50%	134	133	267	115	43%		76	152
Specialty Retail	826	2,700 SF	$T = 44.32 (X)$	50%	50%	60	60	120	41	34%		39	79
High-Rise Apartment	222	386 DU	$T = 0.83 \ln(X) + 2.5$	50%	50%	854	854	1,708	0	0%		854	1708
Total						1,048	1,047	2,095	156			969	1,939
Net Difference						-679	-680	-1,359				-171	-341

MORNING PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In		Out		Total Trips		Pass-by		Net New Trips	
				In	Out	In	Out	In	Out	Trips	%	In	Out
<u>Existing Uses</u>													
Shopping Center	820	35,348 SF	$T = 0.61 \ln(X) + 2.24$	62%	38%	51	32	83	28	34%		37	55
<u>Proposed Uses</u>													
High Turnover Restaurant	932	2,100 SF	$T = 10.81 (X)$	55%	45%	13	10	23	10	43%		8	13
Specialty Retail	826	2,700 SF	$T = 6.84 (X)$	48%	52%	9	9	18	6	34%		6	12
High-Rise Apartment	222	386 DU	$T = 0.99 \ln(X) - 1.14$	25%	75%	29	87	116	0	0%		29	116
Total						51	106	157	16			43	141
Net Difference						0	74	74				6	86

AFTERNOON PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In		Out		Total Trips		Pass-by		Net New Trips	
				In	Out	In	Out	In	Out	Trips	%	In	Out
<u>Existing Uses</u>													
Shopping Center	820	35,348 SF	$T = 0.67 \ln(X) + 3.31$	48%	52%	143	155	298	101	34%		92	197
<u>Proposed Uses</u>													
High Turnover Restaurant	932	2,100 SF	$T = 9.85 (X)$	60%	40%	13	8	21	9	43%		8	12
Specialty Retail	826	2,700 SF	$T = 2.4 (X) + 21.48$	44%	56%	12	16	28	10	34%		7	18
High-Rise Apartment	222	386 DU	$T = 0.32 (X) + 12.3$	61%	39%	83	53	136	0	0%		83	136
Total						108	77	185	19			98	166
Net Difference						-35	-78	-113				6	-37

25 October 2016

Sean Brown
Broward Sheriff' Office – Dania Beach District
Department of Fire Rescue
103 West Dania Beach Blvd
Dania Beach, Florida 33004

**Re: Fire Flow Statement Verification
Calm Properties – SP-52-16
601 East Dania Beach Blvd, Dania Beach, FL 33004
Langan Project No.: 330019401**

Dear Mr. Brown:

Please allow this letter to serve as the verification that the proposed water main size, fire hydrant spacing and fire hydrant locations are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.

Sincerely,

Langan Engineering and Environmental Services, Inc.


Leonardo Rodriguez, P.E.
Associate
FL. Professional Engineer Lic. No. 54858


Michael Carr, P.E., LEED AP
Senior Project Manager

MPC/LR:mpc/lr

Enclosure(s): Fire Flow Test, Fire Flow Calculations, NFPA Section of Required Fire Flow

cc: John Kim (Langan)

FL Certificate of Authorization No. 6601

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FILE COPY

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: 8/1/16
Application #: SP-52-16
Name of Project/Development: CALM PROPERTIES
Address of Project/Development: 601 DANIA BEACH BOULEVARD, DANIA BEACH, FL
Owner/Agent: CALM PROPERTIES, LLC / LANGAN ENGINEERING (MICHAEL CARR)
Design Professional of Record: LEONARDO RODRIGUEZ
Water Purveyor: CITY OF DANIA BEACH
Water Purveyor Address: 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is IA in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,500 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

[Signature]
Signature - Owner/Agent/Occupant:

8/1/16
Date

[Signature]
Signature - Design Professional of Record

8/1/16
Date

REVIEWED BY
BROWARD SHERIFF'S OFFICE
FIRE MARSHAL'S BUREAU

SEP 22 2016

x [Signature]



FILE COPY

APPROVED

27 June 2016

Sean Brown
Broward Sheriff's Office – Dania Beach District
Department of Fire Rescue
103 West Dania Beach Blvd
Dania Beach, Florida 33004

**Re: Fire Flow Statement Verification
Calm Properties – SP-52-16
601 East Dania Beach Blvd, Dania Beach, FL 33004
Langan Project No.: 330019401**

APPROVED

REVIEWED BY
BROWARD SHERIFF'S OFFICE
FIRE MARSHAL'S BUREAU

SEP 22 2016

Dear Mr. Brown:

Please allow this letter to serve as the verification that the existing water distribution system has adequate capacity to provide the minimum required fire flow according to NFPA Florida Edition Section 18.4.5.2.1. Langan's analysis confirms the existing water distribution system adjacent to the site (12-inch water main in Dania Beach Blvd. and 12-inch water main in Gulf Stream Road) is able to provide approximately 2,088 GPM at a residual pressure of 25 PSI within the adjacent water mains. This calculation is based on a fire flow test data collected by Line Tech on 15 June 2016. The minimum required fire flow for a Type IA building with approximately 690,109 SF of gross floor area is 1,500 GPM. The minimum fire flow includes a 75% reduction allowable by code for a building with an automatic sprinkler system.

Sincerely,

Langan Engineering and Environmental Services, Inc.

Leonardo Rodriguez, P.E.
Associate
FL. Professional Engineer Lic. No. 54858

Michael Carr, P.E., LEED AP
Senior Project Manager

MPC/LR:mpc/lr

Enclosure(s): Fire Flow Test, Fire Flow Calculations, NFPA Section of Required Fire Flow

cc: John Kim (Langan)

FL Certificate of Authorization No. 6601

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FILE COPY



FIRE FLOW:

$$Q = Q_{\text{MEASURED}} \left(\frac{H_{\text{STATIC}} - H_{\text{DESIRED}}}{H_{\text{STATIC}} - H_{\text{RESIDUAL}}} \right)^{0.54}$$

$$Q_{\text{MEASURED}} = 850 \text{ GPM}$$

$$H_{\text{STATIC}} = 62 \text{ PSI}$$

$$H_{\text{RESIDUAL}} = 55 \text{ PSI}$$

$$H_{\text{DESIRED}} = 25 \text{ PSI}$$

$$Q = 850 \text{ GPM} \left(\frac{62 \text{ PSI} - 25 \text{ PSI}}{62 \text{ PSI} - 55 \text{ PSI}} \right)^{0.54}$$

$$Q = 2,088 \text{ GPM @ } 25 \text{ PSI}$$

Q EXCEEDS min FIRE FLOW OF 1,500 GPM ✓
OKAY

DANIA BEACH (CALM DROP)

FIRE FLOW CALC

BY MPC

DATE 9/27/16

CKD. LR

DATE 9/27/16

PROJ. NO. 220016001

SHEET 1 OF 1

LANGAN



Fire Hydrant Inspection Report

241 NW 18th Ave Delray Beach, FL 33444 O 561-274-1032 F 561-279-1044 info@linetecinc.com

LANGAN

Audit Date: 6/15/2016 Hyd #: 1 Line Tec ID: 78 Inspected By: Scott

Address: Street Name: Dania Beach Blvd

Cross Street: Gulfstream Road City: Dania Beach

Location: Hydrant located on The NW corner of this intersection

Manufacturer: Dresser Model: 500 Hyd Year: 1971 Pumper Height: 18"

Hyd Type: Traffic Main Valve Size: 4 1/2" Static/Pressure: 62 GPM: 850

Existing Road Marker: Yes Installed Road Marker: No Installed New Hyd Tag: No

Hyd Needs to be Painted: Yes Painted: No Pumper Nozzle Sizes: 4.5 2.5 2.5

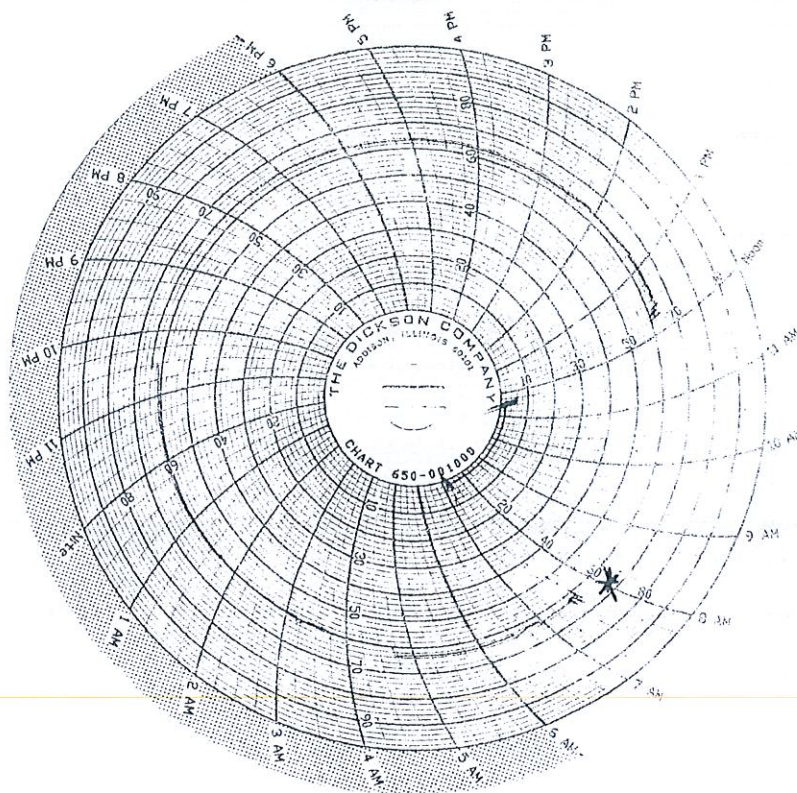
Operating Nut: Pentagon Existing ISO Valve: Yes IOS Valve Direction: Front

Feet Away: 2 Turns To Close: 19 ISO Valve Size: 6"

ISO Valve Remarks: In concrete sidewalk

Hydrant Out Of Service: No Hyd Residual: 55 Pitot Reading: 25

Comments: Fire hydrant appears to have a leak at weep hole or base of hydrant. Hydrant was leaking at the base of the ground during pressure recorder test.



* SEE EMAIL. TEST WAS
SHUT OFF DUE TO LEAK
IN HYDRANT BASE.

6/14/16-
6/15/16

GulfStream Rd
↓
E Dorio Bch Blvd

Long-Tec Inc
Pressure Recorder
561-279-1032

Kelvin Martinez

From: Mark Atkins <mark@linetecinc.com>
Sent: Thursday, June 16, 2016 4:00 PM
To: Kelvin Martinez
Subject: Hydrant Chart Line-Tec, Inc.
Attachments: Scan0111.pdf

Kelvin,

Please find the attached Fire Hydrant Pressure Chart for E Dania Beach Blvd completed June 14 & 15. Note: The City of Dania Beach shut off the fire hydrant at 7:45am because the hydrant starting leaking at the base of the hydrant. The pressure data was consistent throughout the test period.

Best Regards,
Mark Atkins



Line-Tec, Inc.

[Facebook](#) | [LinkedIn](#) | [Twitter](#)

Web: <http://www.linetecinc.com> | **Email:** mark@linetecinc.com

Office: +1 561.279.1032 | **Fax:** +1 561.279.1044

“Well done is better than well said.” - Benjamin Franklin

18.3.4.1 Clear Space Around Hydrants. A 3-ft (914.4 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. Hydrants – Clearances of seven and one half feet (7'6") in front of and to the sides of the fire hydrant, with a four feet (4') clearance to the rear of the hydrant. *Exception: These dimensions may be reduced by approval of the fire official.*

18.3.4.2 Fire Protection Appliances – Clearances of seven and one half feet (7'6") in front of and to the sides of the appliances. *Exception: These dimensions may be reduced by approval of the fire official.*

18.3.5 Private water supply systems shall be tested and maintained in accordance with NFPA 25.

18.3.6 Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

18.3.7 Where water supplies or fire hydrants are out of service for maintenance or repairs, a visible indicator acceptable to the AHJ shall be used to indicate that the hydrant is out of service.

18.4 Fire Flow Requirements for Buildings.

18.4.1* Scope.

18.4.1.1* The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

18.4.1.2 Section 18.4 does not apply to structures other than buildings.

18.4.2 Definitions. See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

18.4.3 Modifications.

18.4.3.1 Decreases. Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

18.4.3.2 Increases. Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

18.4.4 Fire Flow Area.

18.4.4.1 General. The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction. The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.

18.4.5.1.1.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.1.1.2 A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

18.4.5.1.1.3 The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

18.4.5.1.2 Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft² (334.5 m²) shall not be less than that specified in Table 18.4.5.1.2.

18.4.5.1.2.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

18.4.5.2.1 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.2.2 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

Chapter 19 Combustible Waste and Refuse

19.1 General.

19.1.1 Permits. Permits, where required, shall comply with Section 1.12.

19.1.2 Persons owning or having control of any property shall not allow any combustible waste material to accumulate in any area or in any manner that creates a fire hazard to life or property.

19.1.3 Combustible waste or refuse shall be properly stored or disposed of to prevent unsafe conditions.

19.1.4 Fire extinguishing capabilities approved by the AHJ including, but not limited to, fire extinguishers, water supply and hose, and earth-moving equipment shall be provided at waste disposal sites.

19.1.5 Burning debris shall not be dumped at a waste disposal site except at a remote location on the site where fire extinguishment can be accomplished before compacting, covering, or other disposal activity is carried out. (See Section 10.11 for additional guidance.)

19.1.6 Electrical Wiring.

19.1.6.1 Electrical wiring and equipment in any combustible fiber storage room or building shall be installed in accordance with the requirements of Section 11.1 and NFPA 70, *National Electrical Code*, for Class III hazardous locations.

19.1.6.2 The AHJ shall be responsible for designating the areas that require hazardous location electrical classifications and shall classify the areas in accordance with the classification system set forth in NFPA 70.

19.1.7 No Smoking.

19.1.7.1 No smoking or open flame shall be permitted in any area where combustible fibers are handled or stored or within 50 ft (15 m) of any uncovered pile of such fibers.

19.1.7.2 "No Smoking" signs shall be posted.

19.1.8 Vehicles or Conveyances Used to Transport Combustible Waste or Refuse.

19.1.8.1 Vehicles or conveyances used to transport combustible waste or refuse over public thoroughfares shall have all cargo space

3 May 2016

City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

**Re: Site Plan Drainage Statement
Dania Beach Residences
601 Dania Beach Boulevard, Dania Beach, FL
Langan Project No.: 330016001**

To Whom It May Concern:

The proposed 352 unit residential development located at 601 Dania Beach Boulevard will consist of the following stormwater management features to attenuate and treat the runoff generated by the proposed development.

1. Proposed Exfiltration Trench System – water quality treatment and storm attenuation
2. Drainage Wells – stormwater attenuation

The runoff generated by the proposed development will be conveyed by a network of stormwater conveyance pipes and exfiltration trenches to a network of drainage wells. The exfiltration trench will provide water quality treatment prior to the runoff discharging through the drainage wells. Based on the well completion logs for wells constructed nearby, we anticipate each drainage well be capable of discharging approximately 300 gallons per minute per foot of head (GPM/FT-Head). The drainage system will be designed to service the 25 year 3 day storm event.

The agencies having regulation over the proposed stormwater management system will require the following permit approvals.

1. Broward County Surface Water Management Licensing Section – Environmental Resource Permit
2. Florida Department of Transportation – Drainage Connection Permit



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If you have any questions please do not hesitate to contact us at 954-320-2100.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael Carr, P.E., LEED AP
Senior Project Manager



Leonardo Rodriguez, P.E.
Associate

cc: John Kim (Langan)

FL Certificate of Authorization No. 6601
\\langan.com\data\FTL\data\0330016001\Office Data\Correspondence\2016-05-03 Drainage Statment.docx

1 August 2016

City of Dania Beach
Department of Public Services
1201 Striling Road,
Dania Beach, Florida 33004

**Re: Concurrency Estimate
Calm Properties – SP-52-16
601 East Dania Beach Blvd, Dania Beach, FL 33004
Langan Project No.: 330019401**

To Whom It May Concern:

Please allow this letter and the attached table to serve as the level of concurrency estimate for the above mentioned project. The concurrency determination is based on the potable water, sanitary sewer and solid waste demands within the City of Dania Beach Code of Ordinances Article 805 for residential and restaurant uses. Based on the proposed uses and the rates within Article 805 the following estimates are provided below. Please refer to the attached table for more details.

- Potable Water Demand – 103,700 Gallons Per Day
- Sanitary Sewer Demand – 103,700 Gallons Per Day
- Solid Waste Generation – 4,155.4 Pounds Per Day

Sincerely,
Langan Engineering and Environmental Services, Inc.



Leonardo Rodriguez, P.E.
Associate



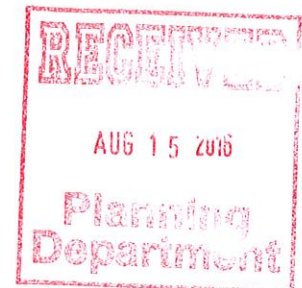
Michael Carr, P.E., LEED AP
Senior Project Manager

MPC/LR:mpc/lr

Enclosure(s): Concurrency Table
cc: John Kim (Langan)

FL Certificate of Authorization No. 6601
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Solid Waste Generation

Use	Rate	Unit	Total
Residential	8.9 lbs/capita/day	386	3,435.4
Restaurant	2 lbs/meal/day	360	720.0
Total			4,155.4 lbs.

*Assumes 1.5 meals per seat and 1 seat per 20 SF of space

Potable Water Demand

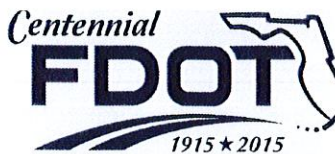
Use	Rate	Unit	Total
Residential (1 and 2 Bedroom)	250 GPD/Unit	386	96,500
Restaurant (less than 24 hours)	30 GPD/Seat*	240	7,200
Total			103,700 GPD

*Assumes 1 seat per 20 SF of space

Sanitary Sewer Demand

Use	Rate	Unit	Total
Residential (1 and 2 Bedroom)	250 GPD/Unit	386	96,500
Restaurant (less than 24 hours)	30 GPD/Seat*	240	7,200
Total			103,700 GPD

*Assumes 1 seat per 20 SF of space



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

JIM BOXOLD
SECRETARY

March 17, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL – MARCH 17, 2017
THIS LETTER IS NOT A PERMIT APPROVAL

*** Revised to update commercial use square footage.

Michael Carr
Langan Engineering & Environmental Services
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016

Dear Mr. Carr:

RE: **March 17, 2016- Pre-application Meeting for Category D Driveway**
Broward County - City of Dania Beach, (Urban) SR A1A Sec. #86030; MP - 6.760
Access Class - 05 Posted Speed - 40 mph SIS - Y Ref project: 437847-1
Request: Driveway 1 and Driveway 2 on SR A1A/E Dania Beach Boulevard.
• Driveway 1: Right-in only driveway located approximately 260 feet west of Gulfstream Road.
• Driveway 2: Right-out only driveway located approximately 110 feet west of Driveway 1.

SITE SPECIFIC INFORMATION

Project Name & Address: **Dania Beach Residences - 601 East Dania Beach Blvd, Dania Beach, FL 33004**
Applicant: Michael Carr - Consultant Property Owner: CALM Properties LLC
Parcel Size: **3.67 Acres** Max. Sq.ft: 352 D.U. & 8,200 S.F. Proposed LU: High Rise Residential & Commercial

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 30 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane is required and must meet FDOT design standards and include space for bicycle lane.
- Driveway 1 and Driveway 2 shall have a maximum width of 16 feet and be radial return.
- All other existing driveways along the frontage of the property shall be closed.

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.



Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

GS/nyh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-03-17\3. 86030 MP 6.760 SR A1A_Dania Beach Residences\86030 MP 6.760 SR A1A_Dania Beach Residences.doc www.dot.state.fl.us

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STORMWATER MANAGEMENT REPORT

for

**Dania Beach Residences
601 E Dania Beach Blvd, Dania Beach, FL**

Prepared For:

**CALM Properties, LLC
400 Alton Rd, Suite 3403
Miami Beach, Florida 33139**

Prepared By:

**Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
110 E. Broward Boulevard, Suite 1500
Fort Lauderdale, Florida 33301**

Anamaris Torres

**Michael Carr, PE
Professional Engineer License No. 72424**

**August 1, 2016
330016001**

LANGAN



TABLE OF CONTENTS

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STORMWATER DESIGN METHODOLOGY	1
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FIGURES

DESIGN STORMS & STORMWATER PARAMETERS

A

PROPOSED CONDITIONS

B

INTRODUCTION

This report has been prepared for CALM Properties, LLC (the Client), and addresses the stormwater drainage design for a proposed mixed use development located at 601 E Dania Beach Boulevard, Dania Beach, Florida. The facility is located within Section 35 of Township 50S and Range 42E in Broward County, Florida.

The proposed development will consists of one mixed use building, internal driveways, one level of underground parking, and the required infrastructure improvements.

The proposed stormwater drainage system is designed to comply with water quantity and quality standards set forth by the Florida Department of Environmental Protection (FDEP) and Broward County.

STORMWATER DESIGN METHODOLOGY

The drainage calculations are prepared based on the rational method. The site drainage system was designed to collect and dispose of the peak runoff rates generated by a 5yr, 10yr, and 25yr 1-hour storm event. The rain fall intensities utilized were calculated from the intensity duration frequency curves from the FDOT Drainage Manual. A minimum time of concentration (Tc) equal to 10 minutes was utilized for each drainage area associated with the watershed.

The runoff coefficient is a land use sensitive coefficient that dictates the relationship between total rainfall intensity and direct storm runoff. Based on the percentage of land use coverage in the drainage areas, a weighted C value was determined for the existing and the proposed conditions. The coefficients utilized in this design include:

- 0.95 Asphalt Paved Areas or Buildings
- 0.35 Grassed and Landscaped Areas.

PRE-DEVELOPMENT CONDITIONS

General Site Description

The subject parcel (approximately 3.6 +/- acres) is currently in use with a one-story commercial building. The site topography and neighboring roadways are predominantly flat with elevations

generally ranging between 3.0 and 5.00 feet (NAVD). The site currently has an existing storm drainage system but there are no records of a permit.

Seasonal High Water Table Elevations

The "Broward County Office of Environmental Services Water Management Division's" Water Table map was utilized to determine the average wet season water table elevation. The map indicates that the average wet season water table is approximately at elevation 2.0' (NGVD) or 0.40 (NAVD). A conversion factor of -1.60 was utilized based on a site-specific datum conversion from "The National Geodetic Survey" conversion tool VERTCON.

Drainage Well Performance

Based on nearby well information a discharge rate of 350 GPM per foot of head is utilized for the post-development condition. We have assumed that a minimum of 1.50' of head is required to overcome the density difference between brackish water and fresh water and therefore, at least this much head is required for the well to discharge. As a result, our calculations are based on elevation 0.4' plus the 1.50' resulting in elevation 1.90' as the top of casing elevation.

PROPOSED STORMWATER DRAINAGE SYSTEM

Proposed Improvements

The total project area is approximately 3.6 acres and includes one mixed use building, one level of underground parking garage, and associated improvements to the hardscapes surrounding the building. The proposed drainage system will consist of a network of drainage wells and conveyance pipes to dispose of the runoff generated during different design storm events. An exfiltration trench system is being proposed for water quality and storage purposes.

A breakdown of the proposed land use coverage is as follows:

Building Area	2.02
Pavement/Impervious	0.46
Pervious	1.12
Total	3.60

Proposed Conditions

The proposed drainage system composed of 9 drainage wells is capable of collecting and disposing the runoff generated by the 5 year, 10 year, and 25 year. Refer to Appendix B for the detail calculations for the proposed condition.

The site is divided into two main drainage basins; one serves the building drainage area and the other serves the site perimeter landscape and driveways. Refer to Sheet C-4.0 for an overview of the proposed drainage basins.

We analyzed the available storage and well discharge capacity for different times of concentration and rainfall intensities, and determined if the wells are capable of discharging the amount of runoff generated by the different intensities. This was determined by verifying that the inflow volume from stormwater runoff was equal or less than the calculated total well discharge volume. The available storage in the exfiltration trench for DA-02 was taken into account for the calculations.

Water Quality

The proposed system for drainage area DA-01 shall detain the stormwater generated by the 5YR-1Hour storm for a minimum of 90 second detention time. The proposed drainage well boxes have been adequately sized to detain the stormwater runoff generated by the building for at least 90 seconds. The proposed water quality for drainage area DA-02 is being provided by exfiltration trench. The proposed exfiltration trench has been designed to provide treatment for the first inch over the entire drainage area or two and a half inches times the impervious area of the runoff generated in the perimeter landscape and driveways, whichever is greater. An assumed exfiltration rate of 1.0×10^{-4} CFS/ft²-ft was utilized for design. Also, a conservative safety factor of two was included in the design of the exfiltration trenches. The design calculations for exfiltration trench system are contained in Appendix B.

Finish Floor Elevation

According to the FEMA FIRM Map panel 12011C0567H, effective August 18, 2014 the site is located within the flood zone AE (EL 6 NAVD). The building finish floor elevation shall be set to a minimum elevation of 7.00' NAVD.

FIGURES

8

7

6

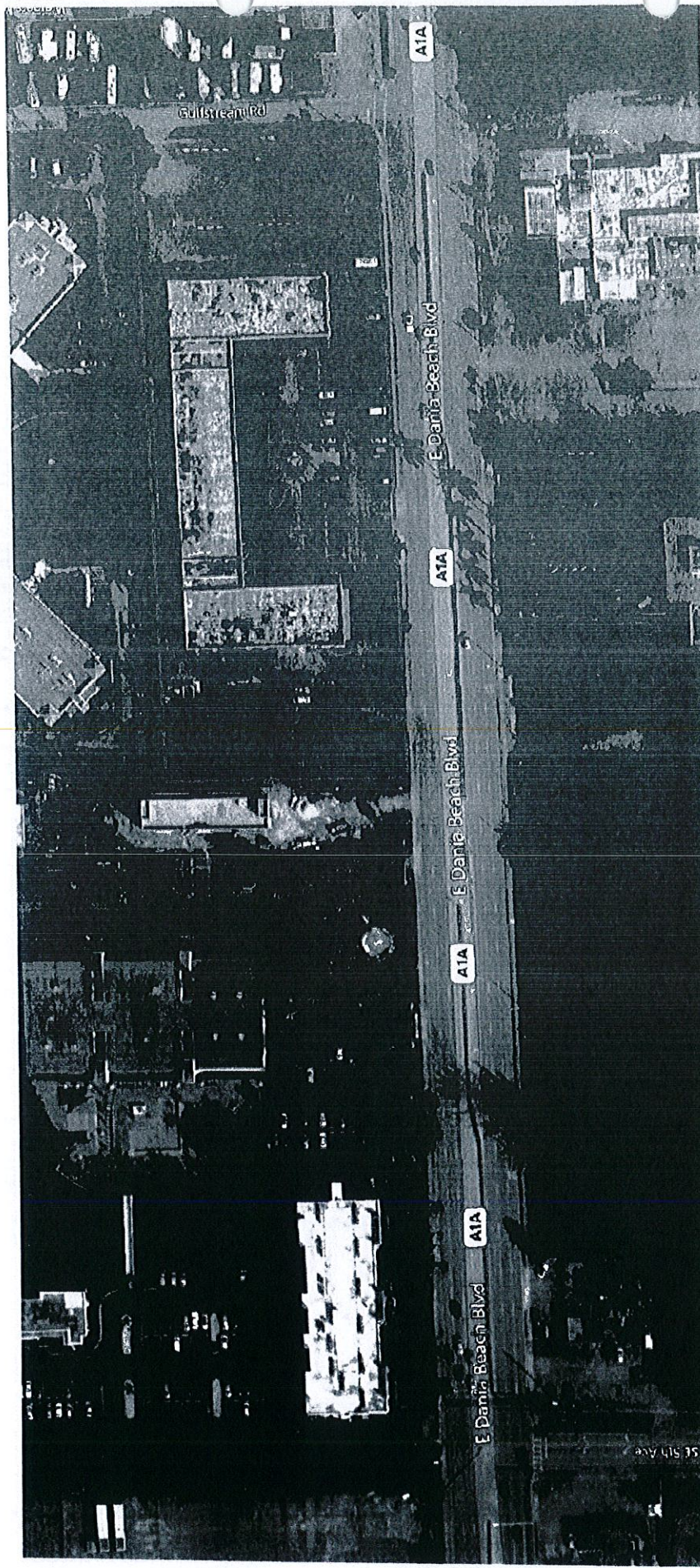
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1



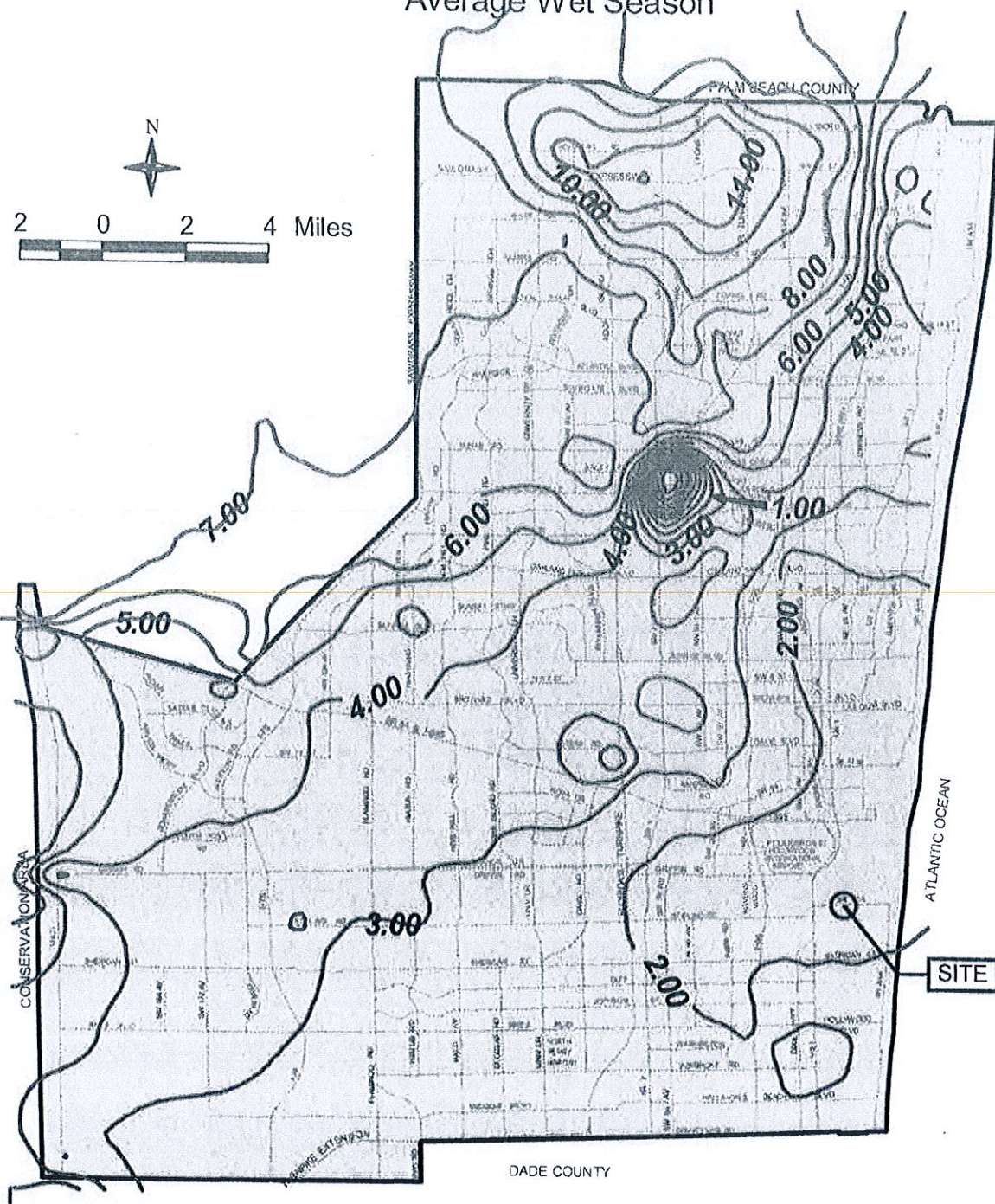
LANGAN 110 East Broward Boulevard, Suite 1300 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, Inc. Langan Environmental Services, Inc. Langan Engineering, Inc. Langan International, Inc. Langan International, Ltd. FL CERTIFICATE OF AUTHORIZATION NO. 00000001	Project DANIA BEACH RESIDENCES 601 DANIA BEACH BOULEVARD DANIA BEACH BROWARD FLORIDA	Drawing Title LOCATION MAP		Drawing No. FIG-01	
		Project No. 330016001		Date 08/02/2016	
		Scale 1"=100'		Drawn By / Checked By ATS / MFC	
		Submission Date 08/03/2016		Sheet of	
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APPENDIX A

Design Storms & Stormwater Parameters

WATER TABLE MAP

Average Wet Season



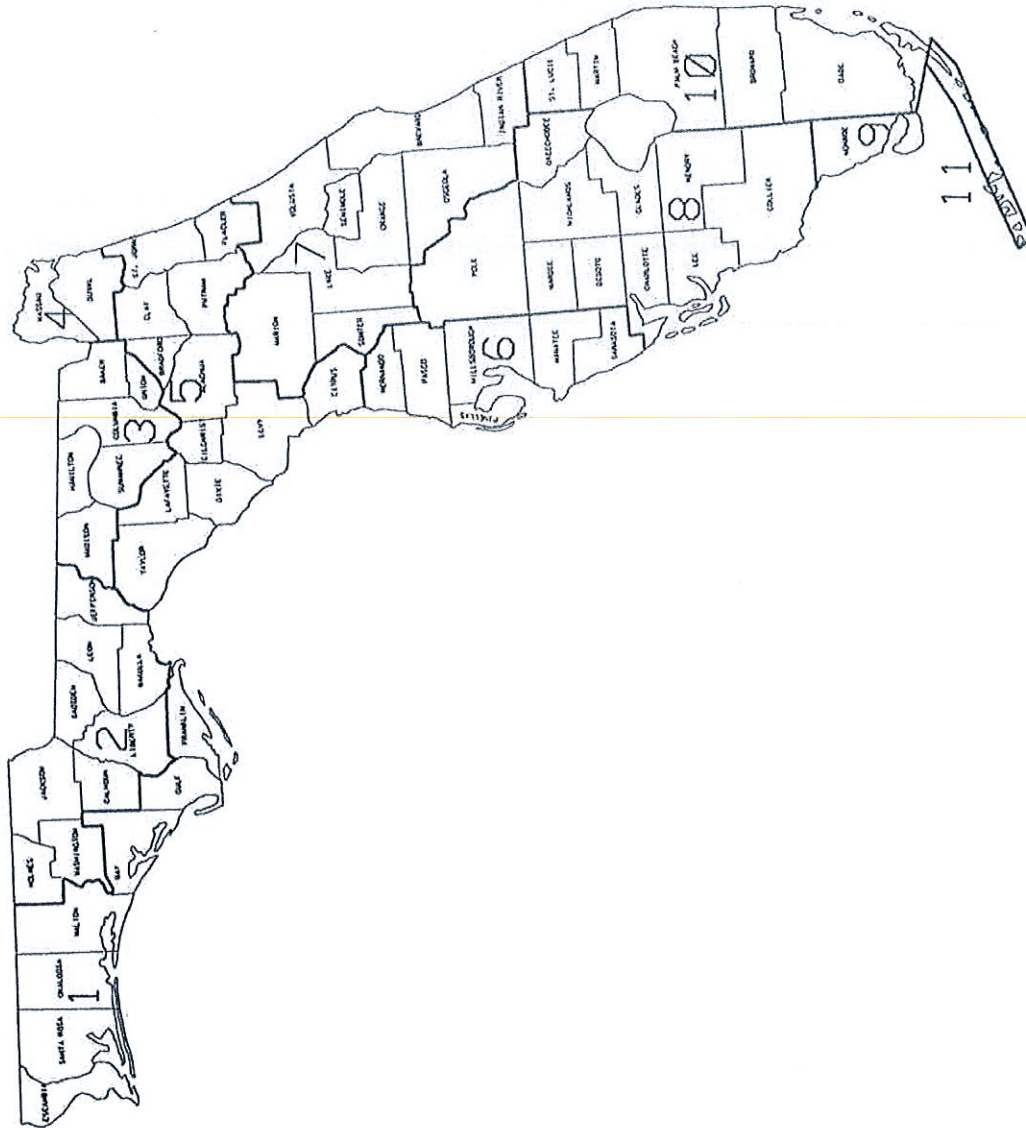
Broward County Office of
Environmental Services
Water Management Division

February 17, 2000

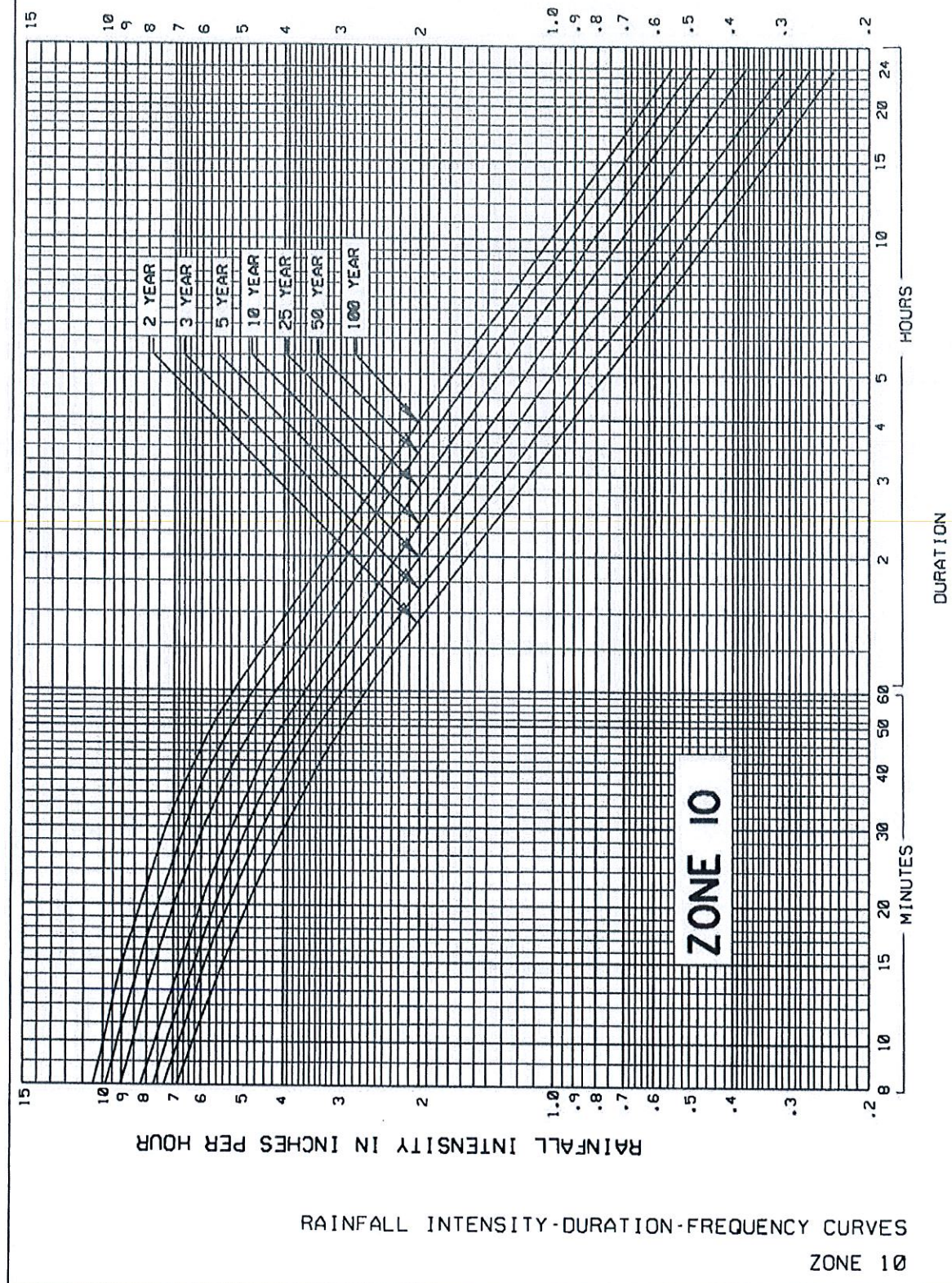
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Drainage Manual IDF Curves

ZONES FOR PRECIPITATION IDF CURVES DEVELOPED BY THE DEPARTMENT



Drainage Manual
IDF Curves



APPENDIX B

PROPOSED CONDITIONS

Well Data for Drainage Area (DA-01)

Total Area	2.30	ac	
Building Area	2.02	ac	C=0.95
Green Area (Pervious)	0.28	ac	C=0.35
Weighted C Value	0.87		
Well Discharge Rate	350	GPM/FT-Head	
Total Discharge Rate	1,610	GPM	
Lowest Rim Elevation	6.50	NAVD	
Water Table Elevation	0.40	NAVD	
Available Head	4.60	FT	
Number of Wells Required	6		

25 Year Inflow Table for Drainage Area-01

t (min.)	Intensity (in./hr)	C x A	Inflow (c.f)
10	8.50	2.00	10,205
30	5.90	2.00	21,251
40	5.20	2.00	24,972
50	4.60	2.00	27,614
60	4.10	2.00	29,535
120	2.50	2.00	36,018
180	1.90	2.00	41,061

25 Year Well Discharge Rate Analysis (DA-01)

t (min.)	Inflow (c.f)	System Storage	Adjusted Inflow (c.f)	Total Well Discharge (c.f)	Overflow (c.f.)	Check if Inflow is equal or less than Well Discharge
10	10,205	0	10,205	12,913	0	OK
30	21,251	0	21,251	38,740	0	OK
40	24,972	0	24,972	51,654	0	OK
50	27,614	0	27,614	64,567	0	OK
60	29,535	0	29,535	77,481	0	OK
120	36,018	0	36,018	154,962	0	OK
180	41,061	0	41,061	232,443	0	OK

Well Data for Drainage Area (DA-02)

Total Area	1.30	ac	
Green Area (Pervious)	0.84	ac	C=0.95
Impervious Area	0.46	ac	C=0.35
Weighted C Value	0.56		
Well Discharge Rate	350	GPM/FT-Head	
Total Discharge Rate	245	GPM	
Lowest Rim Elevation	2.60	NAVD	
Water Table Elevation	0.40	NAVD	
Available Head	0.70	FT	
Number of Wells Required	4		

25 Year Inflow Table for Drainage Area-02

t (min.)	Intensity (in./hr)	C x A	Inflow (c.f)
10	8.50	0.73	3,713
30	5.90	0.73	7,731
40	5.20	0.73	9,085
50	4.60	0.73	10,046
60	4.10	0.73	10,745
120	2.50	0.73	13,104
180	1.90	0.73	14,939

25 Year Well Discharge Rate Analysis (DA-02)

t (min.)	Inflow (c.f)	System Storage	Adjusted Inflow (c.f)	Total Well Discharge (c.f)	Overflow (c.f.)	Check if Inflow is equal or less than Well Discharge
10	3,713	7,623	-3910	1,310	0	OK
30	7,731	7,623	108	3,930	0	OK
40	9,085	7,623	1462	5,240	0	OK
50	10,046	7,623	2423	6,550	0	OK
60	10,745	7,623	3122	7,860	0	OK
120	13,104	7,623	5481	15,721	0	OK
180	14,939	7,623	7316	23,581	0	OK

DRAINAGE WELL DETENTION VOLUME CALCULATIONS
PROJECT NO: 330016001

Drainage Area -

DA-01

Q =

14.3 CFS (From 5 YR 1 HR Storm Event)

Volume =

1287 CF (Q x 90 secs)

Total Number of Wells within Drainage Area =

6 Wells

Required Volume Per Well=

215 CF (Volume/Number of Wells)

Well Dimensions:

L =

12 FT

W =

8 FT

Area =

96 SF (L x W)

Rim Elevation =

6.5 FT (NAVD)

Top Slab Bottom Elevation =

4.75 FT (NAVD)

Lowest Invert Elevation =

2 FT (NAVD)

Top of Well Casing Elevation =

1.9 FT (NAVD)

Min. Bottom of Well Box Elevation =

-0.5 FT (NAVD - Min. 2' below invert: Check
Okay

Minimum Height of Well Box for 90 sec. Detention Time

H =

2.4 FT (Top of Well Casing Elevation - Bottom of Well Box (El.))

Total Detention Volume Below Well Casing =

230.4 CF (Area x H) Okay

DRAINAGE WELL DETENTION VOLUME CALCULATIONS
PROJECT NO: 330016001

Drainage Area -

DA-02

Q =

5.2 CFS (From 5 YR 1 HR Storm Event)

Volume =

468 CF (Q x 90 secs)

Total Number of Wells within Drainage Area =

4 Wells

Required Volume Per Well=

117 CF (Volume/Number of Wells)

Well Dimensions:

L =

12 FT

W =

8 FT

Area =

96 SF (L x W)

Rim Elevation =

2.6 FT (NGVD)

Top Slab Bottom Elevation =

1.1 FT (NGVD)

Lowest Invert Elevation =

-0.9 FT (NGVD)

Top of Well Casing Elevation =

1.9 FT (NGVD)

Check

Min. Bottom of Well Box Elevation =

-2.9 FT (NGVD - Min. 2' below invert: Okay

Minimum Height of Well Box for 90 sec. Detention Time

H =

4.8 FT (Top of Well Casing Elevation - Bottom of Well Box (El.)

Total Detention Volume Below Well Casing =

460.8 CF (Area x H)

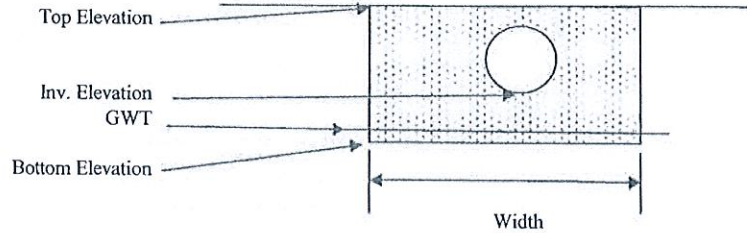
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LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES

Site Calculation for Dania Beach Residences (DA-02)

WATER QUALITY CALCULATIONS

Total Drainage Area =	1.300	acres.	
Impervious Area =	0.840	acres.	(C = 0.95)
Pervious Area =	0.460	acres.	(C = 0.35)
Lowest Grnd. Elev. for Prop. Exfil. Trench =	2.60	ft. NAVD	
Lowest Existing Grate Elevation =	2.60	ft. NAVD	



Proposed Exfiltration Trench:

Top Elevation =	1.60	ft. NAVD
GWT =	0.400	ft. NAVD
Pipe Diameter =	18	inches
Inv. Elevation =	0.40	ft. NAVD
Bottom Elevation =	-3.40	ft. NAVD
Width =	5.00	feet.
Weir Elevation =	n/a	ft. NAVD

Weighted k =	1.00E-04	cfs/sf-ft of head.
Safety Factor =	2	
DESIGN STORM FREQUENCY (YEARS):	5	
MINIMUM TIME OF CONCENTRATION (MINUTES):	10.00	4 4

BASIN DESIGN INFORMATION per DERM

TOTAL DRAINAGE AREA =	0.526	hectares or	1.300	acres.
TOTAL IMPERVIOUS DRAINAGE AREA =	0.340	hectares or	0.840	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.95			
TOTAL PERVIOUS DRAINAGE AREA =	0.186	hectares or	0.460	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.35			
SUB-BASIN DRAINAGE AREA =	0.526	hectares or	1.300	acres.
SUB-BASIN IMPERVIOUS DRAINAGE AREA =	0.340	hectares or	0.840	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.95			
SUB-BASIN PERVIOUS DRAINAGE AREA =	0.186	hectares or	0.460	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.35			
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
DESIGN STORM FREQUENCY =	5	years		
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
SUB-BASIN TIME FOR FIRST INCH OF RUNOFF =	14.38	minutes		
REQUIRED WATER QUALITY TREATMENT TIME =	24.38	minutes		

WATER QUALITY CALCULATIONS

Water Qaulity Based on 1" Over the Entire Drainage Area =	0.11	ac-ft
Water Qaulity Based on 2.5" Over the Impervious Area =	0.18	ac-ft

TREATMENT VOLUME REQUIRED (Greater of the two above):

Vtrmt =	7,623 cu. ft.
Vtrmt =	0.18 ac.-ft.

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

$$L = SF \times (\text{Volume WQ} + \text{Volume Additional}) / [k \times (2 \times H2 \times Du - Du^2 + 2 \times H2 \times Ds) + (1.39 \times 10^{-4}) \times (W \times Du + PS)]$$

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)

k = Weighted Hyd. Conductivity (cfs/sf - ft)

H2 = Depth to the Water Table (ft)

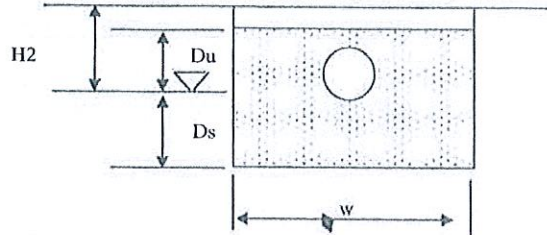
W = Trench width (ft)

Du = Non-Saturated Trench Depth (ft)

Ds = Saturated Trench Depth (ft)

0 SF = Safety Factor

PS = Pipe Storage (ft.^3)



Capacity of Exist. Exfil. Trench =		ha-m or	0.000	ac.-ft.
Treatment Volume =	0.022	ha-m or	0.18	ac.-ft.
Volume =	2.100	ac-in.		
k =	1.00E-04	cfs/sf-ft		
H2 =	2.20	ft.		
W =	5.00	ft.		
Du =	1.20	ft.		
Ds =	3.80	ft.		
SF =	2.00			

L Required = 1052.63 feet

PROVIDED LENGTH = 1059.000 feet

1 August 2016

City of Dania Beach
Department of Public Services
1201 Strling Road,
Dania Beach, Florida 33004

**Re: Water Service Size Estimate
Calm Properties – SP-52-16
601 East Dania Beach Blvd, Dania Beach, FL 33004
Langan Project No.: 330019401**

To Whom It May Concern:

Please allow this letter and attached calculations to serve as the preliminary water meter size estimate based on the methodology within the AWWA M22 manual 3rd Edition. The estimate is based on a 386 unit apartment building with a ground floor 4,800 square foot restaurant/café/market space. Based on the estimate fixture count, primary use of the building (apartments), and estimate irrigation demand the peak flow rate for the proposed development will be approximately 478 GPM. Based on this flow rate and the AWWA meter standards within the M22 manual the preliminary meter selection shall be a 4-inch compound meter served by a 6-inch water service main.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Leonardo Rodriguez, P.E.
Associate



Michael Carr, P.E., LEED AP
Senior Project Manager

MPC/LR:mpc/lr

Enclosure(s): Fixture County Summary, AWWA Water Flow per Fixture, AWWA meter Standards

cc: John Kim (Langan)

FL Certificate of Authorization No. 6601

\\Langan.com\data\FTL\data0\330016001\Office Data\Correspondence\2016-08-01 Water Service Letter.docx

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Project Calm Properties (SP-52-16)
 Project Number 330016001
 Type of Occupancy Apartment/Condo/Retail
 Location 601 East Dania Beach Boulevard

Fixture or Appliance	Fixture Value	Number of Fixtures		Total Value
Toilet (Flush Valve)	24	x	=	0.0
Toilet (Flush Tank)	6	x	383	= 2,298.0
Urinal	10	x	1	= 10.0
Bibbet	2	x	=	0.0
Shower	2.5	x	=	0.0
Faucet (Lavatory)	1.5	x	418	= 627.0
Faucet (Kitchen Sink)	1.8	x	352	= 633.6
Faucet (Utility Sink)	4	x	1	= 4.0
Dishwasher	1.3	x	352	= 457.6
Bathtub	8	x	352	= 2,816.0
Clothes Washer	6	x	352	= 2,112.0
Hose Bib	12	x	2	= 24.0
Drinking Fountain	2	x	3	= 6.0
TOTAL				8,988.2

Water Values Referenced from AWWA M22 Manual 3rd Edition

Water Flow Demand From Fig- 4.2 or 4.3 from AWWA M22 = 125 GPM

Irrigation Demand

305 Sections* x (1.16) ** = 353.8 GPM

* 100 SF area = 1 Section

** Assumes Spray System

Total Fixed Demand = 478.8 GPM

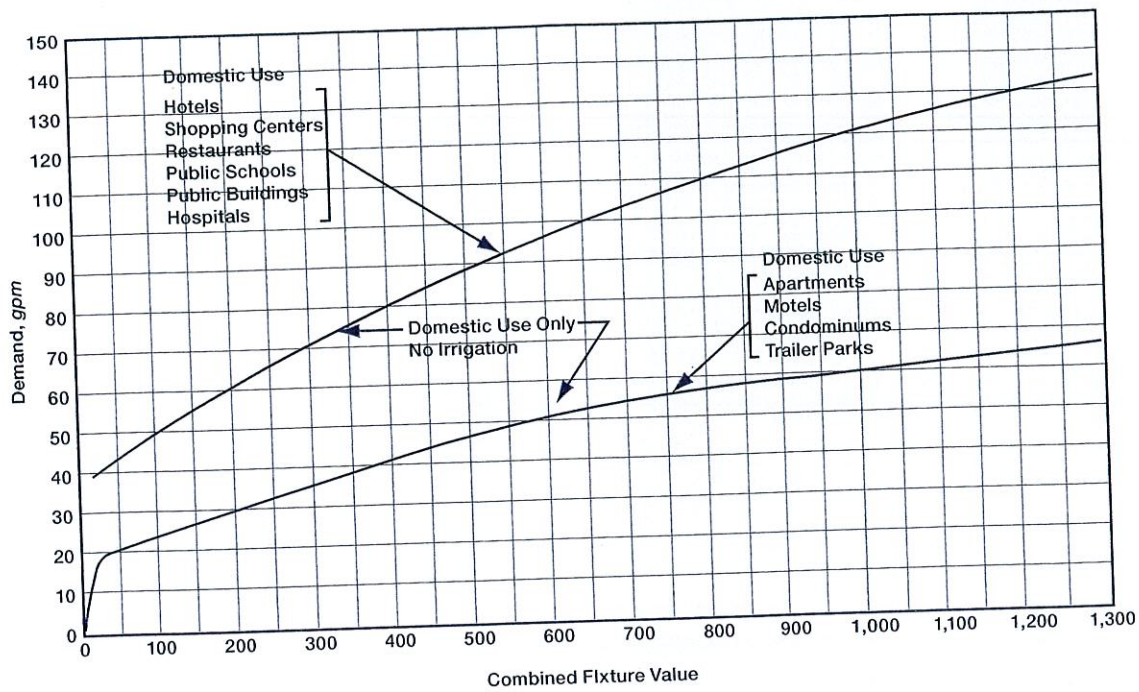


Figure 4-2 Water-flow demand per fixture value—enlarged scale from Figure 4-1

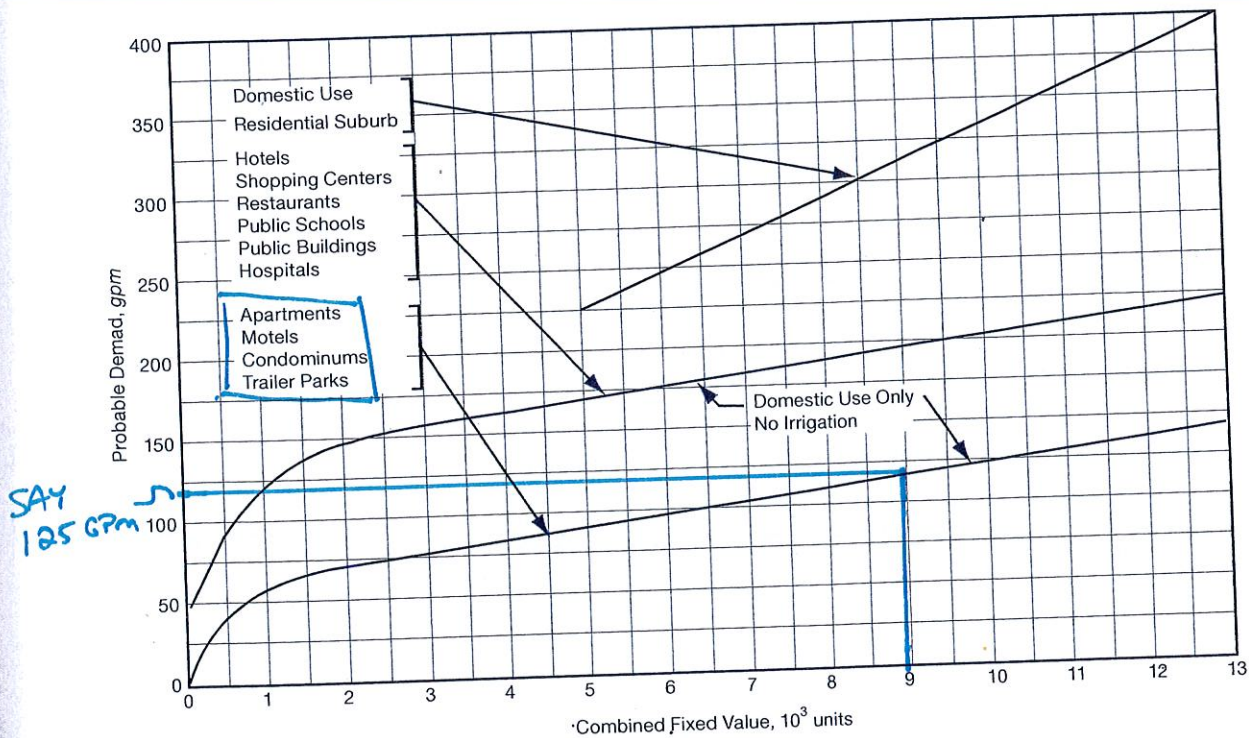


Figure 4-3 Water-flow demand per fixture value

Table 6-1 AWWA meter standards

Meter	Minimum Flow Rate, gpm	Low-Normal Flow Rate, gpm	Change- over Range (Compound Meters)	High- Normal Flow Rate, gpm	Maximum Flow Rate gpm	Head Loss at Maximum Flow, psi
Positive displacement						
½ in.	0.25	1	N/A	7.5	15	15
⅝ in.	0.25	1		10	20	15
¾ in.	0.50	2		15	30	15
1 in.	0.75	3		25	50	15
1½ in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15
Multijet						
⅝ in.	0.25	1	N/A	10	20	15
¾ in.	0.50	2		15	30	15
1 in.	0.75	3		25	50	15
1½ in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15
Turbine class II						
1½ in.	N/A	4	N/A	90	120	7
2 in.		4		160	190	7
3 in.		8		350	435	7
4 in.		15		650	750	7
6 in.		30		1,400	1,600	7
8 in.		50		2,400	2,800	7
10 in.		75		3,500	4,200	7
12 in.		120		4,400	5,300	7
16 in.		200		6,500	7,800	7
20 in.		300		10,000	12,000	7
Compound class II						
2 in.	0.25	1	13	80	160	15
3 in.	0.50	2	15	175	350	15
4 in.	0.75	3	18	300	600	15
6 in.	1.50	5	20	675	1,350	15
8 in.	2.00	16	35	900	1,600	15
Fire service, type II—compound						
3 in.	* see note	2	30	250	350	12
4 in.		4	40	400	700	12
6 in.		5	90	900	1,600	12
8 in.		8	150	1,600	2,800	12
10 in.		8	200	2,200	4,400	12

Source: Data are drawn from AWWA Standards C700, C701, C702, C703, C704, C708, C710, C712, C713, and C714, latest revision.

N/A = not applicable.

* Minimum flow rate is per the applicable AWWA standard for the bypass meter employed.

(Table continued on next page.)

TRAFFIC IMPACT STUDY

For

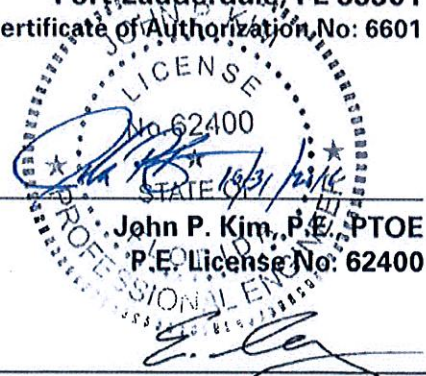
**Dania Beach Residences
City of Dania Beach
Broward County, Florida**

Prepared For:

**CALM Properties, LLC
300 South Pointe Drive, Suite 2103
Miami Beach, FL 33139**

Prepared By:

**Langan Engineering & Environmental Services, Inc.
110 East Broward Boulevard
Fort Lauderdale, FL 33301
FL Certificate of Authorization No: 6601**



**Eric Schwarz, P.E., LEED AP
Principal/Vice President**



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LANGAN

**May 3, 2016
Revised: June 1, 2016
Revised: October 31, 2016
330016001**

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EXECUTIVE SUMMARY

Langan was retained by CALM Properties, LLC to prepare a traffic impact analysis for the Dania Beach Residences development. The development is located at 601 East Dania Beach Boulevard, Dania Beach, Florida and will replace an existing shopping center. The development includes a 4,200 square foot restaurant, 386 apartment dwelling units and 2,700 square foot market and is expected to be built out in 2019. Access to the site will be provided by separate ingress and egress driveways on Dania Beach Boulevard and two driveways on Gulfstream Road.

Langan estimated the number of additional vehicle trips that development will generate using equations from the Institute of Transportation Engineer's (ITE), *Trip Generation*, 9th Edition. Trips from the existing shopping center were subtracted from trips generated by the development to determine the number of net-new trips. The development is estimated to generate 189 less daily trips and 20 less afternoon peak-hour trips than the existing shopping center, but 99 more morning peak-hour trips.

We conducted peak-hour capacity analyses for the existing, no build and build conditions for Dania Beach Boulevard, Gulfstream Road and the intersection of Dania Beach Boulevard and Gulfstream Road. The roadways and intersection are expected to operate within their adopted level of service (LOS D) in 2019 with the impacts of this development. The driveways on Dania Beach Boulevard and Gulfstream Road are expected to operate at LOS B or better.

INTRODUCTION

CALM Properties, LLC retained Langan Engineering and Environmental Services to prepare a traffic impact analysis for the Dania Beach Residences development. The development is at 601 East Dania Beach Boulevard, Dania Beach, Florida and will replace an existing shopping center. All report figures are included in **Appendix A** and an aerial photo of the project's location is shown in **Figure 1**. The analysis was prepared in accordance with the City of Dania Beach's Traffic Impact Analysis Requirements for Site Development Review.

Project Description

The development includes a 4,200 square foot restaurant, 386 apartment dwelling units and 2,700 square foot market. It is expected to be built out by 2019 and is on the northwest corner of State Road A1A (Dania Beach Boulevard) and Gulfstream Road. The site plan included in **Appendix B**, shows project driveway connections to both of these roadways.

Scope of Study

Langan coordinated with the City Engineer to develop a traffic impact analysis methodology. A copy of the methodology letter is included in **Appendix C**. We performed the following tasks to prepare this study in accordance with the methodology:

- Collected morning and afternoon peak hour volume data to at the intersection of Dania Beach Boulevard and Gulfstream Road.
- Calculated 2016 Existing and 2019 No Build traffic volumes for both roadways by applying a FDOT peak season correction factor and a one-half percent compounded growth rate to the traffic data.
- Prepared trip generation estimates for the existing and proposed development based on rates developed by the Institute of Transportation Engineers (ITE)
- Calculated future Build traffic volumes by adding site-generated trips to the 2019 No-Build traffic volumes
- Performed peak-hour roadway capacity analysis for Dania Beach Boulevard.
- Performed peak-hour intersection capacity analyses of the intersection of Dania Beach Boulevard and Gulfstream Road and the project driveways for the build out year using Highway Capacity Manual based software.

This report presents the database collected by this firm and the traffic impact analysis of the Project.

DESCRIPTION OF EXISTING CONDITIONS

Roads

Dania Beach Boulevard

Dania Beach Boulevard, also designated as State Road A1A, is classified as a minor urban arterial roadway. It is a six-lane divided roadway west of Gulfstream Road and a four-lane divided roadway east of Gulfstream Road. Sidewalk, curb and gutter are provided on both sides of the roadway. It has a posted speed limit of 40 MPH.

Gulfstream Road

Gulfstream Road is a two-lane undivided local roadway. It has sidewalk on the west side of the road and has a posted speed limit is 30 MPH.

Traffic Volumes

We collected traffic data at the intersection of Dania Beach Boulevard and Gulfstream Road on Tuesday, November 1, 2016 during the morning (7-9 AM) and afternoon (4-6 PM) peak hours. A peak-season-correction factor was applied to the data to develop 2016 peak season roadway volumes. We applied a three percent compound growth rate to develop 2019 no-build volumes. Although the historical growth rate calculation yielded a low growth rate, we used a three percent growth rate to account for traffic from other approved but un-built developments in the area. The traffic data and adjustment factors are included in **Appendix D**.

Capacity Analysis

Capacity analysis provides an indication of the adequacy of road facilities to serve traffic demand. The evaluation criteria used to analyze the study roadways and intersection are based on the 2010 Highway Capacity Manual (HCM), published by the Transportation Research Board. We conducted morning and afternoon peak-hour capacity analyses for Dania Beach Boulevard and Gulfstream Road using the adopted roadway capacities listed in the City's Transportation Element of the Comprehensive Master Plan. Both roadway segments operate within their adopted Level of Service (LOS) thresholds. We performed capacity analysis for the intersection of Dania Beach Boulevard and Gulfstream Road and determined that it operates at LOS B or better during the morning and afternoon peak hours. **Table 1** summarizes the existing conditions analysis. The intersection capacity analysis reports are in **Appendix E**.

Table 1 - 2016 Existing Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	Number of Lanes	LOS Capacity	Peak Hour	2016 Volume	Meets Capacity
Dania Beach Blvd.	NE 2 Street	Gulfstream Rd.	6	5,080	AM	842	Yes
				5,080	PM	1,142	Yes
	Gulfstream Rd.	N. Ocean Dr.	4	3,390	AM	780	Yes
				3,390	PM	1,040	Yes
Gulfstream Road	Dania Beach Blvd.	Project Driveway	2	960	AM	145	Yes
				960	PM	229	Yes
	Project Driveway	NE 2nd Street	2	960	AM	145	Yes
				960	PM	229	Yes

Safety Analysis

The FDOT provided 2012 through 2014 crash data for the segment of Dania Beach Boulevard abutting the site. Four crashes were reported for the three year period. Of the four crashes, only one resulted in injuries. **Table 2** below summarizes the crash data.

Table 2 - Dania Beach Boulevard Crash Summary

CRASH DATA CATEGORIES		2012	2013	2014	Total	Percent
COLLISION TYPE	REAR-END	1	0	0	1	25.00%
	SIDE-SWIPE	0	1	0	1	25.00%
	ALL OTHER	0	0	2	2	50.00%
	TOTAL	1	1	2	4	100.00%
LIGHT CONDITIONS	DAY	1	1	1	3	75.00%
	NIGHT	0	0	1	1	25.00%
	TOTAL	1	1	2	4	100.00%
SURFACE CONDITIONS	DRY	1	1	2	4	100.00%
	WET	0	0	0	0	0.00%
	TOTAL	1	1	2	4	100.00%
SEVERITY	PDO	0	1	2	3	75.00%
	INJURY	1	0	0	1	25.00%
	FATAL	0	0	0	0	0.00%
	TOTAL	1	1	2	4	100.00%

FUTURE CONDITIONS

This section of the report covers background traffic growth, site-generated trips, trip distribution, and future traffic volumes. The development will be completed by the end of 2019. Accordingly, we projected traffic volumes to include existing traffic and new traffic created by background growth to derive the 2019 No-Build traffic volumes. The site generated trips were added to the 2019 No-Build traffic volumes to derive the 2019 Build traffic volumes.

Background Traffic

2019 traffic volumes were developed by applying a three percent compounded annual growth rate to the 2016 traffic volumes. Dania Beach Boulevard and Gulfstream Road are expected to operate within their adopted level of service threshold for the 2019 conditions without the development. The intersection of Dania Beach Boulevard and Gulfstream Road is expected to operate at LOS B or better during the morning and afternoon peak hours in 2019 without the development. **Table 3** summarizes the No-Build conditions roadway capacity analysis results. The intersection capacity analysis reports are in Appendix E.

Table 3 - 2019 No-Build Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	LOS Capacity	Peak Hour	2019 Volume	Meets Capacity
Dania Beach Blvd.	NE 2 Street	Gulfstream Rd.	5,080	AM	920	Yes
			5,080	PM	1,248	Yes
	Gulfstream Rd.	N. Ocean Dr.	3,390	AM	852	Yes
			3,390	PM	1,137	Yes
Gulfstream Road	Dania Beach Blvd.	Project Driveway	960	AM	159	Yes
			960	PM	250	Yes
	Project Driveway	NE 2nd Street	960	AM	159	Yes
			960	PM	250	Yes

Site-Generated Trips

We prepared daily, morning peak hour and afternoon peak hour vehicle trip estimates for the existing proposed development using the equations from the 9th Edition of ITE, Trip Generation Manual. ITE pass-by trip reductions were applied to the restaurant and shopping center land uses. The development will replace an existing 35,348 square foot shopping center, so trips from the existing development were subtracted from the trips that will be generated by the Project. The trip generation estimates for the existing and proposed land uses are summarized in **Table 4**. This development is expected to generate fewer net new trips than the existing shopping center on a daily and afternoon peak hour basis, but will generate 99 net new morning peak hour trips. The trip generation analysis table and excerpts from the ITE manual are included in **Appendix F**.

Table 4 - Trip Generation Estimates

USE	Daily	Hour			Hour		
		In	Out	Total	In	Out	Total
Existing							
Shopping Center (35,348 Sq. Ft.)	2,280	37	18	55	92	105	197
Proposed							
High Turnover Restaurant (4,200 Sq. Ft.)	304	15	11	26	16	7	23
Specialty Retail (2,700 Sq. Ft.)	79	6	6	12	7	11	18
High-Rise Apartment (386 D.U.s)	1,708	29	87	116	83	53	136
Total	2,091	50	104	154	106	71	177
Net Increase	-189	13	86	99	14	-34	-20

Trip Distribution

We estimated the directional distribution of site-generated trips based on the daily traffic volumes from historical data from the FDOT and the surrounding roadway network. A directional split of 30 percent (east) and 70 percent (west) was used to assign project traffic to Dania Beach Boulevard. Ten percent was assigned to Gulfstream Road north of the project driveways.

Build Traffic Volumes

The 2019 Build traffic volumes were derived by adding the total net-new site-generated trips to the 2019 No-Build traffic volumes. Dania Beach Boulevard and Gulfstream Road are expected to operate within their adopted level of service threshold for the 2019 conditions with the development. **Table 5** summarizes the results of the Build conditions analysis. The intersection of Dania Beach Boulevard and Gulfstream Road is expected to operate at LOS B or better during the morning and afternoon peak hours in 2019 with the development. The intersection analysis results are summarized in **Table 6**. The intersection capacity analysis reports are in Appendix E.

Table 5 - 2019 Build Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	LOS Capacity	Peak Hour	2019 Volume	Project Assignment	Project Trips	2019 Total Traffic	Meets Capacity
Dania Beach Blvd.	NE 2 Street	Gulfstream Rd.	5,080	AM	920	60%	92	1,012	Yes
			5,080	PM	1,248	60%	106	1,354	Yes
	Gulfstream Rd.	N. Ocean Dr.	3,390	AM	852	30%	46	898	Yes
			3,390	PM	1,137	30%	53	1,190	Yes
Gulfstream Road	Dania Beach Blvd.	Project Driveway	960	AM	159	60%	92	251	Yes
			960	PM	250	60%	106	356	Yes
	Project Driveway	NE 2nd Street	960	AM	159	10%	15	174	Yes
			960	PM	250	10%	18	268	Yes

Table 6 - Intersection Capacity Analysis Summary

Location	Time	Scenario	Minor Approach Level of Service	
			Northbound	Southbound
Dania Beach Boulevard at Gulfstream Road	Morning	2016 Existing	B	B
		2019 No-Build	B	B
		2019 Build	B	B
Dania Beach Boulevard at Gulfstream Road	Afternoon	2016 Existing	A	B
		2019 No-Build	A	B
		2019 Build	A	B

Driveway Analysis

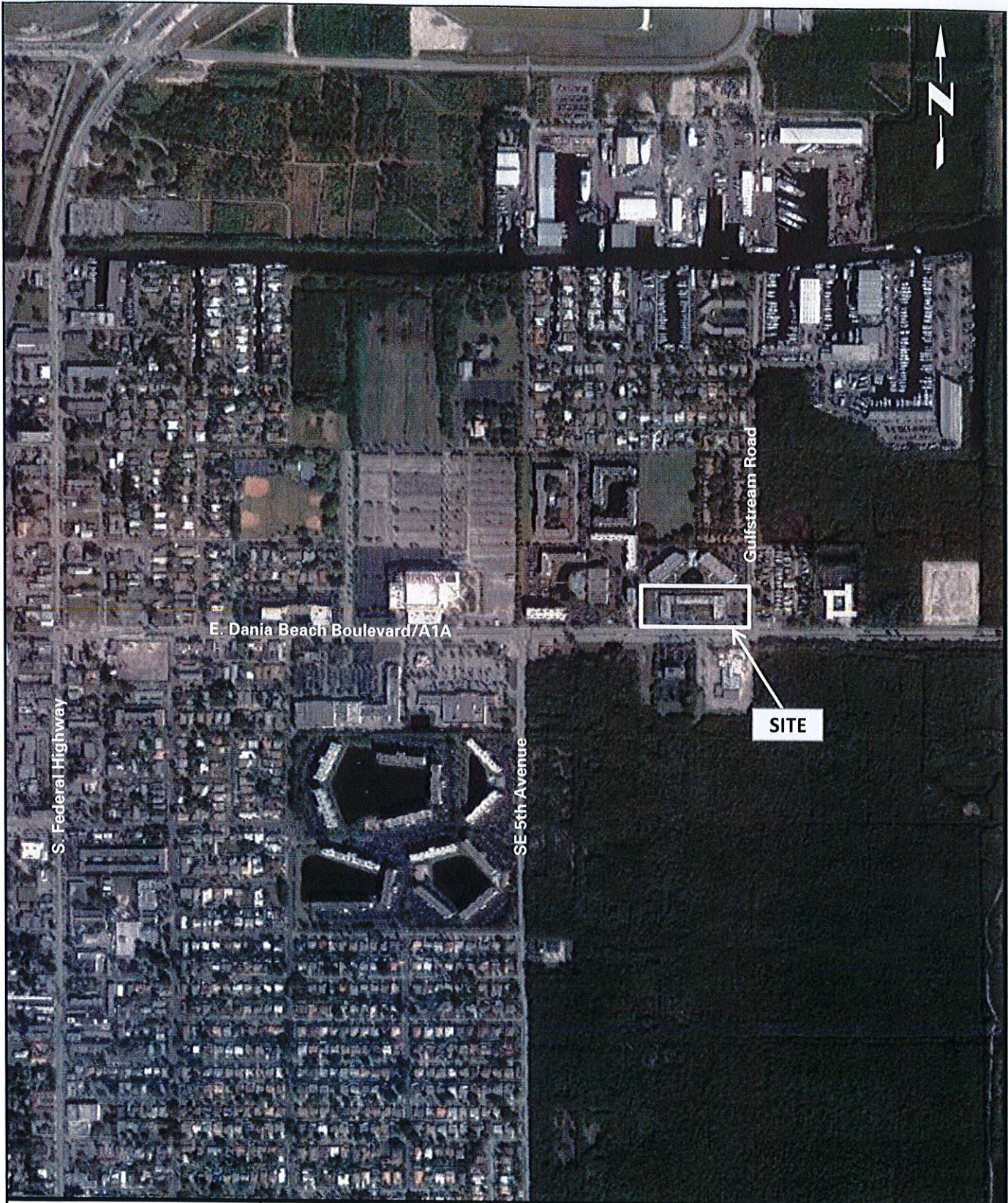
Separate ingress and egress driveways will provide access to the site from Dania Beach Boulevard. Two two-way driveways will provide access to the site from Gulfstream Road. **Figure 2** shows the daily and peak hour traffic volumes at each of the driveway. The exit driveway on Dania Beach Boulevard was analyzed with Highway Capacity Software for 2019 Build conditions. It is expected to operate at LOS B or better during the peak hours. The driveways on Gulfstream Road are expected to operate at LOS A. The intersection capacity analysis reports are in Appendix E.

CONCLUSIONS

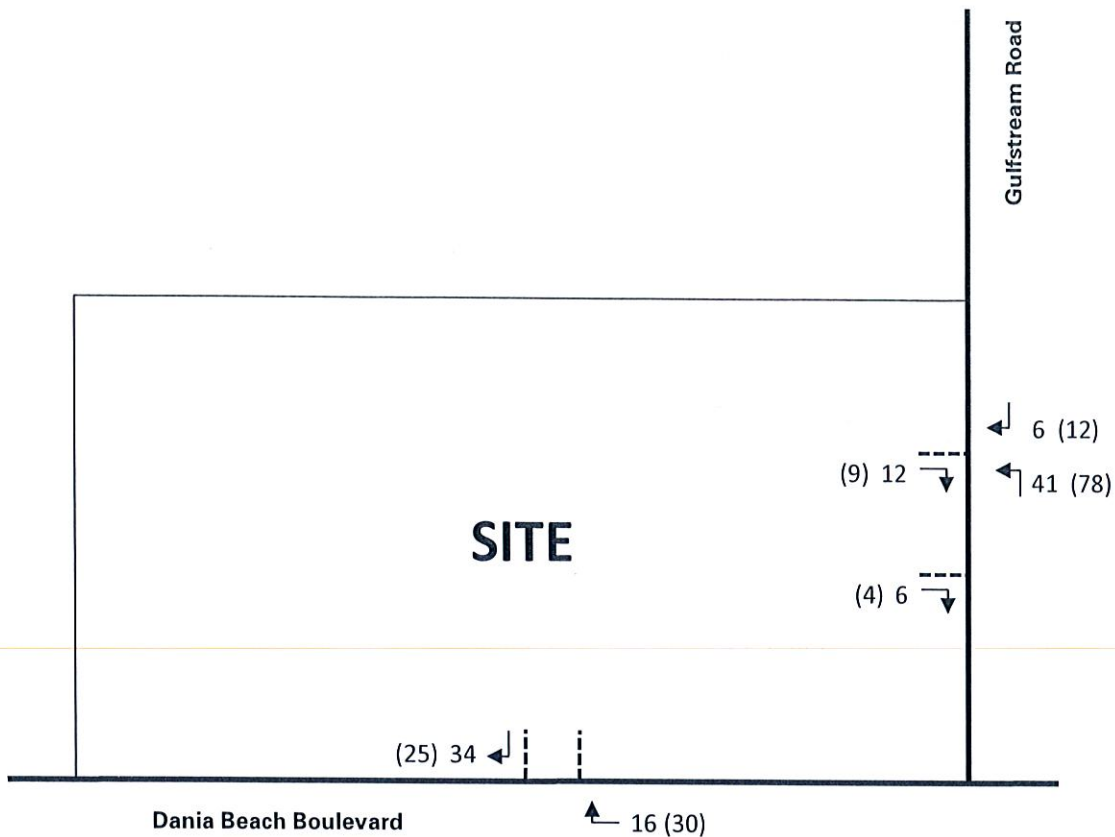
Langan prepared a traffic impact analysis for the Dania Beach Residences development. It is expected to be built out in 2019. Peak-hour roadway capacity analysis was performed for Dania Beach Boulevard and Gulfstream Road and the intersection of these roads. The analysis shows that the roadways and intersections are expected to operate at an acceptable LOS for the 2019 with the impacts of this development. The project's driveways are also expected to operate at acceptable LOS for the 2019 build conditions.

APPENDIX A

FIGURES



LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79 th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project DANIA BEACH RESIDENCES CITY OF DANIA BEACH BROWARD COUNTY FLORIDA	Figure Title	Project No.	FIGURE 1
		LOCATION AERIAL PHOTOGRAPH	Date	
			Scale	
			NTS	



LEGEND

- Driveway
- 29 AM Peak Hour
- (61) PM Peak Hour

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
P: 786.264.7221 F: 786.264.7201 www.langan.com

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project

DANIA BEACH RESIDENCES

CITY OF DANIA BEACH

BROWARD COUNTY

FLORIDA

Figure Title

**DRIVEWAY
VOLUMES**

Project No.

330016001

Date

10/31/2016

Scale

NTS

FIGURE 2

APPENDIX B

SITE PLAN



SCALE: 1"=30'-0"

GROUND FLOOR PLAN CONCEPT

141 PARKING SPACES TOTAL

- 70 SPACES PUBLIC PARKING
(INCLUDES 2 HANDICAP SPACES)
35 SPACES RESTAURANT PARKING
(INCLUDES 1 HANDICAP SPACES)
9 SPACES G. MARKET PARKING
(INCLUDES 1 HANDICAP SPACE)
27 SPACES RESIDENTIAL PARKING
2 LOADING SPACES

LEVEL 1 AREAS	
PARKING GARAGE AREA (S-2)	64,209 SQ. FT.
ANCILLARY AREAS	
	18,016 SQ. FT.
GROSS COMMERCIAL AREA (A)	7,206 SQ. FT.
TOTAL GROSS FLOOR AREA	89,431 SQ. FT.

APPENDIX C

METHODOLOGY LETTER

7 March 2016

Ronnie Navarro, PE
Deputy Public Works Director/City Engineer
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**Re: Traffic Analysis Methodology
Dania Beach Residences
Dania Beach, FL
Langan Project No.: 330016001**

Dear Mr. Navarro:

Langan Engineering and Environmental Services (Langan) will be preparing the traffic impact analysis for the Dania Beach Residences located at 601 E. Dania Beach Boulevard, Dania Beach, Florida. The project consists of 352 residential high-rise apartments and 3,600 square feet of restaurant and will replace an existing retail building. **Attachment 1** is an aerial photograph that shows the project's location. This letter summarizes the proposed methodology for the traffic analysis.

Trip Generation

Formulas from the Institute of Transportation Engineer's (ITE), *Trip Generation*, 9th Edition, will be used to estimate the number of vehicle trips generated by the project and the existing development. ITE pass-by trip reduction percentages will be applied. Net new trips will be calculated by subtracting the trips for the existing retail from the trips for the project. Daily, morning and afternoon peak hour trips for the project will be summarized in a table. **Attachment 2** is a preliminary trip generation table. The project is expected to generate less trips than the existing development in the morning peak hour and 73 net new peak hour trips in the afternoon.

Trip Distribution

Project trip distribution will be based on the project's location relative to the major roadway network and anticipated site traffic arrival and departure patterns.

Data Collection

Turning movement counts will be collected during peak hour conditions (7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.) at the intersection of Dania Beach Boulevard and Gulfstream Road. The traffic data will be adjusted to reflect peak season conditions by applying an FDOT peak season conversion factor. We will request signal timing data from the Broward County Traffic Engineering Division.

Driveway Analysis

The project's driveways will be analyzed for the build out year conditions (2018) using the Highway Capacity Manual methodologies. The adopted level of service (LOS) thresholds will be based on City of Dania Beach and Broward County adopted standards. Future background traffic volumes will be determined by applying a compound growth rate to existing volumes and adding committed development traffic. We will ask city staff to provide traffic data for any approved but un-built project that will impact Dania Beach Boulevard in the vicinity of this project. FDOT historical traffic data indicates a negative growth rate on Dania Beach Boulevard. Therefore, a 0.50 percent compound growth rate will be used.

Site Circulation and Parking

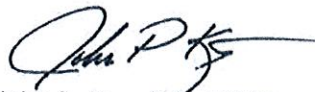
A copy of the site plan depicting the site circulation and access points will be included in the submission. Parking calculations will be summarized in a table and the number of proposed parking spaces will be compared to the required number of spaces.

Site Access and Safety

Safe sight distance triangles will be shown on the site plan. Langan will request crash data from the FDOT for the section of Dania Beach Boulevard that fronts the project. Langan will prepare a summary table of the crash data.

Please let me know if you concur with this proposed methodology or require modifications. If you have any questions regarding the information contained herein, please do not hesitate to contact me at (954) 320-2116.

Sincerely,
Langan Engineering and Environmental Services, Inc.



John P. Kim, P.E., PTOE
Senior Project Manager

JPK:jpk

Attachments (2)

- Attachment 1 – Location Aerial Photograph
- Attachment 2 – Trip Generation Table

FL Certificate of Authorization No. 6601

APPENDIX D

TRAFFIC DATA/PEAK SEASON FACTOR/ GROWTH RATE CALCULATION

DANIA BEACH BOULEVARD & GULFSTREAM ROAD
 DANIA BEACH, FLORIDA
 COUNTED BY: JOHN FLOOD
 NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
 DELRAY BEACH, FLORIDA
 PHONE (561)272-3255

Site Code : 00160237
 Start Date: 11/01/16
 File I.D. : DANIGULF
 Page : 1

ALL VEHICLES

GULFSTREAM ROAD From North					E DANIA BEACH BLVD From East				DRIVEWAY From South				E DANIA BEACH BLVD From West							
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 11/01/16 -----																				
07:00	0	2	1	8	0	0	63	1	0	0	0	0	1	9	42	0				127
07:15	0	1	0	11	0	0	93	2	0	0	0	0	1	9	42	0				159
07:30	0	1	0	12	0	0	97	3	0	0	0	0	1	16	62	0				192
07:45	0	8	0	12	0	0	110	6	0	0	0	0	1	20	61	0				218
Hr Total	0	12	1	43	0	0	363	12	0	0	0	0	4	54	207	0				696
08:00	0	4	0	9	1	0	88	5	0	0	0	0	2	12	57	0				178
08:15	0	10	0	14	0	0	113	5	0	0	0	0	1	14	85	0				242
08:30	0	3	0	11	0	0	92	3	0	0	0	0	1	14	76	0				200
08:45	0	7	0	7	0	0	98	4	0	1	0	0	1	14	106	1				239
Hr Total	0	24	0	41	1	0	391	17	0	1	0	0	5	54	324	1				859
----- * BREAK * -----																				
16:00	0	4	0	17	0	0	109	2	0	0	0	0	2	15	65	0				214
16:15	0	9	0	15	0	0	132	2	0	0	0	0	1	16	78	0				253
16:30	0	9	0	23	0	0	125	4	0	0	0	0	7	11	94	0				273
16:45	0	7	0	20	0	0	141	4	0	0	0	0	3	12	80	0				267
Hr Total	0	29	0	75	0	0	507	12	0	0	0	0	13	54	317	0				1007
17:00	0	14	0	22	0	0	124	5	0	0	0	0	9	13	90	0				277
17:15	0	10	0	25	0	0	150	3	0	0	0	0	7	12	105	0				312
17:30	0	9	0	19	1	0	133	5	0	0	0	0	4	16	104	0				291
17:45	0	13	0	16	0	0	133	2	0	0	0	0	7	11	109	0				291
Hr Total	0	46	0	82	1	0	540	15	0	0	0	0	27	52	408	0				1171

TOTAL	0	111	1	241	2	0	1801	56	0	1	0	0	49	214	1256	1				3733

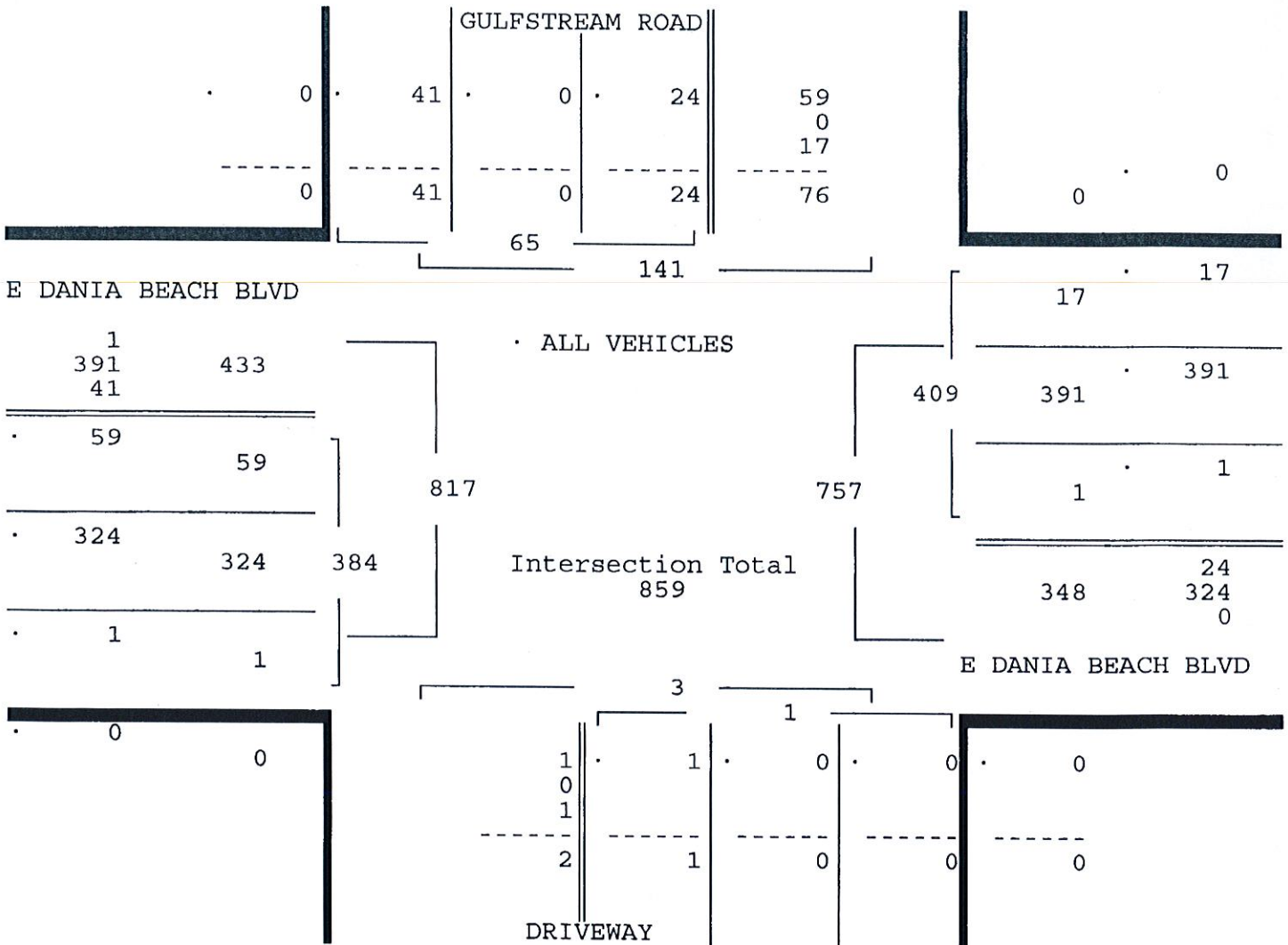
DANIA BEACH BOULEVARD & GULFSTREAM ROAD
 DANIA BEACH, FLORIDA
 COUNTED BY: JOHN FLOOD
 NOT SIGNALIZED

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 Page : 2

ALL VEHICLES

GULFSTREAM ROAD					E DANIA BEACH BLVD				DRIVEWAY				E DANIA BEACH BLVD				
From North					From East				From South				From West				
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 11/01/16																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 11/01/16																	
Peak start 08:00					08:00				08:00				08:00				
Volume	0	24	0	41	1	0	391	17	0	1	0	0	5	54	324	1	
Percent	0%	37%	0%	63%	0%	0%	96%	4%	0%	100%	0%	0%	1%	14%	84%	0%	
Pk total	65				409				1				384				
Highest	08:15				08:15				08:45				08:45				
Volume	0	10	0	14	0	0	113	5	0	1	0	0	1	14	106	1	
Hi total	24				118				1				122				
PHF	.68				.87				.25				.79				



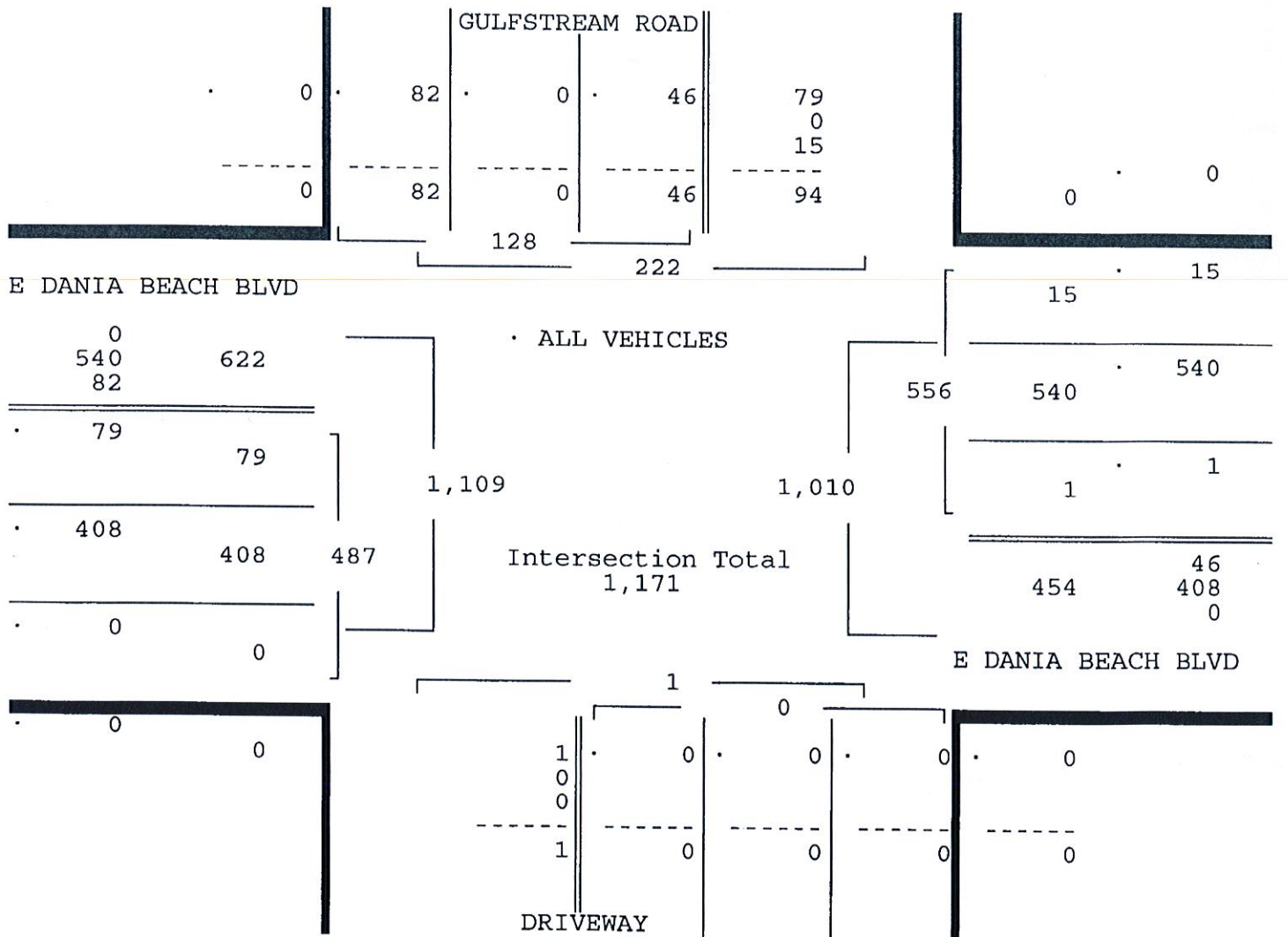
DANIA BEACH BOULEVARD & GULFSTREAM ROAD
 DANIA BEACH, FLORIDA
 COUNTED BY: JOHN FLOOD
 NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
 85 SE 4TH AVENUE, UNIT 109
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Site Code : 00160237
 Start Date: 11/01/16
 File I.D. : DANIGULF
 Page : 3

ALL VEHICLES

GULFSTREAM ROAD					E DANIA BEACH BLVD				DRIVEWAY				E DANIA BEACH BLVD				
From North					From East				From South				From West				
UTurn Left Thru Right					UTurn Left Thru Right				UTurn Left Thru Right				UTurn Left Thru Right				Total
Date 11/01/16																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 11/01/16																	
Peak start 17:00					17:00				17:00				17:00				
Volume	0	46	0	82	1	0	540	15	0	0	0	0	27	52	408	0	
Percent	0%	36%	0%	64%	0%	0%	97%	3%	0%	0%	0%	0%	6%	11%	84%	0%	
Pk total	128				556				0				487				
Highest	17:00				17:15				07:00				17:45				
Volume	0	14	0	22	0	0	150	3	0	0	0	0	7	11	109	0	
Hi total	36				153				0				127				
PHF	.89				.91				.0				.96				



2015 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 8600 EAST-A1A TO US1

WEEK	DATES	SF	MOCF: 0.91 PSCF
1	01/01/2015 - 01/03/2015	0.96	1.05
2	01/04/2015 - 01/10/2015	0.95	1.04
* 3	01/11/2015 - 01/17/2015	0.94	1.03
* 4	01/18/2015 - 01/24/2015	0.94	1.03
* 5	01/25/2015 - 01/31/2015	0.93	1.02
* 6	02/01/2015 - 02/07/2015	0.93	1.02
* 7	02/08/2015 - 02/14/2015	0.92	1.01
* 8	02/15/2015 - 02/21/2015	0.91	1.00
* 9	02/22/2015 - 02/28/2015	0.89	0.98
*10	03/01/2015 - 03/07/2015	0.88	0.97
*11	03/08/2015 - 03/14/2015	0.87	0.96
*12	03/15/2015 - 03/21/2015	0.89	0.98
*13	03/22/2015 - 03/28/2015	0.90	0.99
*14	03/29/2015 - 04/04/2015	0.92	1.01
*15	04/05/2015 - 04/11/2015	0.94	1.03
16	04/12/2015 - 04/18/2015	0.95	1.04
17	04/19/2015 - 04/25/2015	0.97	1.07
18	04/26/2015 - 05/02/2015	0.98	1.08
19	05/03/2015 - 05/09/2015	1.00	1.10
20	05/10/2015 - 05/16/2015	1.01	1.11
21	05/17/2015 - 05/23/2015	1.03	1.13
22	05/24/2015 - 05/30/2015	1.05	1.15
23	05/31/2015 - 06/06/2015	1.07	1.18
24	06/07/2015 - 06/13/2015	1.09	1.20
25	06/14/2015 - 06/20/2015	1.08	1.19
26	06/21/2015 - 06/27/2015	1.08	1.19
27	06/28/2015 - 07/04/2015	1.07	1.18
28	07/05/2015 - 07/11/2015	1.06	1.16
29	07/12/2015 - 07/18/2015	1.07	1.18
30	07/19/2015 - 07/25/2015	1.07	1.18
31	07/26/2015 - 08/01/2015	1.08	1.19
32	08/02/2015 - 08/08/2015	1.09	1.20
33	08/09/2015 - 08/15/2015	1.09	1.20
34	08/16/2015 - 08/22/2015	1.10	1.21
35	08/23/2015 - 08/29/2015	1.12	1.23
36	08/30/2015 - 09/05/2015	1.13	1.24
37	09/06/2015 - 09/12/2015	1.14	1.25
38	09/13/2015 - 09/19/2015	1.12	1.23
39	09/20/2015 - 09/26/2015	1.11	1.22
40	09/27/2015 - 10/03/2015	1.09	1.20
41	10/04/2015 - 10/10/2015	1.08	1.19
42	10/11/2015 - 10/17/2015	1.07	1.18
43	10/18/2015 - 10/24/2015	1.06	1.16
44	10/25/2015 - 10/31/2015	1.04	1.14
45	11/01/2015 - 11/07/2015	1.03	1.13
46	11/08/2015 - 11/14/2015	1.02	1.12
47	11/15/2015 - 11/21/2015	1.01	1.11
48	11/22/2015 - 11/28/2015	0.99	1.09
49	11/29/2015 - 12/05/2015	0.98	1.08
50	12/06/2015 - 12/12/2015	0.96	1.05
51	12/13/2015 - 12/19/2015	0.96	1.05
52	12/20/2015 - 12/26/2015	0.95	1.04
53	12/27/2015 - 12/31/2015	0.94	1.03

* PEAK SEASON

03-MAR-2016 11:19:08

830UPD

4_8600_PKSEASON.TXT

860080-20150129

County: 86
 Station: 0080
 Description: SR ALA / DANIA BCH BLVD - E OF SR 5/US 1
 Start Date: 01/29/2015
 Start Time: 0000

Time	Direction: E				Total	Direction: W				Total	Combined Total	
	1st	2nd	3rd	4th		1st	2nd	3rd	4th			
0000	25	21	24	11	81	32	20	7	12	71	152	
0100	10	12	10	8	40	15	3	11	7	36	76	
0200	7	8	5	7	27	9	13	9	5	36	63	
0300	6	6	8	6	26	10	7	5	5	27	53	
0400	6	5	10	22	43	8	11	8	23	50	93	
0500	8	16	26	29	79	15	25	22	25	87	166	
0600	51	64	93	109	317	40	63	75	82	260	577	
0700	93	84	119	129	425	123	179	168	155	625	1050	
0800	146	139	153	148	586	166	163	174	163	666	1252	
0900	157	149	146	162	614	184	166	143	186	679	1293	
1000	128	117	153	130	528	161	171	150	163	645	1173	
1100	144	162	128	161	595	167	180	179	187	713	1308	
1200	142	163	190	132	627	172	159	182	187	700	1327	
1300	173	143	154	135	605	178	153	178	175	684	1289	
1400	164	167	168	172	671	187	172	213	214	786	1457	
1500	152	163	161	178	654	215	216	175	239	845	1499	
1600	171	130	156	168	625	225	215	225	252	917	1542	
1700	149	191	165	155	660	270	207	229	193	899	1559	
1800	161	169	166	159	655	213	174	173	169	729	1384	
1900	123	107	123	106	459	144	110	94	87	435	894	
2000	104	95	84	85	368	97	85	96	71	349	717	
2100	71	93	75	81	320	66	68	53	65	252	572	
2200	57	67	56	59	239	49	59	57	39	204	443	
2300	54	26	32	35	147	56	32	21	24	133	280	
24-Hour Totals:					9391						10828	20219

A.M. P.M. Daily	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
	830	607	830	687	830	1294
	1515	673	1615	962	1645	1631
	1515	673	1615	962	1645	1631

860136-20150121

County: 86
 Station: 0136
 Description: SR ALA / DANIA BCH BLVD - W OF ICWW BRIDGE C-41
 Start Date: 01/21/2015
 Start Time: 0000

Time	Direction: E				Total	Direction: W				Total	Combined Total
	1st	2nd	3rd	4th		1st	2nd	3rd	4th		
0000	13	8	3	14	38	22	7	11	10	50	88
0100	3	10	6	4	23	5	8	7	5	25	48
0200	8	2	3	2	15	2	6	4	5	17	32
0300	7	0	1	4	12	4	2	1	4	11	23
0400	2	1	4	5	12	2	7	10	10	29	41
0500	2	4	12	19	37	8	8	13	12	41	78
0600	26	33	52	53	164	16	30	37	34	117	281
0700	48	69	65	58	240	50	65	79	77	271	511
0800	63	65	59	70	257	88	91	90	78	347	604
0900	81	73	67	75	296	56	55	64	50	225	521
1000	83	62	66	65	276	102	118	55	77	352	628
1100	70	61	80	73	284	55	62	71	69	257	541
1200	57	61	62	61	241	84	80	66	78	308	549
1300	73	55	61	54	243	92	95	100	64	351	594
1400	57	70	74	62	263	79	56	82	97	314	577
1500	66	58	58	76	258	96	93	115	118	422	680
1600	73	84	71	88	316	66	125	101	100	392	708
1700	93	110	104	123	430	102	102	86	81	371	801
1800	98	100	90	90	378	84	75	82	65	306	684
1900	89	52	58	65	264	46	51	51	38	186	450
2000	51	40	41	43	175	51	40	43	44	178	353
2100	29	43	37	28	137	34	28	20	34	116	253
2200	22	26	27	23	98	40	22	21	24	107	205
2300	22	14	15	17	68	35	22	15	15	87	155
24-Hour Totals:					4525					4880	9405

	Direction: E		Direction: W	
	Hour	Volume	Hour	Volume
A.M.	845	291		
P.M.	1715	435		
Daily	1715	435		

Peak Volume Information

Direction: W	
Hour	Volume
800	347
1615	428
1615	428

Direction: E	
Hour	Volume
800	347
1615	428
1615	428

Combined Directions	
Hour	Volume
800	604
1700	801
1700	801

Dania Beach Boulevard Growth Rate Calculation

Year	West of Gulfstream Rd.	East of Gulfstream Rd.
2015	20219	9405
2014	20700	10300
2013	19100	12200
2012	20000	15800
2011	18500	12300
2010	19800	10700
5 year Growth Rate	0.42%	-2.55%

APPENDIX E

VOLUME SPREADSHEET/ INTERSECTION CAPACITY WORKSHEETS

AM PEAK HOUR TRAFFIC VOLUME CALCULATIONS

Intersection	Scenario	Traffic Volumes											
		EBLT	EBT	EBRT	WBLT	WBT	WBRT	NBLT	NBT	NBRT	SBLT	SBT	SBRT
Dania Beach Boulevard at Gulfstream Road	Traffic Count	59	324	1	1	391	17	1	0	0	24	0	41
	Peak Season Conversion Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
	2016 Peak Season Traffic	61	334	1	1	403	18	1	0	0	25	0	42
	Compound Growth Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Existing plus Background Growth	66	365	1	1	440	19	1	0	0	27	0	46
	2019 Background Traffic	66	365	1	1	440	19	1	0	0	27	0	46
	In/Out	In				In	In				Out		Out
	Project Assignment	60%				25%	5%				30%		30%
	Net New Project Trips	30	0	0	0	13	3	0	0	0	31	0	31
	2019 Total Traffic	96	365	1	1	453	22	1	0	0	58	0	77

PM PEAK HOUR TRAFFIC VOLUME CALCULATIONS

Intersection	Scenario	Traffic Volumes											
		EBLT	EBT	EBRT	WBLT	WBT	WBRT	NBLT	NBT	NBRT	SBLT	SBT	SBRT
Dania Beach Boulevard at Gulfstream Road	Traffic Count	79	408	0	1	540	15	0	0	0	46	0	82
	Peak Season Conversion Factor	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
	2016 Peak Season Traffic	81	420	0	1	556	15	0	0	0	47	0	84
	Compound Growth Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Existing plus Background Growth	89	459	0	1	608	17	0	0	0	52	0	92
	2019 Background Traffic	89	459	0	1	608	17	0	0	0	52	0	92
	In/Out	In				In	In				Out		Out
	Project Assignment	60%				25%	5%				30%		30%
	Net New Project Trips	64	0	0	0	27	5	0	0	0	21	0	21
	2019 Total Traffic	153	459	0	1	635	22	0	0	0	73	0	113

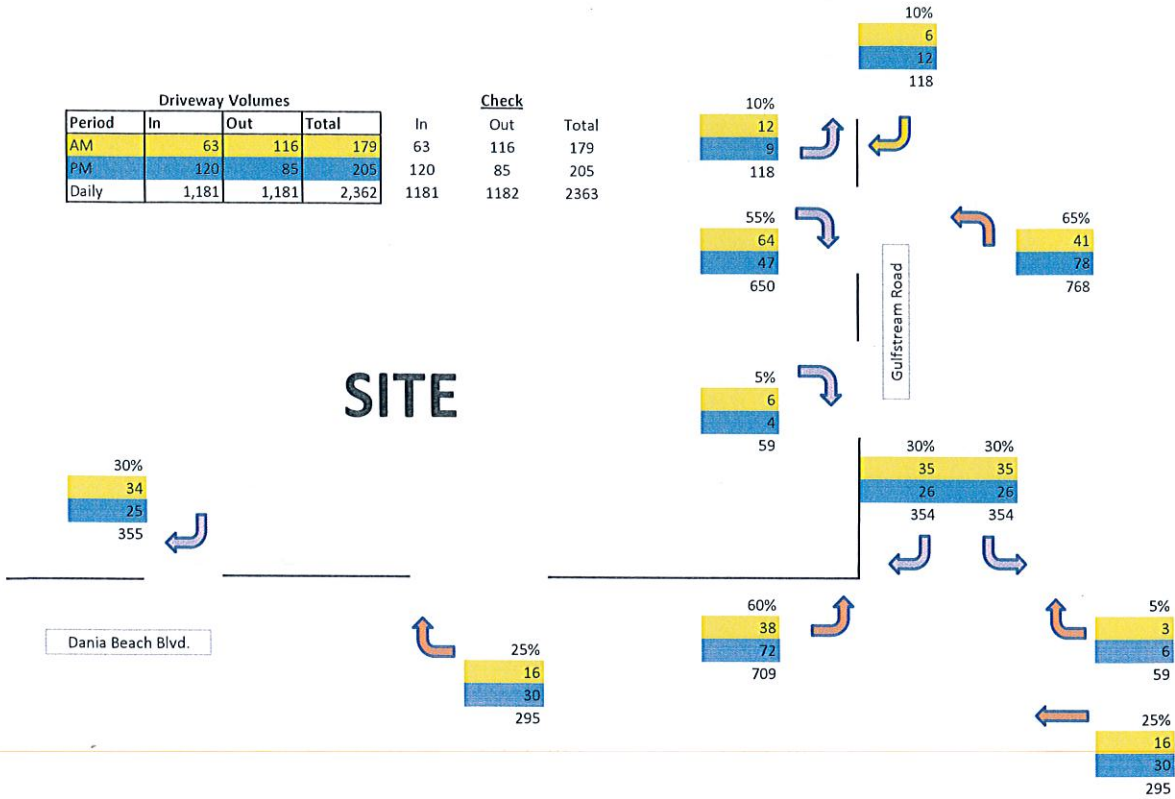
LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

DANIA BEACH BOULEVARD DRIVEWAY VOLUME DEVELOPMENT

Driveway Volumes			
Period	In	Out	Total
AM	63	116	179
PM	120	85	205
Daily	1,181	1,181	2,362

Check		
In	Out	Total
63	116	179
120	85	205
1181	1182	2363

SITE



Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2016 Existing Conditions
AM Peak Hour

Intersection												
Int Delay, s/veh		1.3										
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↕		↵	↕			↕			↕	
Traffic Vol, veh/h	61	334	1	1	403	18	1	0	0	25	0	42
Future Vol, veh/h	61	334	1	1	403	18	1	0	0	25	0	42
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	188	1	1	226	10	1	0	0	14	0	24

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	237	0	0	188	0	0	370	494	94	395	490	118
Stage 1	-	-	-	-	-	-	256	256	-	233	233	-
Stage 2	-	-	-	-	-	-	114	238	-	162	257	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1327	-	-	1384	-	-	562	475	944	539	477	912
Stage 1	-	-	-	-	-	-	726	694	-	749	711	-
Stage 2	-	-	-	-	-	-	879	707	-	824	694	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1327	-	-	1384	-	-	536	462	944	528	464	912
Mov Cap-2 Maneuver	-	-	-	-	-	-	536	462	-	528	464	-
Stage 1	-	-	-	-	-	-	707	676	-	730	710	-
Stage 2	-	-	-	-	-	-	856	706	-	803	676	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.2	0	11.7	10.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	536	1327	-	-	1384	-	-	717
HCM Lane V/C Ratio	0.001	0.026	-	-	0	-	-	0.052
HCM Control Delay (s)	11.7	7.8	-	-	7.6	-	-	10.3
HCM Lane LOS	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.2

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 No Build Conditions
AM Peak Hour

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱		↰	↱			↕			↕	
Traffic Vol, veh/h	66	365	1	1	440	19	1	0	0	27	0	46
Future Vol, veh/h	66	365	1	1	440	19	1	0	0	27	0	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	37	205	1	1	247	11	1	0	0	15	0	26

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	258	0	0	206	0	0	404	538	103	431	534	129
Stage 1	-	-	-	-	-	-	279	279	-	254	254	-
Stage 2	-	-	-	-	-	-	125	259	-	177	280	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1304	-	-	1363	-	-	531	448	932	508	451	897
Stage 1	-	-	-	-	-	-	704	678	-	728	696	-
Stage 2	-	-	-	-	-	-	866	692	-	808	678	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1304	-	-	1363	-	-	504	435	932	497	438	897
Mov Cap-2 Maneuver	-	-	-	-	-	-	504	435	-	497	438	-
Stage 1	-	-	-	-	-	-	684	659	-	707	695	-
Stage 2	-	-	-	-	-	-	840	691	-	785	659	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.2	0	12.2	10.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	504	1304	-	-	1363	-	-	691
HCM Lane V/C Ratio	0.001	0.028	-	-	0	-	-	0.059
HCM Control Delay (s)	12.2	7.8	-	-	7.6	-	-	10.5
HCM Lane LOS	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.2

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 Build Conditions
AM Peak Hour

Intersection												
Int Delay, s/veh	2.1											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↵	↗		↵	↗			↕			↕	
Traffic Vol, veh/h	96	365	1	1	453	22	1	0	0	58	0	77
Future Vol, veh/h	96	365	1	1	453	22	1	0	0	58	0	77
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	205	1	1	254	12	1	0	0	33	0	43

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	267	0	0	206	0	0	441	581	103	472	575	133
Stage 1	-	-	-	-	-	-	313	313	-	262	262	-
Stage 2	-	-	-	-	-	-	128	268	-	210	313	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1294	-	-	1363	-	-	500	424	932	475	427	892
Stage 1	-	-	-	-	-	-	672	656	-	720	690	-
Stage 2	-	-	-	-	-	-	862	686	-	773	656	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1294	-	-	1363	-	-	460	406	932	460	409	892
Mov Cap-2 Maneuver	-	-	-	-	-	-	460	406	-	460	409	-
Stage 1	-	-	-	-	-	-	644	629	-	690	689	-
Stage 2	-	-	-	-	-	-	820	685	-	741	629	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.6	0	12.8	11.4
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	460	1294	-	-	1363	-	-	636
HCM Lane V/C Ratio	0.001	0.042	-	-	0	-	-	0.119
HCM Control Delay (s)	12.8	7.9	-	-	7.6	-	-	11.4
HCM Lane LOS	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.4

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2016 Existing Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↰↱			↰↱	
Traffic Vol, veh/h	81	420	0	1	556	15	0	0	0	47	0	84
Future Vol, veh/h	81	420	0	1	556	15	0	0	0	47	0	84
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	223	0	1	296	8	0	0	0	25	0	45

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	304	0	0	223	0	0	459	615	112	499	611	152
Stage 1	-	-	-	-	-	-	310	310	-	301	301	-
Stage 2	-	-	-	-	-	-	149	305	-	198	310	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1254	-	-	1343	-	-	485	405	920	454	407	867
Stage 1	-	-	-	-	-	-	675	658	-	683	664	-
Stage 2	-	-	-	-	-	-	838	661	-	785	658	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1254	-	-	1343	-	-	448	391	920	442	393	867
Mov Cap-2 Maneuver	-	-	-	-	-	-	448	391	-	442	393	-
Stage 1	-	-	-	-	-	-	652	635	-	660	664	-
Stage 2	-	-	-	-	-	-	794	661	-	758	635	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	0	0	11.3
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1254	-	-	1343	-	-	645
HCM Lane V/C Ratio	-	0.034	-	-	0	-	-	0.108
HCM Control Delay (s)	0	8	-	-	7.7	-	-	11.3
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.4

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 No Build Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	1.8											

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↑↑		↰	↑↑			↕			↕	
Traffic Vol, veh/h	89	459	0	1	608	17	0	0	0	52	0	92
Future Vol, veh/h	89	459	0	1	608	17	0	0	0	52	0	92
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	244	0	1	323	9	0	0	0	28	0	49

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	332	0	0	244	0	0	502	673	122	546	668	166
Stage 1	-	-	-	-	-	-	339	339	-	329	329	-
Stage 2	-	-	-	-	-	-	163	334	-	217	339	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1224	-	-	1319	-	-	452	375	906	421	378	849
Stage 1	-	-	-	-	-	-	649	638	-	658	645	-
Stage 2	-	-	-	-	-	-	823	642	-	765	638	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1224	-	-	1319	-	-	413	360	906	408	363	849
Mov Cap-2 Maneuver	-	-	-	-	-	-	413	360	-	408	363	-
Stage 1	-	-	-	-	-	-	624	614	-	633	645	-
Stage 2	-	-	-	-	-	-	775	642	-	736	614	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	0	0	11.7
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1224	-	-	1319	-	-	611
HCM Lane V/C Ratio	-	0.039	-	-	0	-	-	0.125
HCM Control Delay (s)	0	8.1	-	-	7.7	-	-	11.7
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.4

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 Build Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱		↰	↱			↕			↕	
Traffic Vol, veh/h	153	459	0	1	635	22	0	0	0	73	0	113
Future Vol, veh/h	153	459	0	1	635	22	0	0	0	73	0	113
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	81	244	0	1	338	12	0	0	0	39	0	60

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	349	0	0	244	0	0	577	758	122	630	752	175
Stage 1	-	-	-	-	-	-	407	407	-	345	345	-
Stage 2	-	-	-	-	-	-	170	351	-	285	407	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1207	-	-	1319	-	-	400	335	906	366	338	838
Stage 1	-	-	-	-	-	-	592	596	-	644	635	-
Stage 2	-	-	-	-	-	-	815	631	-	698	596	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1207	-	-	1319	-	-	352	312	906	347	315	838
Mov Cap-2 Maneuver	-	-	-	-	-	-	352	312	-	347	315	-
Stage 1	-	-	-	-	-	-	552	556	-	601	635	-
Stage 2	-	-	-	-	-	-	756	631	-	651	556	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2	0	0	13.2
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1207	-	-	1319	-	-	539
HCM Lane V/C Ratio	-	0.067	-	-	0	-	-	0.184
HCM Control Delay (s)	0	8.2	-	-	7.7	-	-	13.2
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %ile Q(veh)	-	0.2	-	-	0	-	-	0.7

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	John Kim		Intersection	Dania Beach Blvd Exit Driveway
Agency/Co.	Langan Engineering		Jurisdiction	Dania Beach
Date Performed	11/2/2016		Analysis Year	2019
Analysis Time Period	PM Peak Hour			

Project Description 2019 Build Conditions

East/West Street: Dania Beach Boulevard

North/South Street: Project Driveway

Intersection Orientation: East-West

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		612			700	
Peak-Hour Factor, PHF	1.00	0.92	1.00	1.00	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	0	665	0	0	760	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	0
Configuration		T			T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						25
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.92
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	27
Percent Heavy Vehicles	0	0	0	0	0	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
v (veh/h)								27
C (m) (veh/h)								665
v/c								0.04
95% queue length								0.13
Control Delay (s/veh)								10.6
LOS								B
Approach Delay (s/veh)	--	--				10.6		
Approach LOS	--	--				B		

TWO-WAY STOP CONTROL SUMMARY

General Information				Site Information				
Analyst	John Kim			Intersection	Dania Beach Blvd Exit Driveway			
Agency/Co.	Langan Engineering			Jurisdiction	Dania Beach			
Date Performed	11/2/2016			Analysis Year	2019			
Analysis Time Period	AM Peak Hour							
Project Description 2019 Build Conditions								
East/West Street: Dania Beach Boulevard				North/South Street: Project Driveway				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		462			487			
Peak-Hour Factor, PHF	1.00	0.92	1.00	1.00	0.92	1.00		
Hourly Flow Rate, HFR (veh/h)	0	502	0	0	529	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Raised curb							
RT Channelized			0			0		
Lanes	0	2	0	0	2	0		
Configuration		T			T			
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)						34		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	0.92		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	36		
Percent Heavy Vehicles	0	0	0	0	0	2		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	1		
Configuration						R		
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
v (veh/h)								36
C (m) (veh/h)								773
v/c								0.05
95% queue length								0.15
Control Delay (s/veh)								9.9
LOS								A
Approach Delay (s/veh)	--	--				9.9		
Approach LOS	--	--				A		

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	John Kim	Intersection	South Project Driveway
Agency/Co.	Langan Engineering	Jurisdiction	Dania Beach
Date Performed	11/2/2016	Analysis Year	2019
Analysis Time Period	AM Peak Hour		
Project Description 2019 Build Conditions			
East/West Street: Project Driveway		North/South Street: Gulfstream Road	
Intersection Orientation: North-South		Study Period (hrs): 0.25	

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		85			73	0
Peak-Hour Factor, PHF	1.00	0.92	1.00	1.00	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	0	92	0	0	79	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		T				TR
Upstream Signal		0			0	
Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			6			
Peak-Hour Factor, PHF	1.00	0.92	0.92	1.00	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	6	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
v (veh/h)								6
C (m) (veh/h)								987
v/c								0.01
95% queue length								0.02
Control Delay (s/veh)								8.7
LOS								A
Approach Delay (s/veh)	--	--				8.7		
Approach LOS	--	--				A		

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	John Kim		Intersection	South Project Driveway
Agency/Co.	Langan Engineering		Jurisdiction	Dania Beach
Date Performed	11/2/2016		Analysis Year	2019
Analysis Time Period	PM Peak Hour			

Project Description 2019 Build Conditions

East/West Street: Project Driveway

North/South Street: Gulfstream Road

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		106			44	0
Peak-Hour Factor, PHF	1.00	0.92	1.00	1.00	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	0	115	0	0	47	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		T				TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			4			
Peak-Hour Factor, PHF	1.00	0.92	0.92	1.00	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	4	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
v (veh/h)								4
C (m) (veh/h)								1028
v/c								0.00
95% queue length								0.01
Control Delay (s/veh)								8.5
LOS								A
Approach Delay (s/veh)	--	--				8.5		
Approach LOS	--	--				A		

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	John Kim
Agency/Co.	Langan Engineering
Date Performed	11/2/2016
Analysis Time Period	AM Peak Hour

Site Information

Intersection	North Project Driveway
Jurisdiction	Dania Beach
Analysis Year	2019

Project Description 2019 Build Conditions

East/West Street: Project Driveway

North/South Street: Gulfstream Road

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	41	85			73	6
Peak-Hour Factor, PHF	0.92	0.92	1.00	1.00	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	44	92	0	0	79	6
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	1	0	0	1	0
Configuration	L	T				TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	12	0	64			
Peak-Hour Factor, PHF	0.92	0.92	0.92	1.00	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	13	0	69	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	0	0
Configuration		LTR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LTR	
v (veh/h)	44						82	
C (m) (veh/h)	1524						927	
v/c	0.03						0.09	
95% queue length	0.09						0.29	
Control Delay (s/veh)	7.4						9.3	
LOS	A						A	
Approach Delay (s/veh)	--	--				9.3		
Approach LOS	--	--				A		

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	John Kim		Intersection	North Project Driveway
Agency/Co.	Langan Engineering		Jurisdiction	Dania Beach
Date Performed	11/2/2016		Analysis Year	2019
Analysis Time Period	PM Peak Hour			

Project Description 2019 Build Conditions

East/West Street: Project Driveway

North/South Street: Gulfstream Road

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	78	106			44	12
Peak-Hour Factor, PHF	0.92	0.92	1.00	1.00	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	84	115	0	0	47	13
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	1	0	0	1	0
Configuration	L	T				TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	9	0	47			
Peak-Hour Factor, PHF	0.92	0.92	0.92	1.00	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	9	0	51	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	0	0
Configuration		LTR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LTR	
v (veh/h)	84						60	
C (m) (veh/h)	1556						932	
v/c	0.05						0.06	
95% queue length	0.17						0.21	
Control Delay (s/veh)	7.4						9.1	
LOS	A						A	
Approach Delay (s/veh)	--	--				9.1		
Approach LOS	--	--				A		

APPENDIX F

TRIP GENERATION DATA

APPENDIX F - TRIP GENERATION ANALYSIS

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	In		Out		Total Trips		Pass-by		Net New Trips	
				In	Out	In	Out	In	Out	Trips	%	In	Out
<u>Existing Uses</u>													
Shopping Center	820	35,348 SF	T= 0.65 Ln(X) + 5.83	50%	50%	1,727	1,727	3,454	1,174	34%		1,140	1,140
<u>Proposed Uses</u>													
High Turnover Restaurant	932	4,200 SF	T= 127.2 (X)	50%	50%	267	267	534	230	43%		152	152
Specialty Retail	826	2,700 SF	T= 44.32 (X)	50%	50%	60	60	120	41	34%		39	40
High-Rise Apartment	222	386 DU	T= 0.83 Ln(X) + 2.5	50%	50%	854	854	1,708	0	0%		854	854
Total				Total		1,181	1,181	2,362	271			1,045	1,046
Net Increase				Net Increase		-546	-546	-1,092				-95	-94

MORNING PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In		Out		Total Trips		Pass-by		Net New Trips	
				In	Out	In	Out	In	Out	Trips	%	In	Out
<u>Existing Uses</u>													
Shopping Center	820	35,348 SF	T= 0.61 Ln(X) + 2.24	62%	38%	51	32	83	28	34%		37	18
<u>Proposed Uses</u>													
High Turnover Restaurant	932	4,200 SF	T= 10.81 (X)	55%	45%	25	20	45	19	43%		15	11
Specialty Retail	826	2,700 SF	T= 6.84 (X)	48%	52%	9	9	18	6	34%		6	6
High-Rise Apartment	222	386 DU	T= 0.99 Ln(X) - 1.14	25%	75%	29	87	116	0	0%		29	87
Total				Total		63	116	179	25			50	104
Net Increase				Net Increase		12	84	96				13	86

AFTERNOON PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In		Out		Total Trips		Pass-by		Net New Trips	
				In	Out	In	Out	In	Out	Trips	%	In	Out
<u>Existing Uses</u>													
Shopping Center	820	35,348 SF	T= 0.67 Ln(X) + 3.31	48%	52%	143	155	298	101	34%		92	105
<u>Proposed Uses</u>													
High Turnover Restaurant	932	4,200 SF	T= 9.85 (X)	60%	40%	25	16	41	18	43%		16	7
Specialty Retail	826	2,700 SF	T= 2.4 (X) + 21.48	44%	56%	12	16	28	10	34%		7	11
High-Rise Apartment	222	386 DU	T= 0.32 (X) + 12.3	61%	39%	83	53	136	0	0%		83	53
Total				Total		120	85	205	28			106	71
Net Increase				Net Increase		-23	-70	-93				14	-34

Table 5.6 (Cont'd)
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period

Land Use 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
237	W. Windsor Twp, NJ	Winter 1988/89	n/a	4:00–6:00 p.m.	—	52	—	48	n/a	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	n/a	4:00–6:00 p.m.	—	63	—	37	n/a	26,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	n/a	4:00–6:00 p.m.	—	67	—	33	n/a	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	n/a	4:00–6:00 p.m.	—	56	—	44	n/a	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	n/a	4:00–6:00 p.m.	—	81	—	19	n/a	33,000	Wilbur Smith
150	Portland, OR	n/a	519	4:00–6:00 p.m.	6	—	26	68	n/a	25,000	Kittleson and Associates
150	Portland, OR	n/a	655	4:00–6:00 p.m.	7	—	28	65	n/a	30,000	Kittleson and Associates
760	Calgary, Alberta	Oct-Dec 1987	15,436	4:00–6:00 p.m.	39	—	41	20	n/a	n/a	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	154	2:00–6:00 p.m.	—	65	—	35	n/a	37,980	Raymond Keyes Assoc.
144	Manalapan, NJ	Jul. 1990	176	3:30–6:15 p.m.	44	—	24	32	n/a	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	n/a	4:45–5:45 p.m.	26	—	41	33	n/a	48,782	Raymond Keyes Assoc.

Average Pass-By Trip Percentage: 34

Table 5.22
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 932 — High-Turnover (Sit-Down) Restaurant

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS- BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	SOURCE
n/a	5.8	Orlando, FL	1992	150	2:00-6:00 p.m.	—	68	—	32	n/a	TPD Inc.
n/a	5	Casselberry, FL	1992	65	2:00-6:00 p.m.	—	42	—	58	n/a	TPD Inc.
168	5.3	Louisville area, KY	1993	24	4:00-6:00 p.m.	37	—	13	50	1,615	Barton-Aschman Assoc.
169	2.9	Louisville area, KY	1993	41	4:00-6:00 p.m.	27	—	36	37	3,935	Barton-Aschman Assoc.
150	3.1	Louisville area, KY	1993	21	4:00-6:00 p.m.	29	—	33	38	2,580	Barton-Aschman Assoc.
250	7.1	New Albany, IN	1993	n/a	4:00-6:00 p.m.	23	—	54	23	1,565	Barton-Aschman Assoc.
n/a	8	Kissimmee, FL	1995	664	2:00-6:00 p.m.	39	—	21	40	n/a	TPD Inc.
n/a	11.4	Orlando, FL	1996	267	2:00-6:00 p.m.	43	—	19	38	n/a	TPD Inc.
n/a	11.5	Orlando, FL	1996	317	2:00-6:00 p.m.	51	—	20	29	n/a	TPD Inc.
n/a	4.6	Orlando, FL	1992	276	2:00-6:00 p.m.	—	37	—	63	n/a	TPD Inc.
n/a	5.7	Orlando, FL	1994	308	2:00-6:00 p.m.	—	43	—	57	n/a	TPD Inc.
n/a	6.2	Orlando, FL	1995	521	2:00-6:00 p.m.	43	—	11	46	n/a	TPD Inc.

Average Pass-By Trip Percentage: 43



City of Dania Beach

Department of Public Services

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-3741 · (954) - 923-1109 (fax)

MEMORANDUM

TO: Robert Baldwin, City Manager

FROM: Brad Kaine, Director of Public Services

DATE: December 27th, 2016

SUBJECT: SE DRAINAGE PROJECT PHASE II RECOMMENDATIONS

We received two bids for the SE Drainage Project one was over \$9.7 million and the other was over \$11.4 million. There are various reasons for the numbers being so high and I don't want to speculate to the exact cause of the high numbers.

Therefore I am recommending having a peer review done on this project by the City of Oakland Park PW Director Al Carbon. Al is a Professional Engineer with over 20 years of municipal working experience. He will evaluate our RFP criteria and the RFP responses and provide any recommendations to me before we go out to RFP again.

I expect this process to take a few weeks and expect sometime in mid to late January 2017 for this project to be out for solicitation. Once I receive the recommendations from Mr. Carbon I will send you my proposed changes that we should implement going forward. I think this process will help get us more in line with our budget and allow for more contractors to participate.

Date: January 5, 2017

To: Robert Baldwin, City Manager

From: Colin Donnelly, Assistant City Manager

Subject: Potential Oasis Project Locations within the City of Dania Beach

The purpose of this memorandum is to provide you with an update on the selection of proposed Oasis Program projects.

To date, eleven Oasis neighborhood improvement projects have been completed throughout the City, as depicted on the attached map and schedule marked as “Exhibit A”.

Staff has proposed seven project locations. A schedule and map are attached marked as “Exhibit B”. The current year budget provides funding for two Oasis projects:

	<u>Amount</u>	<u>Funding Source</u>	<u>Restrictions</u>
1	\$200,000	General Fund	None – funds available City wide
2	\$150,536	Community Development Block Grant (CDBG)	Expanded CRA boundaries

Funding limitations and project conflicts makes identifying project locations throughout the city challenging. CDBG funds can only be used in the expanded CRA area, thus excluding west of 95 and portions of the northeast and southeast neighborhoods. Ongoing Broward County water and wastewater projects eliminate portions of the western neighborhoods and the City’s own SE storm water project limits the area for projects in the southeast.

Preliminary cost estimates have been made for most proposed projects.

EXHIBIT A – Completed Oasis Projects

The areas undertaken already with OASIS projects include the following:

1. SW 3rd Ave
2. SW 28th Ave
3. SW 24th Ave
4. SE 2nd St
5. NE 1st and NW 2nd
6. SW 4th Terr, SW 8th St, SW 9th
7. NW 11th Ave
8. Melaleuca Gardens
9. Davis Isles/Downtown
10. SW 7th, SW 7th, SW 10th, NW 10th Ct
11. 40th Ave sidewalk

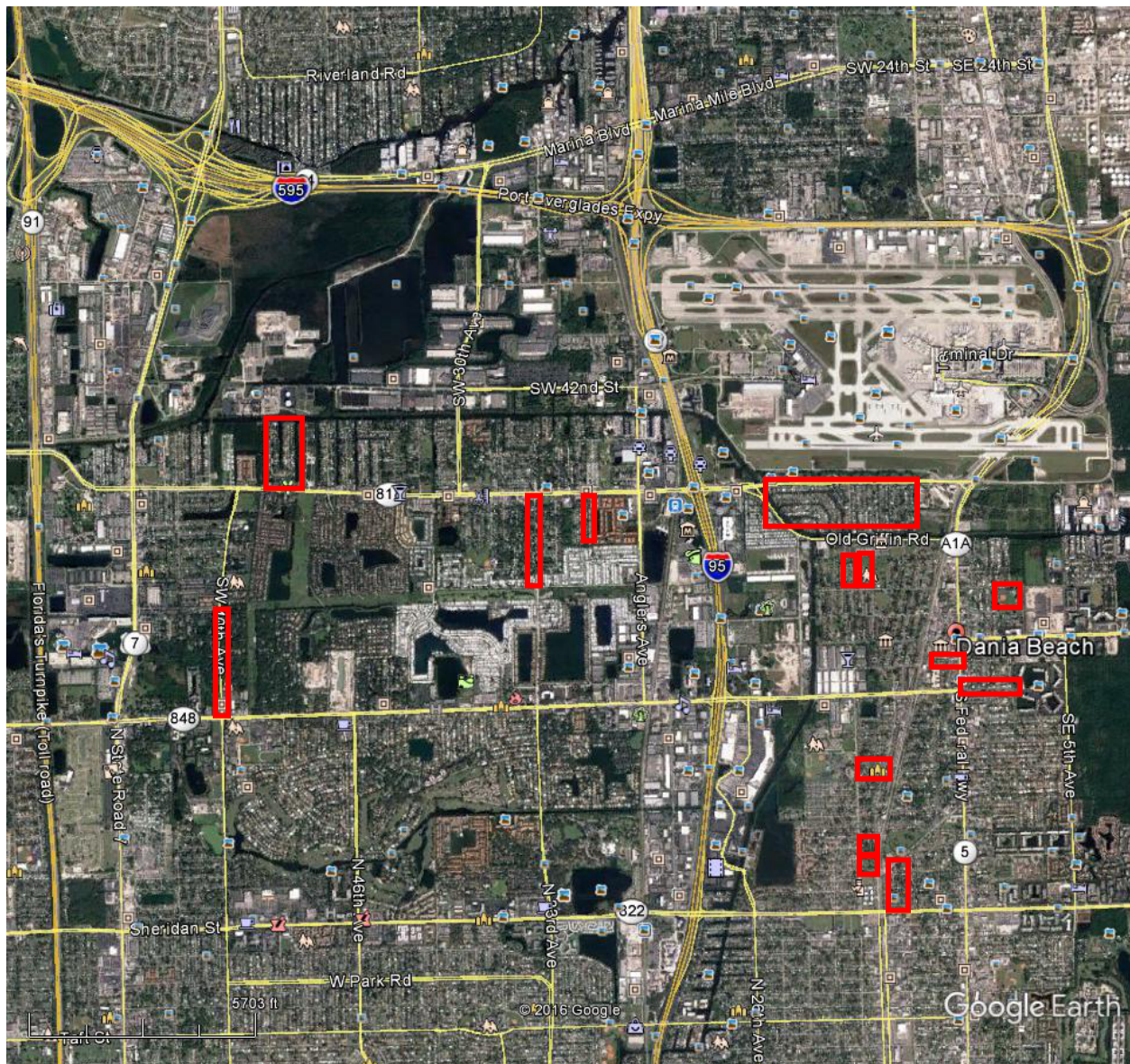
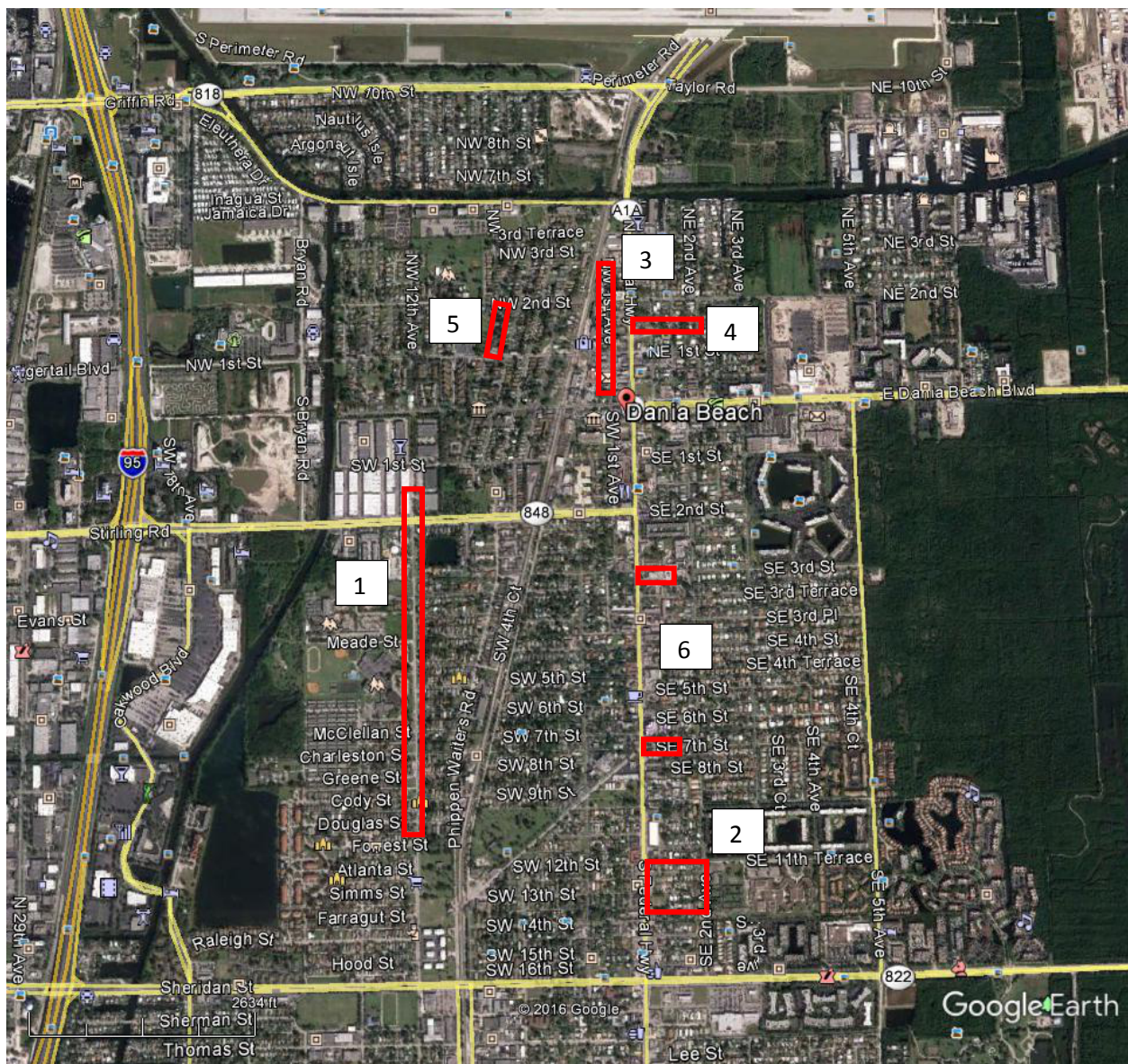


EXHIBIT B - Proposed Oasis Locations

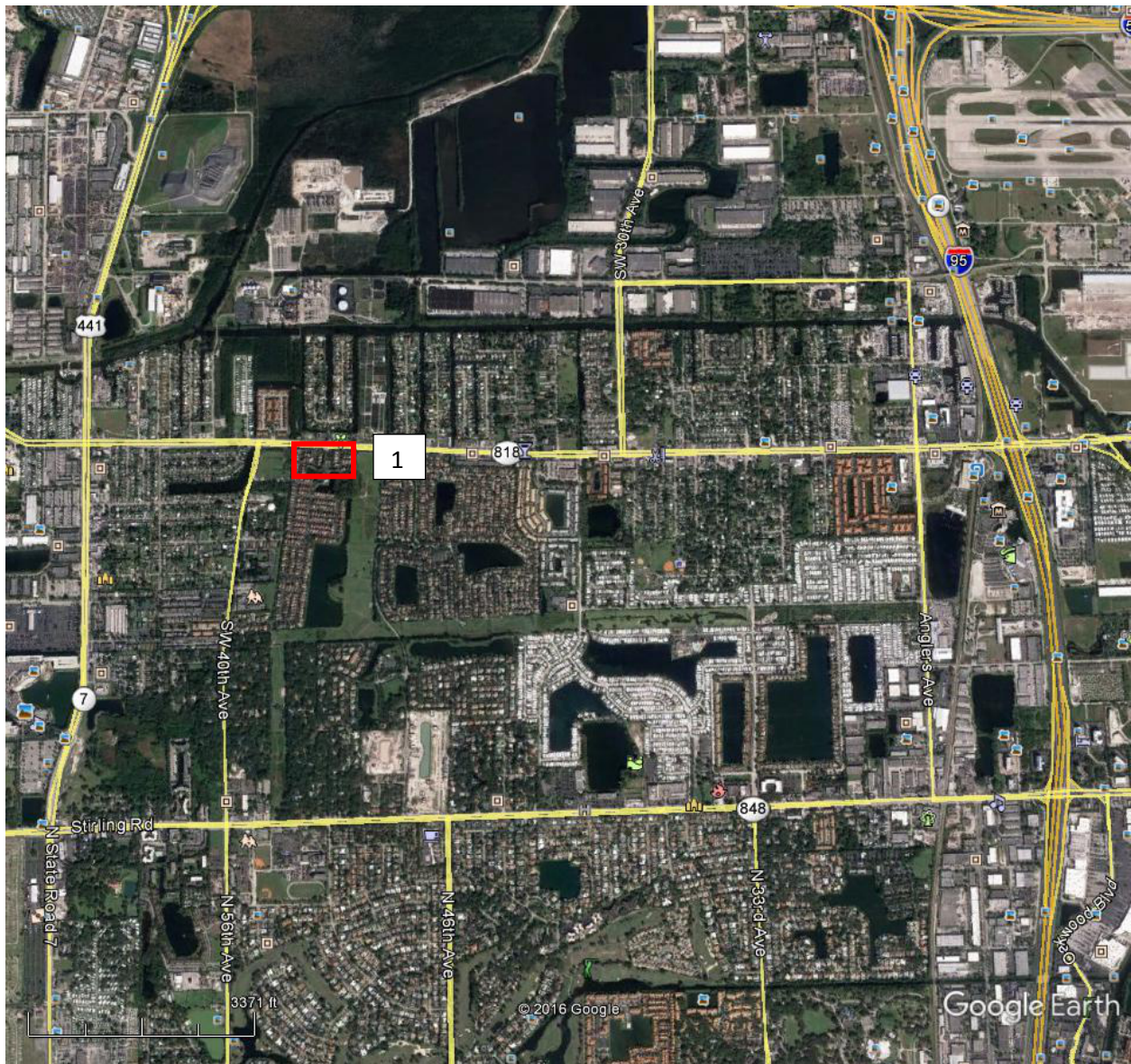
The areas identified as potential OASIS projects in the eastern part of the City during upcoming years are as follows, noting that the cost estimates are very preliminary and subject to change with time, construction costs, and extent of improvements made:

1. JA Ely Blvd (multiple years, east side only) - \$400,000- multi-year project
2. SE 13th/14th (not CDBG eligible) - \$165,000 (3 streets)
3. NW 1st Ave - \$300,000 – multi-year project downtown
4. NE 1st St – US1 to Frost Park - \$150,000
5. NW 8th Ave – east side CW Thomas Park
6. SE 3rd and SE 7th St (US1 – 1 block each)



In the western half of the City there one identified area. It should be noted that most of the streets are much longer and therefore much more costly to make improvements to than streets in the eastern part of the City:

1. SW 48th and 49th St - \$500,000



**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Douglas Hasty 4908 Schooner Drive Fort Lauderdale, FL 33312-5212 305-632-1994 – Cell 305-348-2459 – Work douglashasty@gmail.com	November 18, 2014	November 2014 through November 2016	Duke
		November 2014 through November 2016	Duke
Karen Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-445-0390 rickeyswingstwo@aol.com	October 13, 2015	November 2014 through November 2016	Duke
Chris Christianson 5815 SW 39 th Way Dania Beach, FL 33312-6254 954-444-8393 cchristianson2006@gmail.com	February 10, 2015	November 2014 through November 2016	Salvino
Dean Harley 606 NW 8 th Street Dania Beach, FL 33004-2320 513-652-5140 धारley@broward.org	May 12, 2015	November 2014 through November 2016	Salvino
Richard Ramcharitar 4620 SW 42 nd Terrace Dania Beach, FL 33314 786-423-1646 786-423-1906 flqsc@gmail.com	December 9, 2014	November 2014 through November 2016	Salvino

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Betty Sokol 609 NW 10 th Street Dania Beach, FL 33004 954-925-9441 bettrysokol@att.net	November 18, 2014	November 2014 through November 2016	Jones
Micheline Peacock 60 Cat Cay Court Dania Beach, FL 33004 954-929-0775 954-309-6931 – Cell peacockm60@comcast.net	April 14, 2015	November 2014 through November 2016	Jones
Randy Wright 4391 SW 34 th Lane Ft. Lauderdale, FL 33312 954-983-6920 rcwpaw@juno.com	November 21, 2016	November 2016 through November 2018	Brandimarte
Gary Luedke 4461 SW 34 Drive Fort Lauderdale, FL 33312-5513 gluedtke@gmail.com	September 8, 2015	November 2014 through November 2016	Brandimarte
Rae Sandler 810 NW 7 th Avenue Dania Beach, FL 33004 954-649-0396 raesandler@live.com	November 18, 2014	November 2014 through November 2016	Brandimarte
Keith Roberts 4417 SW 27 th Terrace Dania Beach, FL 33312 954-309-5555 bkars2020@aol.com	November 21, 2016	November 2016 through November 2018	Grace

AIRPORT ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Bruce Hannover 617 NE 2nd Place Dania Beach, FL 33004 954-920-3563 bruceh8552@aol.com	November 21, 2016	November 2016 through November 2018	Grace
Oswaldo “Rick” Romero 75 Gulfstream Road, Unit #106B Dania Beach, FL 33004 305-962-4114 786-206-0040 – Work rromerofinance@gmail.com	November 21, 2016	November 2016 through November 2018	Grace

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP

Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Appointment
	January 28, 2014	November 2012 through November 2016	Brandimarte
Emmanual George 17 NE 2 nd Avenue #106 Dania Beach, FL 33004 954-628-6143 th3g1ft88@gmail.com	December 13, 2016	November 2016 through November 2020	Harris
Lauren Odman 85 Gulfstream Road, #211 Dania Beach, FL 33004 954.651.8534 lauren@laurenodman.com	April 26, 2016	November 2014 through November 2018	Salvino
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954.927.7161 954-404-8252 luis@stagedrightevents.com	November 18, 2014	November 2014 through November 2018	Grace
Joan M. Gringer P.O. Box 1557 Dania Beach, FL 33004 954.609.6435 joan@quietontheset.us	November 21, 2016	November 2016 through November 2020	James
David Nuby, Jr. P.O. Box 1214 Dania Beach, FL 33004 954.275.2579 davidnuby@aol.com	March 18, 2014	March 18, 2014 through March 18, 2016	Ad Hoc Committee
			Ad Hoc Committee

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP

Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Appointment
Annie Chaskalson 600 W. Las Olas Boulevard, #704 Fort Lauderdale, FL 33312 954.551.8080 Anniechaskalson@gmail.com	March 17, 2015	March 17, 2015 through March 17, 2017	Ad Hoc Committee
Patricia Chukerman 545 SE 4 th Court Dania Beach, FL 33004 954-929-8289 (H) 954-552-9996 (C) 954-772-1020 (W) bykermom@me.com	August 3, 2015	August 3, 2015 through August 3, 2017	Ad Hoc Committee
Jacklyn Laflamme 905 SE 3 rd Avenue, Suite #1 Hallandale Beach, FL 33009 954.297.4387 jflamme40@gmail.com	June 2, 2014	June 2, 2014 through June 2, 2016	Ad Hoc Committee
			Ad Hoc Committee

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP

Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Appointment
José Armand 50 SE 3 Avenue, Apt. #3 Dania Beach, FL 33004 305.331.4939 jarmand37@yahoo.com	January 26, 2016	January 26, 2016 through January 26, 2017	Associate Member 1 Year Term
Rose Lizana Dania Beach Press P.O. Box 128 Dania Beach, FL 33004 954.925.4227 daniapress@aol.com	July 16, 2012 July 16, 2013	July 16, 2013 through July 16, 2014	Associate Member 1 Year Term
Executive Director of the Dania Beach Chamber of Commerce Randie Shane P.O. Box 1017 Dania Beach, FL 33004 954.926.2323 rshane@daniabeachchamber.org	NA	NA	Associate Member
President of the Dania Beach Paul DeMaio Friends of the Library Linda Wilson 954.929.8712 lb_wilson@bellsouth.net	NA	NA	Associate Member
President of the Dania Beach Tourism Council Joe Van Eron 1500 S.W. Second Ave. Dania Beach, FL 33004-4209 954.925.6935 Cell: 954.383.5548 info@visitdaniabeach.com	NA	NA	Associate Member
Dania Beach Improvement Committee Representative Patricia Hart 954.922.8179 Cell: 954.895.8179 pbubbahart@bellsouth.net	NA	NA	Associate Member

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP

Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Appointment
Director of the City Parks and Recreation Department Mark Felicetty, Director 100 W. Dania Beach Blvd. Dania Beach, FL 33004 954.924.6800 x3730 mfelicetty@ci.dania-beach.fl.us	NA	NA	Associate Member
City of Dania Beach CRA Economic Development Manager Dan Murphy 100 W. Dania Beach Blvd. Dania Beach, FL 33004 954.924.6801 x3667 dmurphy@ci.dania-beach.fl.us	NA	NA	Associate Member
Don Mizell 187 NE 6 Ct. Dania Beach, FL 33004 310.343.3547 dmaceco@gmail.com	February 2013	NA	Honorary Member
Carolyn Jones 722 SW 3 rd Street P.O. Box 1242 Dania Beach, FL 33004 954.920.0727 Cj2002@bellsouth.net	March 2016	NA	Honorary Member

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Batia Dayan 3774 SW 49 th Place Ft. Lauderdale, FL 33312 954-792-8211 – Work 917-755-5552 – Cell learnandsmile@yahoo.com	February 26, 2013	February 2013 through November 2016	Brandimarte
Sabrina Wilson 107 NW 14 th Ave Dania Beach, FL 33004	November 21, 2016	November 2016 through November 2018	James
Kayla Gardner 609 SW 1st St Dania Beach, FL 33004	November 21, 2016	November 2016 through November 2018	James
Bonnie Carlton 520 SE 12 th Street # 306 Dania Beach, FL 33004 954-629-6006 (Cell) 954-920-8847 (Home) Bcarlton917@gmail.com	November 21, 2016	November 2016 through November 2018	Salvino
Diana Curry 113 NW 11 th Avenue Dania Beach, FL 33004 954-923-7516 dcurry@aol.com	January 27, 2015	November 2014 through November 2018	Grace
Bettie H. Ellis 143 NW 7 th Avenue Dania Beach, FL 33004 954-927-8611 bettie0320@aol.com	February 26, 2013	February 2013 through November 2016	Jones

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Creighton J. Baker 1302 SW 2 Avenue Dania Beach, FL 33004 954-923-8900 – Work 954-931-8815 – Cell crady@securitystatewide.com	March 12, 2013	February 2013 through employment of City Manager	City Manager
Principal Tracey Jackson		February 2013 through	Ex-Officio Collins Elementary School
Principal Lewis Jackson		February 2013 through	Ex-Officio Dania Beach Elementary School
Principal Valerie Harris		February 2013 through	Ex-Officio Olsen Middle School
		February 2013 through	Ad-Hoc

GENERAL EMPLOYEES PENSION BOARD MEMBERSHIP

Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Position
		June 22, 2016 through June 22, 2018	Commission Appointment
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954-927-7161 954-478-0653 luis@stagedrightevents.com	March 22, 2016	March 22, 2015 through March 22, 2017	Commission Appointment
		November 2016 through November 2018	Commission Representative
Leo Williams 8761 NW 10 th Street Pembroke Pines, FL 33024 954-651-5031 leosupt@aol.com	September 30, 2015	June 21, 2015 through June 21, 2018	Employee Elected
Jose Urtecho 5050 SW 29 th Avenue Dania Beach, FL 33312 954-651-5039 jurtecho@ci.dania-beach.fl.us	July 22, 2016	June 21, 2016 through June 21, 2019	Employee Elected

**GRANT ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
		November 2014 through November 2018	Salvino
Bernard Bell, II 713 SW 3rd Street Dania Beach, FL 33004 954-483-5198 bernardbell84@gmail.com	September 8, 2015	November 2012 through November 2016	Jones
Patricia Wright 4391 SW 34 th Lane Ft. Lauderdale, FL 33312 954-983-6920 rcwpaw@juno.com	December 11, 2012	November 2012 through November 2016	Brandimarte
Rodney Collins 24 SW 5 th Avenue Dania Beach, FL 33004 954-921-9928 954-732-7579	December 9, 2014	November 2014 through November 2018	Grace
Bettie H. Ellis 143 NW 7 th Avenue Dania Beach, FL 33004 954-927-8611 bettie0320@aol.com	February 12, 2013	November 2012 through November 2016	Duke

**GREEN ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Mimi Donly 354 SE 6 th Street Dania Beach, FL 33004 954-923-2127 954-294-1700 (C) bodonly@aol.com	December 9, 2014	November 2014 through November 2018	Salvino
Kristine Hollis 61 SW 12th Street, #B Dania Beach, FL 33004 954-549-3122 754-263-2804 Imani1525@gmail.com	October 22, 2013	November 2012 through November 2016	Brandimarte
Tabia Augustin 21 NW 6 Avenue, Apt. 2 Dania Beach, FL 33004 256-348-0957 Tabia.augustin@gmail.com	October 27, 2015	November 2012 through November 2016	Jones
Patricia Chukerman 545 SE 4 th Court Dania Beach, FL 33004 954-929-8289 (H) 954-552-9996 (C) 954-929-4949 Ext. #41 (W) bykermom@me.com	November 21, 2016	November 2016 through November 2020	Harris
Charlene Alvarez 580 SE 13 th Street, #203 Dania Beach, FL 33004 954-548-1291 954-548-1576 Charlene3w2@gmail.com	September 27, 2016	November 2014 through November 2018	Grace
Gloria Grace 50 NW 13 th Avenue Dania Beach, FL 33004 954-296-7703	December 9, 2014	November 2014 through November 2018	Alternate

**GREEN ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Isaac Gathers 259 NW 12 th Court Dania Beach, FL 33004	November 18, 2014	November 2014 through November 2018	Alternate
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**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Antony Thackman 705 NW 8 th Street Dania Beach, FL 33004	November 21, 2016	November 2016 through November 2018	Salvino
Glenn Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-393-9318 754-263-7354 glenn.harrington@lmppro.com	December 9, 2014	November 2014 through November 2016	Salvino
Joe White 4541 SW 27 Terrace Dania Beach, FL 33312	December 13, 2016	November 2016 through November 2018	Salvino
		November 2016 through November 2018	Brandimarte
Arthur J. Perseo 141 SE 3 rd Avenue, #305 Dania Beach, FL 33004 954-925-7023 (H) 954-328-2471 (Cell) artster14@yahoo.com	November 18, 2014	November 2014 through November 2016	Brandimarte
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@corelogic.com	November 18, 2014	November 2014 through November 2016	Brandimarte
Brenda Blackmon 718 SW 4 th Street Dania Beach, FL 33004 954-536-3896 lulaponell@aol.com	November 18, 2014	November 2014 through November 2016	Jones

**MARINE ADVISORY BOARD
MEMBERSHIP
Thursday, December 22, 2016**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	December 9, 2014	November 2014 through November 2016	Jones
Linda Barber 75 Gulfstream Road, Apt. 305 Dania Beach, FL 33004	December 13, 2016	November 2016 through November 2018	James
		November 2016 through November 2018	James
		November 2016 through November 2018	James
		November 2016 through November 2018	Grace
Ronald Brozic 634 NE 3 rd Street Dania Beach, FL 33004 954-923-6632 954-602-0592 rbrozic@bellsouth.net	December 13, 2016	November 2016 through November 2018	Grace
Clive Taylor 642 NE 3 rd Street Dania Beach, FL 33004 954-923-4439 (Home) 954-830-8855 (Cell) cetriumph@aol.com	November 21, 2016	November 2016 through November 2018	Grace

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Lori Lewellen 4541 SW 27 Terrace Dania Beach, FL 33312 954-224-2290 LLewe10417@aol.com	December 13, 2016	November 2016 through November 2018	Salvino
Samantha Christianson 5815 SW 39 th Way Dania Beach, FL 33312-6254 954-552-7524 SFC924@gmail.com	June 28, 2016	November 2014 through November 2016	Salvino
Jeff Hansen (24 NE 1 st Avenue) PO Box 1597 Dania Beach, FL 33004 954-929-9334 hlwdcahoot@aol.com	November 21, 2016	November 2016 through November 2018	James
Sabrina Wilson 107 NW 14th Ave Dania Beach, FL 33004	November 21, 2016	November 2016 through November 2018	James
Clare M. Frost 642 NE 3rd Street Dania Beach, FL 33004 954-923-4439 305-924-4682 treeacat@aol.com	November 18, 2014	November 2014 through November 2016	Jones
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	November 18, 2014	November 2014 through November 2016	Jones

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Jimmie Peterman 717 SW 4 th Terrace Dania Beach, FL 33004 954-925-2417 jimmiepeterman@comcast.net	November 18, 2014	November 2014 through November 2016	Brandimarte
Debra M. McElyea 137 SE 2 nd Court Dania Beach, FL 33004 954-920-6869 (Home) 954-931-5868 (Cell)	November 18, 2014	November 2014 through November 2016	Brandimarte
Veronica Larkins 211 NW 12 th Avenue Dania Beach, FL 33004	November 21, 2016	November 2016 through November 2018	Grace
A. Ivie Cure 209 NW 14 th Court Dania Beach, FL 33004 954-927-0650 954-558-2775 (Cell)	November 21, 2016	November 2016 through November 2018	Grace

PLANNING & ZONING BOARD
MEMBERSHIP
Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Douglas Edwards 75 Gulfstream Road, #300 Dania Beach, FL 33004	November 21, 2016	November 2016 through November 2018	James
Kenya J. Peterman 732 SW 2 nd Place Dania Beach, FL 33004 954-699-8470 954-251-1398 754-322-6362 (W) mrssunshine01@yahoo.com	August 25, 2015	November 2014 through November 2016	Salvino
David Nuby, Jr. P.O. Box 1214 Dania Beach, FL 33004 954.275.2579 davidnuby@aol.com	November 21, 2016	November 2016 through November 2018	Harris
Luis G. Rimoli 902 Natures Cove Road Dania Beach, FL 33004 954.927.7161 954-404-8252 luis@stagedrightevents.com	November 21, 2016	November 2016 through November 2018	Grace
Lori Lewellen 4541 SW 27 th Terrace Dania Beach, FL 33312 954-224-2290 Llewe10417@aol.com	November 21, 2016	November 2016 through November 2018	Brandimarte
W. Quin Robertson, Phd., GISP 805 Natures Cove Road Dania Beach, FL 33004 732-423-0039 william.robertson@CBI.com	December 13, 2016	November 2016 through November 2018	Alternate

PLANNING & ZONING BOARD
MEMBERSHIP
Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Jason Wilson 75 Gulfstream Road, Apt. 309 Dania Beach, FL 33004	December 13, 2016	November 2016 through November 2018	Alternate

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Position
Carolyn Jones 722 SW 3 rd Street Dania Beach, FL 33004 954-920-0727 (H) 754-323-3033 (W)	March 16, 2015	March 2015 through March 2019	9 th Member Selected by Board Secretary
David Nuby, Jr. 401 SW 12 Avenue P.O. Box 1214 Dania Beach, FL 33004 954-275-2579 754-321-2320 Work davidnuby@aol.com	March 10, 2015	March 2015 through March 2019	Commission Appointment
Rae Sandler 810 NW 7 th Avenue Dania Beach, FL 33004 954-649-0396 raesandler@bellsouth.net	March 10, 2015	March 2015 through March 2019	Commission Appointment
Roger Handevitd 206 SE 3 rd Place Dania Beach, FL 33004 954-258-9915	March 10, 2015	March 2015 through March 2019	Commission Appointment
		March 2015 through March 2019	Commission Representative
Todd Lleras 8001 NW 125 Terrace Parkland, FL 33076 954-274-8333 Cell 954-775-0769 Home tlлерas@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee
Todd Neal 500 SW Siesta Way Stuart, FL 34994 772-341-4704 Cell tneal44@gmail.com	March 16, 2015	March 2015 through March 2019	Fire Department Employee

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Thursday, December 22, 2016

Name/Address Phone Number	Date Appointed	Term	Position
Larry Rogers 100 W. Dania Beach Boulevard Dania Beach, FL 33004 954-926-2400	March 16, 2015	March 2015 through March 2019	Police Department Employee
Richard Tarrant 9213 Arborwood Circle Davie, FL 33328 Cfa110205@comcast.net	March 16, 2015	March 2015 through March 2019	Police Department Employee