

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 24, 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 (Pledge to be led by Girl Scout Troop #14302)

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. A special event is requested by the South Florida Regional Transportation Authority to have their annual "Rail Fun Day" on January 28, 2017 from 11:00 a.m. - 3:00 p.m., at the Tri Rail Station located at 500 Gulf Stream Way

4. PROCLAMATIONS

5. CITIZEN COMMENTS

Addressing the Commission: Comments by Dania Beach citizens, or other interested parties that are not part of the regular agenda, may be made during each Commission meeting during the period set aside for "citizen comments." A thirty (30) minute "citizen comments" period shall be designated on the agenda for citizens and interested persons to speak on matters not scheduled on that day's agenda. Each speaker shall be limited to 3 minutes for his or her comments. Persons desiring to speak during the citizen comment period shall inform the City Clerk prior to the beginning of the meeting of their intention to speak. If more than 10 speakers express a desire to speak, the Commission shall determine, on a meeting by meeting basis, whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

1. Minutes:

Approve Minutes of January 10, 2017 City Commission Meeting

2. Travel Requests: None

3. RESOLUTION NO. 2017-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE TWO FORD F-150 VEHICLES FOR THE UTILITY DISTRIBUTION FINANCE DIVISION IN AN AMOUNT NOT TO EXCEED A TOTAL AMOUNT OF THIRTY NINE THOUSAND SIX HUNDRED SEVENTY DOLLARS (\$39,670.00) FROM HUB CITY FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT FSA 16-VEL-24 (VALID THROUGH SEPTEMBER 30, 2017); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2017-005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF VARIOUS WATER METER COMPONENT PARTS AND OTHER UTILITY PIPES AND RELATED APPURTENANCES TO BE PURCHASED FROM VARIOUS SUPPLY VENDORS UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT PRICING FOR FISCAL YEAR 2016-2017, WHICH MAY EXCEED AN ANNUAL SINGLE VENDOR TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), AND FURTHER PROVIDING THAT SUCH PURCHASES ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENT APPROVED BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. 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)** *(Continued from January 10, 2017)*

2. RESOLUTION NO. 2017-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-18-16) SUBMITTED BY BIAGI CONSULTING ENGINEERS ON BEHALF OF THE PROPERTY OWNER, ALEX NICHOLS, FOR PROPERTY LOCATED AT 3001 SOUTHWEST 26 TERRACE 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.

3. RESOLUTION NO. 2017-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION BY BK STERLING INVESTMENT, LLC FOR THE VACATION OF A PORTION OF RIGHT OF WAY LOCATED ADJACENT TO 1800 STIRLING ROAD, DANIA BEACH, FLORIDA, PURSUANT TO A REQUEST FOR A WAIVER FROM THE REQUIREMENTS FOR A NEW PLAT SUBMISSION AND APPROVAL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. 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. *(Continued from January 10, 2017)*

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. *(Continued from January 10, 2017)*

10. DISCUSSION AND POSSIBLE ACTION

1. 2017 Legislative Agenda - City Manager Baldwin
2. Hours of Alcoholic Beverage Sales - Commissioner Salvino
3. Food and Beverage Service on the Beach - Mayor James

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 - 1 appointment
 - Commissioner Salvino - 3 appointments
 - Vice-Mayor Harris - 3 appointments
 - Mayor James - 2 appointments
2. Education Advisory Board
 - Vice-Mayor Harris - 1 appointment
3. General Employees Pension Board
 - 1 Commission Representative

4. Grant Advisory Board
 - Commissioner Brandimarte - 1 appointment
 - Commissioner Salvino - 1 appointment
 - Vice-Mayor Harris - 1 appointment
 - Mayor James - 1 appointment
5. Green Advisory Board
 - Commissioner Brandimarte - 1 appointment
 - Mayor James - 1 appointment
 - 2 Alternate Members
6. Marine Advisory Board
 - Commissioner Grace - 1 appointment
 - Commissioner Salvino - 1 appointment
 - Vice-Mayor Harris - 3 appointments
 - Mayor James - 2 appointments
7. Parks, Recreation and Community Affairs Advisory Board
 - Commissioner Brandimarte - 2 appointments
 - Commissioner Salvino - 1 appointment
 - Vice-Mayor Harris - 2 appointments
8. Planning & Zoning Board
 - Commissioner Salvino - 1 appointment
9. Police & Fire Pension Board
 - 1 Commission Representative

13. ADMINISTRATIVE REPORTS

1. City Manager
2. City Attorney
3. City Clerk - Reminders
 - Tuesday, February 14, 2017 - 6:00 p.m. CRA Board Meeting
 - Tuesday, February 14, 2017 - 7:00 p.m. City Commission Meeting
 - Tuesday, February 28, 2017 - 7:00 p.m. City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Presentation

Continued from:

Requested Action (Identify appropriate Action or Motion)

A special event is requested by the South Florida Regional Transportation Authority to have their annual "Rail Fun Day" on January 28, 2017 from 11a.m. - 3 p.m. The requested event will be held at the Tri Rail Station located at 500 Gulf Stream Way.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo to Commission, Application, Fire Review



City of Dania Beach

Parks and Recreation Department

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

Date: January 24, 2017

To: Honorable Mayor, Vice-Mayor and City Commission

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Sherie Dunleavy, Office Manager

Subject: "Rail Fun Day"

Event Date(s): January 28, 2017

A special event is requested by the South Florida Regional Transportation Authority to have their annual "Rail Fun Day" on January 28, 2017 from 11a.m. - 3 p.m. The requested event will be held at the Tri Rail Station located at 500 Gulf Stream Way. This will be a free community event.

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	<i>Comments shown in separate attachment.</i>	
BSO Police Dept. - Lt. Manfre	Based upon the number of people attending I am recommending an off duty detail of Two (2) Deputies for security.	

Code Enforcement - Barbara Urow	No concerns raised	
Community Dev. - Julio Briceno	Permits are required for: Building, Electrical and Plumbing.	
Community Dev. - Corinne Lajoie	No concerns raised	
City Attorney - Tom Ansbro	No concerns raised	
HR/Risk Mgmt. - Kristin Milligan	No concerns raised	
Parks & Recreation - Mark Felicetty	No concerns raised	
Public Services - Ronnie Navarro	No concerns raised	



City of Dania Beach

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

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

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

Event Name, Date, and Time:

Rail Fun Day January 28, 2017 11 am - 3 pm

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

Tri-Rail station.

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

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

Telephone #1: 954-446-0813

E-mail Address: robert@goodmanpr.com

Telephone #2: 941-224-7357

Fax: 954-446-0801

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

Telephone #1: 954-446-0806

E-mail Address: michael@goodmanpr.com

Telephone #2: 954-806-2869

Fax: 954-446-0801

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

Address: 800 NW 33rd St.

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

Telephone: 954-788-7915

Fax:

Cell:

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

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

South Florida Regional Transportation Authority

Date of Incorporation: 7/1/2003

State of Incorporation: Florida

Federal ID #: 65-0002789

Authorizing Official for the Organization: Diane Hernandez Delcalvo

Telephone #1: 954-788-7915

E-mail Address:

Telephone #2:

Authorizing Official for the Organization:

Telephone #1: _____ E-mail Address: _____
Telephone #2: _____

*Property Owner: _____

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

Is the letter attached? ☐ Yes ☐ No

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

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

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

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

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

Number of Expected Daily Attendants: 2,500 (BSO or Fire Details may be required - refer to page 6)

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	January 28, 2017	11:00 AM	3:00 PM	4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	January 28, 2017	11:00 AM	3:00 PM	4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other: _____

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

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

☐ Mixed Drinks ☐ Other: _____

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

Please Specify: _____

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

☐ Yes ☒ No

***If yes, please describe:** _____

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

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

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

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

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

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

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

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

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

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

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

If so, How many? 1 _____ ☐ N/A

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

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

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

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

If yes, please explain: _____

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

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:
Rescue Truck - \$32.00 per hour
Engine (1500 gpm) - \$71.00 per hour
Ladder (1500 gpm) - \$80.00 per hour

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

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



Signature of Applicant

Managing Member

Title

Michael Goodman

Print name of Applicant

11-22-16

Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on November 22, 20016.
by Michael Goodman, who is personally known to me, or, if not, such person produced the
following form of identification: _____.



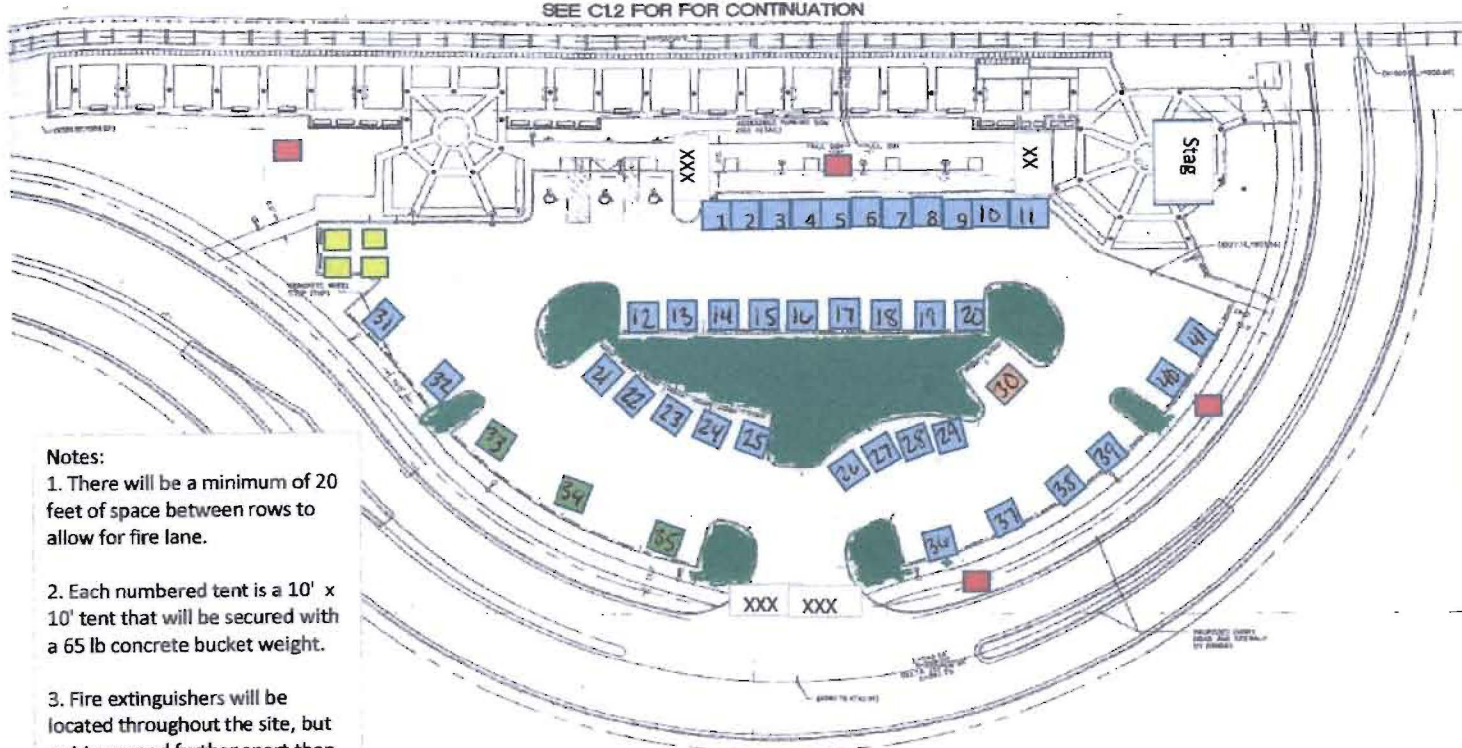
NOTARY PUBLIC

My Commission expires: April 22, 2018

My Commission number: FF115150

Gene Broyles Jr.

SEE C12 FOR FOR CONTINUATION



Notes:

1. There will be a minimum of 20 feet of space between rows to allow for fire lane.
2. Each numbered tent is a 10' x 10' tent that will be secured with a 65 lb concrete bucket weight.
3. Fire extinguishers will be located throughout the site, but not to exceed further apart than 75 feet.

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

- 1.
2. Epilepsy Foundation
- 3.
- 4.
- 5.
6. Girl Scouts
- 7.
- 8.
- 9.
- 10.
- 11.
12. Humane Society - Broward
- 13.
- 14.

- 16.
17. Miss Broward Pageant
- 18.
19. MIA Dance Factory
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.

- 31.
- 32.
33. Food Truck
34. Food Truck
35. Food Truck
36. Miami Marlins
37. Miami Marlins
- 38.
- 39.
- 40.
41. Tri-Rail



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

103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

SPECIAL EVENT APPLICATION REVIEW / COMMENTS

Event Name: **Rail Fun Day**
Event Date(s): **January 28, 2017 11am-3pm**
Event Location: **500 Gulfstream Way at Tri Rail Station, Dania Beach**
Event Reviewed By: **Lt. Suarez** Date of Review: **12/12/16**

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

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

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

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

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

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

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

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

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

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

BSO FMO SPECIAL EVENT APPLICATION REVIEW (Continued)

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

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

☒ Other Requirements and/or Special Notes:

-Please provide a more detailed site plan showing all information highlighted on page 1 of fire review.

-Pre Event inspection and Fire Inspector Stand-by Detail is required.

-Last year there was a "Train Ride" through the parking lot, please contact Lt. Dan Suarez at the Fire Marshal's Office to discuss this matter further. 954 342-4262.

INSPECTION AND/OR DETAIL REQUIREMENTS

Pre-Event Inspections Required:

☐ NO ☒ YES
☐ N/A ☐ (Dates & Times): January 28, 2017 9am

TYPE OF INSPECTION REQUIRED:

☐ Normal Inspection Hours

☒ After-Hours (4-Hours or Less)

☐ After Hours (Greater than 4 Hours)

Fire Inspector Stand-By Detail Required:

☐ NO ☒ YES
☐ N/A ☐ (Dates & Times): January 28, 2017 9am-3pm

Operational Detail Required:

☒ NO ☐ YES

Type: _____
Dates & Times: _____

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

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, JANUARY 10, 2017 – 7:00 P.M.

1. Call to Order/Roll Call

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

Present:

Mayor:	Tamara James
Vice-Mayor:	Bill Harris
Commissioners:	Chickie Brandimarte
	Bobbie H. Grace
	Marco A. Salvino, Sr.
Asst. City Manager:	Colin Donnelly
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 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.

Commissioner Grace motioned to approve the Special Event request for the MLK Charitable Corporation, including the fee waiver; seconded by Commissioner Salvino.

Mayor James questioned why she had not been approached to participate in the event. Commissioner Grace provided information on how it should be handled through the committee.

Carolyn Jones explained cars are not provided for the parade, and information was provided via email and the website.

The motion carried unanimously.

4. Proclamations

4.1 Dr. Martin Luther King, Jr. Day – Carolyn Jones

Mayor James read the proclamation and presented it to Carolyn Jones, Director of the MLK Charitable Corporation, who invited everyone to participate in the MLK events.

4.2 R.O.Y.A.L.T.Y. Day - Mayor James

Mayor James read the proclamation and presented it to Ms. Jabrina Thompson, founder of R.O.Y.A.L.T.Y.

5. Citizen Comments

Gary Luedtke, 4461 SW 34 Drive, member of the Dania Beach Airport Advisory Board, and the Airport's Noise Abatement Committee, noted he has been appointed to be a member of the Part 150 Study. He distributed information to the Commission which is attached to and incorporated into these minutes.

Linda Wilson, President, Friends of the Dania Beach Paul DeMaio Library, thanked the Commission for their support over the past few years. She provided an update on January events.

Tom Smitha, 85 Gulfstream Road, #212A, spoke of rising sea levels, King Tide, and development.

Douglas Edwards, 75 Gulfstream Road, also spoke of sea level rise.

Veronica Larkins, 211 NW 12th Avenue, thanked the Commission, BSO, and citizens for their donations toward the funerals of the two boys killed recently.

Linda Barber, 75 Gulfstream Road, #305, presented additional petition signatures against the Calm project.

Sharon Higgs, 1115 W Dania Beach Boulevard, Unit C, complained about maintenance fees at the Saratoga Apartments.

Tamora Brown, 1125 W Dania Beach Boulevard, Apt. C, expressed her concerns with the management of the Saratoga Apartments and the maintenance fees. She indicated that the units are infested with cockroaches, bedbugs and mold.

Commissioner Grace noted she reached out to the County Commissioners today and Ms. Brown should be receiving a phone call. We need to work together to make the Housing Authority one that we will all be proud of.

Commissioner Brandimarte commented tenants should not have to say they are afraid of anything. She spoke of the request made to the Commission by the executive director of the Housing Authority for a loan to build units and her concerns about where residents would go during construction and their re-admission after.

Mayor James recommended the residents attend the Housing Authority Board meetings and speak to the board.

Aumonica Kelsey, 1125 W Dania Beach Boulevard, Apt. D, noted her problem is that she has to pay for wear and tear of the appliances at the Saratoga Apartments.

Jackie Cenofani, 321 SE 3rd Street, #606, spoke of vehicle break-ins at the Meadowbrook Apartments. She questioned who was in charge of BSO and who tells them how many times to patrol.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, noted they made an arrest at Meadowbrook about an hour ago. They patrol regularly; however, they cannot be everywhere at the same time.

Vice-Mayor Harris suggested a Driveway Initiative be held at Meadowbrook.

Captain Marks provided statistics on crime, and recognized the officers involved in preventing another possible shooting during the services for Rasheed Cunningham, Jr.

Commissioner Grace applauded BSO for their timely response to the Fort Lauderdale-Hollywood International Airport incident, and for their actions in the recent shootings in the City.

Lieutenant Dan Suarez, BSO Fire Rescue, discussed how the recent shooting at the Fort Lauderdale-Hollywood International Airport impacted the department. This week has been proclaimed First Responders Week by the Governor.

7. Consent Agenda

7.1 Minutes:

Approve Minutes of December 7, 2016 Abatement Hearing

Approve Minutes of December 13, 2016 City Commission Meeting

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #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.

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

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

8. Bids and Requests for Proposals

There were no proposals on this agenda.

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. (SECOND READING)

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

Marc LaFerrier, Director of Community Development, noted no objections have been received.

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 second reading; seconded by Commissioner Salvino. The motion carried on the following 5-0 Roll Call vote:

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

9.2 ORDINANCE #2017-002

Continued until January 24, 2017

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)**

City Attorney Ansbro noted that staff recommends a continuance until the January 24, 2017 City Commission meeting.

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 continue Ordinance #2017-002 until the January 24, 2017 City Commission meeting at 7:00 p.m.; 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		

9.3 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. **(SECOND READING)**

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

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 #2017-003, on second 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		

9.4 ORDINANCE #2017-004 *Withdrawn by applicant*

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)**

City Attorney Ansbro noted the applicant is requesting to withdraw this item from the agenda.

9.5 RESOLUTION #2017-001 *Continued until January 24, 2017*

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.

City Attorney Ansbro noted that staff recommends a continuance until the January 24, 2017 City Commission meeting.

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 continue Resolution #2017-001 until the January 24, 2017 City Commission meeting at 7:00 p.m.; 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		

9.6 RESOLUTION #2017-002 *Continued until January 24, 2017*

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.

City Attorney Ansbro noted that staff recommends a continuance until the January 24, 2017 City Commission meeting.

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 continue Resolution #2017-002 until the January 24, 2017 City Commission meeting at 7:00 p.m.; seconded by Vice-Mayor Harris. The motion carried on the following 5-0 Roll Call vote:

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

10. Discussion and Possible Action

10.1 SE Drainage Project Phase II Recommendations – City Manager Baldwin

Brad Kaine, Director of Public Services, reviewed his memo that was included in the agenda packet.

Colin Donnelly, Assistant City Manager, noted that our idea is to stay within budget and to get a good project for what we have budgeted. There are a lot of stormwater needs in the Southeast and our intention is to create a roadmap to move forward to address those stormwater issues.

10.2 Proposed Oasis Program Projects – City Manager Baldwin

Colin Donnelly, Assistant City Manager, reviewed the memo that was included in the agenda packet and requested the preferences of the Commission for the two projects for this year.

Commissioner Grace noted Hollywood has paved their side of JA Ely Boulevard; she wants us to do our side and wants this to be the first part of the project. Additionally, the entire two blocks of NW 8th Avenue need to be done, not just a portion.

Assistant City Manager Donnelly commented that whether or not this is done under an Oasis Project, the Public Services Department is working on the 3rd phase of street paving for this year and he will check with them.

Commissioner Salvino noted Hollywood would be interested in co-opping a joint Oasis project, perhaps JA Ely Boulevard. He also noted pavers in the circle nearest to Dania Elementary have been marked up with spray paint.

Mayor James said she is not in favor of making improvements to JA Ely Boulevard near Smith Store, because they always trash their area.

Assistant City Manager Donnelly noted JA Ely Boulevard can be addressed through the paving program, and reviewed the process followed for Oasis projects. We work with the community because the projects are more than beautification; they are crime prevention through improving the right-of-way in the hope that people take care of those community assets the City puts in.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte had no comments.

11.2 Commissioner Grace

Commissioner Grace noted she is not happy with a lot of departments, and we need to get rid of some department heads. She will be talking to the City Manager to vendor out some of the departments because they are useless. If the City Manager cannot keep it in compliance, maybe at the next meeting we need to give him an unfavorable review of his performance.

11.3 Commissioner Salvino

Commissioner Salvino had no comments.

11.4 Vice-Mayor Harris

Vice-Mayor Harris said he has been invited to the MPO retreat this Thursday, and asked the Commission if he could attend.

Commissioner Salvino recommended that Vice-Mayor Harris take over his appointment on the MPO.

11.5 Mayor James

Mayor James thanked staff for helping her organize the press conference during the week of Christmas. She said her only issue is this room is only filled with reporters when there is something negative.

12. Appointments

Commissioner Salvino motioned to appoint Vice-Mayor Harris to the MPO; seconded by Commissioner Grace. The motion carried unanimously.

12.1 Airport Advisory Board

Commissioner Brandimarte appointed: Gary Luedtke
Mayor James appointed: Ryan Stone

12.2 Creative Arts Council Advisory Board

Commissioner Brandimarte appointed: Henriette “Kitte” Arnold

12.3 Education Advisory Board

Commissioner Brandimarte appointed: Batia Dayan

12.4 General Employees Pension Board

The Commission appointed Marvin Cunningham as the Commission appointment to a term ending June 22, 2018.

12.5 Grant Advisory Board – no appointments

12.6 Green Advisory Board – no appointments

12.7 Marine Advisory Board

Commissioner Brandimarte appointed: Chris Barile, Arthur Perseo and Carol Stokrocki

12.8 Parks, Recreation and Community Affairs Advisory Board – no appointments

12.9 Planning & Zoning Board – no appointments

12.10 Police & Fire Pension Board – no appointments

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

13. Administrative Reports

13.1 City Manager

Assistant City Manager Donnelly had no additional comments.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 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

Mayor James adjourned the meeting at 8:53 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 ADOPT AND APPROVE A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE TWO FORD F-150 VEHICLES FOR THE UTILITY DISTRIBUTION FINANCE DIVISION IN AMOUNT NOT TO EXCEED A TOTAL AMOUNT OF THIRTY NINE THOUSAND SIX HUNDRED SEVENTY DOLLARS (\$39,670.00) FROM THE HUB CITY FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT FSA 16-VEL-24 (VALID THROUGH SEPTEMBER 30, 2017); PROVIDING FOR CONFLICT; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept: PUBLIC SERVICES	Acct #: 401-17-05-533-64-20	Amt: \$39,670.00
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Fund: UTILITIES DISTRIBUTION (BILLING)
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Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, RESOLUTION, EXHIBIT A- FLORIDA SHERIFFS' ASSOCIATION (FSA) CONTRACT No. FSA16-VEL-24 SPECIFICATION No. 49, QUOTE



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: December 8, 2016

RE: Approval of a Resolution to Allow Purchase of Two (2) 2017 Vehicles

Introduction and Background

The City has an aging fleet of service vehicles. The approved FY 2017 budget included replacement of two vehicles that are old and for which maintenance cost have started to rise. This resolution is to allow the purchase of (2) two Ford-150's vehicles from Hub City Ford under Exhibit A-Florida Sheriffs' Association Contract No. FSA16-VEL-24.

Currently the City has a 2003 Ford F-250 Serial Number 1FTNF20P83ED84940 and a 2004 Ford F-250 Serial Number 1FTNF20P44EB85823 which are incurring high maintenance cost.

The Public Service Department recommends replacement of these vehicles and declaring such vehicles to be surplus and of no further use to the City.

Funding for this purchase was planned and appropriated in the FY 2016-2017 budget from the Utilities Distribution(Billing) Account No. 401-17-05-533-64-20 in the amount of thirty nine thousand six hundred seventy dollars (\$39,670.00).

Recommendation

The Public Services Department is recommending that the City Commission approve the purchase of (2) Ford-150's from Hub City Ford by utilizing the Florida Sheriffs' Contract FSA16-VEL-24, and direct the City Manager to execute all necessary contracts.

RESOLUTION NO. 2017-004

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE TWO FORD F-150 VEHICLES FOR THE UTILITY DISTRIBUTION FINANCE DIVISION IN AN AMOUNT NOT TO EXCEED A TOTAL AMOUNT OF THIRTY NINE THOUSAND SIX HUNDRED SEVENTY DOLLARS (\$39,670.00) FROM HUB CITY FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT FSA 16-VEL-24 (VALID THROUGH SEPTEMBER 30, 2017); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City currently owns a 2003 Ford-250 Serial Number 1FTNF20P83ED84940 and a 2004 Ford F-250 Serial Number 1FTNF20P44EB85823 which are incurring high costs for maintenance; and

WHEREAS, the Public Services Department recommends replacement of these vehicles and that they be declared surplus and of no further use to the City; and

WHEREAS, the Public Services Department has determined that such replacement vehicles can be purchased at the least cost to the City from Hub City Ford by utilizing the pricing under the Florida Sheriffs' Association (FSA) Contract No. FSA16-VEL-24, Specification No. 49, attached as Exhibit "A," a copy of which is made a part of and is incorporated onto this Resolution by this reference;

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

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

Section 2. That the City Manager is authorized to purchase two Ford F-150 vehicles from Hub City Ford at a total cost of Thirty Nine Thousand Six Hundred Seventy Dollars (\$39,670.00) by utilizing the pricing under the Florida Sheriffs’ Association Contract No FSA16-VEL-24, under Specification No.49 valid through September 30, 2017.

Section 3. That funding for these purchases is planned and appropriated in the approved FY 2016-2017 budget in the Utilities Distribution (Billing) Fund Account No. 401-17-05-533-64-20.

Section 4. That the City Manager is authorized to purchase the two Ford- F150 vehicles and the City Commission authorizes the proper City officials to execute such documents as are necessary for the purchase of such vehicles.

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

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

PASSED AND ADOPTED on January 24, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



FLORIDA SHERIFFS ASSOCIATION & FLORIDA ASSOCIATION OF COUNTIES

1/2 TON PICKUP TRUCK - 4X2 SPECIFICATION #49

2017 Ford F-150 (F1C)

The Ford F-150 (F1C) purchased through this contract comes with all the standard equipment as specified by the manufacturer for this model and FSA's base vehicle specification(s) requirements which are included and made a part of this contract's vehicle base price as awarded by specification by zone.

ZONE:	★ Western	★ Northern	★ Central	Southern
BASE PRICE:	\$18,099.00	\$18,099.00	\$18,199.00	\$18,299.00

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

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

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

VEHICLE:	F-150 (F1C)			
DEALER:	HUB CITY FORD	HUB CITY FORD	HUB CITY FORD	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	Southern
BASE PRICE:	\$18,099.00	\$18,099.00	\$18,199.00	\$18,299.00

Order Code	Delete Options	All Zones
	AM/FM stereo radio	NA
	Air conditioning	NA
	Full size spare tire and rim	NA

Order Code	Add Options	All Zones
99P ¹	Engine upgrade - specify 2.7L V-6 ECOBOOST ENG ¹	\$794.00 ¹
99F ¹	Engine upgrade - specify 5.0L V-8 ENG OR 3.5L V-6 ECOBOOST ENG \$2894.00 ¹	\$1,594.00 ¹
98G ¹	Bi-fuel model - specify REQ 5.0L V8 ENG GASEOUS PREP ENG ¹	\$314.00 ¹
98G ¹	CNG Model - Specify REQ 5.0L V-8 ENG GASEOUS PREP ENG ¹	\$314.00 ¹
98G-CNG ¹	CNG Conversion (discuss with dealer) REQ 5.0L V8 ENG GASEOUS PREP ENG ¹	\$13,996.00 ¹
98G-LPG ¹	LPG Conversion (discuss with dealer) REQ 5.0L V-8 ENG GASEOUS PREP ENG ¹	\$13,996.00 ¹
	Battery, 650 cca or greater	NA
	Dual batteries	NA
627 ¹	7,700 lbs. GVWR REQ TRAILER TOW PKG & 5.0L V-8 ENG & 141 W/BASE (7600LBS GVWR) ¹	\$3,889.00 ¹
67T ¹	Electric brake controller REQ TRAILER TOW PKG ¹	\$274.00 ¹
	Traction control	Std
XL6 ¹	Limited slip differential	\$569.00 ¹
300A ¹	Manufacturer's model upgrade package (specify pkg. bid) XLT PKG ¹	\$5,394.00 ¹
C ¹	Seat trim upgrade - specify	NC ¹
85A ¹	Power windows/door locks	\$969.00 ¹
50S ¹	Speed control	\$224.00 ¹
	Tilt steering wheel	Std
	Passenger dome lamp	Std
	Bucket seats in lieu of bench seat	NA
168 ¹	Carpet in lieu of rubber floor covering	\$144.00 ¹
FM ¹	Floor mats WEATHER TECK FLOOR MATS ¹	\$396.00 ¹
924 ¹	Deep tinted glass	\$99.00 ¹
	Sliding rear window	NA

VEHICLE:	F-150 (F1C)			
DEALER:	HUB CITY FORD	HUB CITY FORD	HUB CITY FORD	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	Southern
BASE PRICE:	\$18,099.00	\$18,099.00	\$18,199.00	\$18,299.00
58B ¹	AM/FM radio with single CD			\$289.00 ¹
	On-Star			NA
58C ¹	Satellite radio			\$484.00 ¹
AK-KF ¹	Additional Key(s) or Key Fob(s) when applicable			\$275.00 ¹
18B ¹	Cab Steps <i>18B(BLACK PLATFORM RUNNING BOARDS) 18E (BLACK TUBULAR RUNNING BOARDS)\$299.00 ¹</i>			\$249.00 ¹
	Side air bags			Std
141 W/BASE ¹	Long bed in lieu of short bed			\$299.00 ¹
LH6" SP ¹	Left-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed			\$696.00 ¹
LH-RH6" SP ¹	Left & right-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed			\$896.00 ¹
VVSS ¹	Vent visors - stick-on style			\$144.00 ¹
RSFS ¹	Rainshields - flange style			\$144.00 ¹
BS ¹	Bug shield			\$396.00 ¹
54M-54Y ¹	Trailer tow mirrors			\$394.00 ¹
WGG ¹	Wrap-around grille guard			\$1,696.00 ¹
ATB ¹	Aluminum tool box			\$396.00 ¹
96P ¹	Bedliner			\$349.00 ¹
96W ¹	Spray-on bedliner (Rhino, Line-X or approved equivalent)			\$494.00 ¹
	Tow hooks			NA
53B ¹	Class IV hitch and ball <i>INC 2" BALL PIN & CLIP ¹</i>			\$192.00 ¹
8LB-W ¹	8,000 lb. winch with remote			\$1,696.00 ¹
53A ¹	Heavy duty towing package up to 5,000 lbs. with appropriate hitch <i>INC 2" BALL PIN & CLIP ¹</i>			\$596.00 ¹
53A ¹	Heavy duty towing package up to 7,200 lbs. with appropriate hitch <i>INC 2" BALL PIN & CLIP REQ 3.5L V6 ECOBOOST ENG ¹</i>			\$596.00 ¹
FTC ¹	Fiberglass tonneau cover (painted to match)			\$1,696.00 ¹
FCHT ¹	Fiberglass cab high topper with front, side and rear windows (painted to match)			\$1,896.00 ¹
942 ¹	Daytime running lights			\$44.00 ¹
	Immobilize daytime running lights			NA
NFT ¹	Nitrogen filled tires including spare tire			\$199.00 ¹
	Full size spare tire and rim			Std
	Midbox body option			NA
STC ¹	Steel truck cap			\$6,996.00 ¹
CSH ¹	Cab shield headache rack (protects back of cab)			\$896.00 ¹
PREP ¹	Pipe rack w/expanded metal basket over cab (for pickup bed)			\$1,696.00 ¹
	Pipe rack w/expanded metal basket over cab (for utility body)			NA
SLRS ¹	Single ladder rack side mounted (specify street or curbside)			\$1,296.00 ¹

VEHICLE:	F-150 (F1C)			
DEALER:	HUB CITY FORD	HUB CITY FORD	HUB CITY FORD	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	Southern
BASE PRICE:	\$18,099.00	\$18,099.00	\$18,199.00	\$18,299.00

153 ¹	Front license bracket	NC ¹
85H ¹	Backup alarm, factory installed	\$124.00 ¹
BAD ¹	Backup alarm, dealer installed	\$124.00 ¹
76C ¹	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle)- factory installed	\$249.00 ¹
BUC ¹	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - dealer installed	\$696.00 ¹
	Optional equipment - specify	NA
	Optional equipment - specify	NA
	Optional equipment - specify	NA
	Optional equipment - specify	NA
	Optional equipment - specify	NA
LRPH ¹	Labor rate per hour	\$96.00 ¹
TEMP TAG ¹	Temporary tag	\$36.00 ¹
TER ¹	Transfer existing registration (must provide tag number)	\$100.00 ¹
NST ¹	New state tag (specify state, county, city, sheriff, etc.)	\$165.00 ¹
	Maintenance Plan - specify	NA
	Maintenance Plan - specify	NA
	Maintenance Plan - specify	NA
6/100 ¹	Warranty - specify <i>POWERTRAIN CARE WITH (0) DED ¹</i>	\$1,740.00 ¹
6/100 ¹	Warranty - specify <i>BASSE CARE WITH (0) DED ¹</i>	\$2,130.00 ¹
6/100 ¹	Warranty - specify <i>EXTRA CARE WITH (0) DED ¹</i>	\$2,585.00 ¹

The Hub City logo is in a bold, italicized, sans-serif font. The Ford logo is the classic oval with the word "Ford" in its signature script.

Phone: (800) 972-3673
Office: (850) 398-6810
Cell: (850) 393-4723
Fax: (850) 398-6827

21-Nov
YAMIL LOBO
CITY OF DANIA BEACH
754-224-6382

Contract # **FSA16-VEL-24**

YLOBO@DANIABEACHFL.GOV

Exterior Vehicle Color	Emergency Lighting:		Driver side	Passenger side
Interior Vehicle Color	Color	Lights		
	Color	Lenses		
We Appreciate your interest in the 2017/2018 Florida Sheriff's Association of counties purchasing contract.				
Listed below are items we discussed.				
				Price
	2017 FORD F-150 (FIC)M SPEC #49			\$18,299.00
85A	POWER WINDOW & DOOR LOCKS			\$969.00
924	PRIVACY GLASS (REQ 57Q)			\$99.00
57Q	REAR WINDOW DEFROSTER			\$219.00
18B	RUNNING BOARDS			\$249.00
				\$19,835.00

Joe Windrow
Fleet Sales Manager
850-398-6810 Office
850-393-4723 Cell

All vehicles will be ordered WHITE unless agency chooses a different color. Please return quote along with purchase order.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF VARIOUS WATER COMPONENTS PARTS AND OTHER UTILITY PIPES AND RELATED APPURTENANCES TO BE PURCHASED FROM VARIOUS SUPPLY VENDORS UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT PRICING FOR FISCAL YEAR 2016-2017, WHICH MAY EXCEED AN ANNUAL SINGLE VENDOR TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), AND FURTHER PROVIDING THAT SUCH PURCHASES ARE TO MADE WITHIN THE RESPECTIVE DEPARTMENT APPROVED BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept: PUBLIC SERVICES	Acct #: 401-33-02-533-46-70 & 402-35-02-535-46-70	Amt: \$130,000.00
Fund: WATER FUND DISTRIBUTION & SEWER FUND UTILITY COLLECTION		

Fiscal Impact/Cost Summary

--

Exhibits Attached

MEMO, RESOLUTION, EXHIBIT A-CO OP CONTRACT



City of Dania Beach

Department of Public Services

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

MEMORANDUM

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

FROM: Robert Baldwin, City Manager

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

DATE: November 28, 2016

RE: Purchase of Water Meters and Utility Pipes and Appurtenances from Various Vendors

Introduction and Background

Public Services is requesting approval of a resolution to purchase certain water meter and component supplies for the City's Water Utilities vendors in an amount that may exceed the annual twenty-five thousand dollars (\$25,000.00) purchase threshold for a single vendor.

The Public Services Director has determined that it is necessary to purchase various water meter component parts and water supply component parts for City use. Not every water supply vendor provides all necessary supplies. Therefore, we are requesting authorization to purchase from various supply vendors under the existing Co-op Agreement with the Southeast Florida Government Purchasing Cooperative Group Contracts, a copy of which are attached as Exhibit A.

- Ferguson Enterprises, Inc.
- Fortiline Waterworks, Inc.
- HD Supply Waterworks, LTD.
- Lehman Pipe & Plumbing

Funding for purchases are planned and appropriated in various FY2016 -2017 approved budget accounts as follows:

Water Fund Distribution Division Account #401-33-02-533-46-70 \$70,000.00

Sewer Fund Sewer Utility Collection Division Account #402-35-02-535-46-70 \$60,000.00

Additional budgeted funding may also be utilized through various other accounts for citywide capital projects or repairs.

Recommendation

Staff recommends that the City Commission approve the resolution for the purchase of water meter supplies and various components under the existing Co-Op Agreement with the Southeast Florida Government Purchasing Co-Operative Group and authorize the City Manager execute any necessary documents.

RESOLUTION NO. 2017-005

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF VARIOUS WATER METER COMPONENT PARTS AND OTHER UTILITY PIPES AND RELATED APPURTENANCES TO BE PURCHASED FROM VARIOUS SUPPLY VENDORS UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT PRICING FOR FISCAL YEAR 2016-2017, WHICH MAY EXCEED AN ANNUAL SINGLE VENDOR TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), AND FURTHER PROVIDING THAT SUCH PURCHASES ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENT APPROVED BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Public Services Director has determined that it is necessary to purchase various water meter component parts and water supply components for City use; and

WHEREAS, the Public Services Director has determined that not every water supply vendor provides all necessary supplies which may be required by the City, which requires multiple vendor agencies to be made available for use; and

WHEREAS, the Public Services Director has determined that these supplies can be obtained at the least cost to the City without competitive bidding and without advertisement for

bids from the following vendors under its existing Co-op Agreement with the Southeast Florida Government Purchasing Cooperative Group Contracts, a copy of which is attached as Exhibit A:

- Ferguson Enterprises, Inc.
- Fortiline Waterworks, Inc.
- HD Supply Waterworks, LTD.
- Lehman Pipe & Plumbing;

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

Section 2. That the City Commission approves the purchase of water meter component parts and water supply components from various suppliers approved under the existing Co-Op Agreement with the Southeast Florida Government Purchasing Cooperative Group, a copy of which is attached as Exhibit A, in an amount that may exceed the annual vendor \$25,000.00 purchase threshold from a single vendor.

Section 3. That all Departments’ purchases for water meter component parts and water supply components shall be subject to and made within the Water Department approved level of its respective annual budget appropriation.

Section 4. That funding for these purchases are planned and appropriated in the FY 2016-2017 approved budget in the Water Fund Distribution Division Account Number #401-33-02-533-46-70 and the Sewer Fund Sewer Utility Collection Division Account #402-35-02-535-46-70 for a combined total of One Hundred Thirty Thousand Dollars (\$130,000.00). Additional budgeted funding may also be utilized through various other accounts for citywide capital projects or repairs.

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

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

PASSED and ADOPTED on January 24, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



Southeast Florida Governmental Purchasing Cooperative Group

CONTRACT AWARD

Please complete each of the applicable gray boxes and submit with bid documents and applicable award notices and tabulations to lpiper@myboca.us for placement on the NIGP SE FL Florida Website Coop Contract page.

BID/RFP NO.: #2011-12/22

DESCRIPTION/TITLE: Water Meter Fittings and Water Line Accessories

CONTRACT TERM: Starts: November 1, 2016 Ends: October 31, 2017 (Renewal 2 of 3)

OPTIONS OF CONTRACT: One (1) Additional One (1) year
(Number of renewals)

SECTION #1 - VENDOR AWARD

Vendor Name: Ferguson Enterprises, Inc.
Vendor Address: 1950 NW 18th St., Pompano Beach, FL 33069
Contact: Drew Petonick, Outside Sales
Phone: 954-973-8100 **Fax:** 954-917-3134
Email Address: drew.petonick@ferguson.com

Vendor Name: Fortiline Waterworks, Inc.
Vendor Address: 8920 SW Glades Cut-Off Rd., Port St. Lucie, FL 34986
Contact: Greg Panasuk, Municipal Sales
Phone: 772-408-1960 **Fax:** 772-408-1963
Email Address: greg.panasuk@fortiline.com

Vendor Name: HD Supply Waterworks, LTD.
Vendor Address: 4310 NW 10th Avenue, Oakland Park, FL 33309
Contact: Susan Helms, Municipal Sales Coordinator
Phone: 954-772-7343 **Fax:** 954-772-0443
Email Address: susan.helms@hdsupply.com

Vendor Name: Lehman Pipe & Plumbing
Vendor Address: 230 NW 29th Street, Miami, FL 33127
Contact: Josh Aberman, Executive VP
Phone: 305-576-3054 **Fax:** 305-576-3066
Email Address: josh@lehmanpipe.com

SECTION #2 – AWARD/BACKGROUND INFORMATION

Award Date:	October 16, 2012	Resolution/Agenda Item No.:	2012/197
1st Renewal Award	November 3, 2015	Resolution/Agenda Item No.:	2015/216
2nd Renewal Award	November 1, 2016	Resolution/Agenda Item No.:	2016/211

Insurance Required: **Yes**

Performance Bond Required: **No**

SECTION #3 - LEAD AGENCY

Agency Name:	City of Deerfield Beach		
Agency Address:	401 SW 4th Street, Deerfield Beach, FL 33441		
Agency Contact:	Christine Miller, Senior Buyer		
Telephone:	954-480-4415	Facsimile:	954-480-4388
Email:	cdmiller@deerfield-beach.com		

RESOLUTION NO. 2016/211

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, APPROVING ONE YEAR RENEWALS OF CONTRACT ITB #2011-12/22 WITH FERGUSON ENTERPRISES, INC., FORTILINE WATERWORKS, INC., HD SUPPLY WATERWORKS LTD, LEHMAN PIPE AND SUPPLY, INC. FOR WATER METER FITTINGS AND WATER LINE ACCESSORIES FOR THE AMOUNTS APPROPRIATED IN THE CURRENT YEAR'S BUDGET

WHEREAS, the City currently utilizes the contract to purchase Water Meter Fittings and Water Line Accessories for the Utilities Maintenance Division; and

WHEREAS, this is a cooperative contract with other participating governmental agencies, in which the City of Deerfield Beach is the lead agency; and

WHEREAS, the initial contract terms were for three (3) years, beginning on November 1, 2012 and ending on October 31, 2015; and

WHEREAS, the terms and conditions of the contracts provided for three (3) additional one (1) year renewal options; and

WHEREAS, the City wishes to exercise the right to extend the contracts for the second (2nd) of the three (3) renewal periods; and

WHEREAS, the term of the second (2nd) contract renewals are for one (1) year, beginning November 1, 2016 and ending October 31, 2017; and

WHEREAS, Staff recommends that the City Commission approve one (1) year renewals of the contracts for Ferguson Enterprises, Inc., Fortiline Waterworks, Inc., HD Supply Waterworks LTD, Lehman Pipe and Supply, Inc.;

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

Section 1. The above referenced "Whereas" clauses are true and correct and made a part hereof.

Section 2. The City Commission does hereby approve renewals of the contracts with Ferguson Enterprises, Inc., Fortiline Waterworks, Inc., HD Supply Waterworks LTD, Lehman Pipe and Supply, Inc. for the purchase of Water Meter Fittings and Water Line Accessories for the Utilities Maintenance Division for the amount appropriated in the current year's budget. The City Manager is delegated the authority to execute the attached contract renewal documents for the second renewal period. The City Manager is hereby authorized to take any actions necessary to implement the renewal of ITB #2011-12/22 contracts including the approval and execution of any

renewal terms, provided that funding has been approved in the applicable fiscal year budget by the City Commission.

Section 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF NOVEMBER, 2016.


JEAN M. ROBB, MAYOR

ATTEST:


SAMANTHA GILLIARD, CMC, CITY CLERK

Deerfield/Resolutions/Purchasing/SE Coop/Water Meter Fittings ITB#2011-12-22 2nd renewal

CONTRACT RENEWAL

THIS CONTRACT RENEWAL is entered into by and between the CITY OF DEERFIELD BEACH (CITY), a municipal corporation and FORTILINE WATERWORKS, INC. (CONTRACTOR), as follows

WITNESSETH:

WHEREAS, the CITY and CONTRACTOR entered into an agreement for Water Meter Fittings and Water Line Accessories (the Products) pursuant to ITB #2011-12/22; and

WHEREAS, the initial CONTRACT term is three (3) years, beginning November 1, 2012 and expiring October 31, 2015; and

WHEREAS, the terms and conditions of the CONTRACT provide three (3) additional one (1) year renewal options; and

WHEREAS, the CITY is exercising the right to extend the contract for the second (2nd) of the three (3) renewal periods; and

WHEREAS, renewal of the CONTRACT is in the best interest of the City;

NOW THEREFORE, be it agreed by and between the parties as follows:

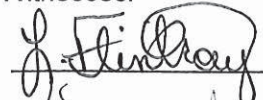
Section 1. The above referenced Whereas clauses are true and correct and made a part hereof.

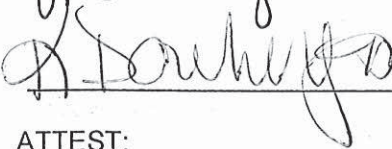
Section 2. The contract renewal term shall begin on November 1, 2016 and will expire on October 31, 2017, (one (1) renewal option remains) unless otherwise terminated pursuant to the terms of the original CONTRACT.

Section 3. All terms, conditions, and specifications of the original CONTRACT shall remain the same.

IN WITNESS WHEREOF the parties have caused these presents to be executed.

Witnesses:



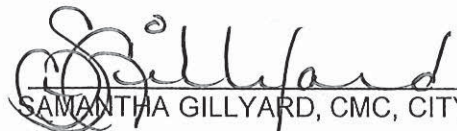


CITY OF DEERFIELD BEACH

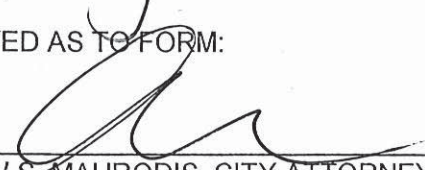
By: 
BURGESS HANSON, CITY MANAGER

Date: 11/15/16

ATTEST:


SAMANTHA GILLYARD, CMC, CITY CLERK

APPROVED AS TO FORM:

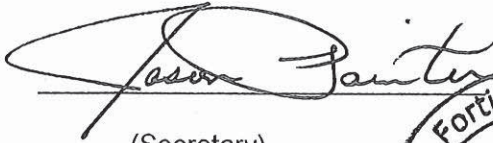

ANDREW S. MAURODIS, CITY ATTORNEY

CONTRACTOR MUST EXECUTE THIS CONTRACT AS INDICATED BELOW. USE CORPORATION OR NONCORPORATION FORMAT, AS APPLICABLE.

[If incorporated sign below.]

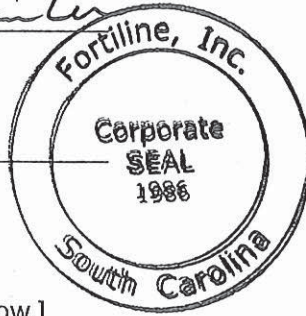
CONTRACTOR

ATTEST:



(Secretary)

(Corporate Seal)



Fortiline, Inc
(Name of Corporation)

By Ben Ghl
(Signature)

Ben Cagle VP
(Type Name/Title Signed Above)

8th day of August, 2016.

[If not incorporated sign below.]

CONTRACTOR

WITNESSES:

(Name)

By _____
(Signature)

(Type Name Signed Above)

____ day of _____, 20____.

CITY REQUIRES TWO (2) FULLY-EXECUTED CONTRACTS, FOR DISTRIBUTION

CONTRACT RENEWAL

THIS CONTRACT RENEWAL is entered into by and between the CITY OF DEERFIELD BEACH (CITY), a municipal corporation and HD SUPPLY WATERWORKS, LTD (CONTRACTOR), as follows

WITNESSETH:

WHEREAS, the CITY and CONTRACTOR entered into an agreement for Water Meter Fittings and Water Line Accessories (the Products) pursuant to ITB #2011-12/22; and

WHEREAS, the initial CONTRACT term is three (3) years, beginning November 1, 2012 and expiring October 31, 2015; and

WHEREAS, the terms and conditions of the CONTRACT provide three (3) additional one (1) year renewal options; and

WHEREAS, the CITY is exercising the right to extend the contract for the second (2nd) of the three (3) renewal periods; and

WHEREAS, renewal of the CONTRACT is in the best interest of the City;

NOW THEREFORE, be it agreed by and between the parties as follows:

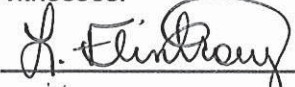
Section 1. The above referenced Whereas clauses are true and correct and made a part hereof.

Section 2. The contract renewal term shall begin on November 1, 2016 and will expire on October 31, 2017, (one (1) renewal option remains) unless otherwise terminated pursuant to the terms of the original CONTRACT.

Section 3. All terms, conditions, and specifications of the original CONTRACT shall remain the same.

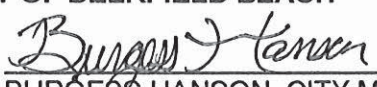
IN WITNESS WHEREOF the parties have caused these presents to be executed.

Witnesses:





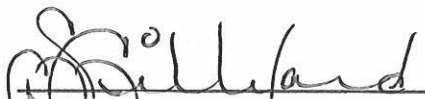
CITY OF DEERFIELD BEACH

By: 

BURGESS HANSON, CITY MANAGER

Date: 11/15/16

ATTEST:



Samantha Gillyard, CMC, City Clerk

APPROVED AS TO FORM:



ANDREW S. MAURODIS, CITY ATTORNEY

CONTRACTOR MUST EXECUTE THIS CONTRACT AS INDICATED BELOW. USE CORPORATION OR NONCORPORATION FORMAT, AS APPLICABLE.

[If incorporated sign below.]

CONTRACTOR

ATTEST:

(Secretary)

(Corporate Seal)

(Name of Corporation)

By _____
(Signature)

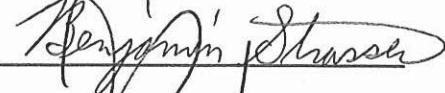
(Type Name/Title Signed Above)

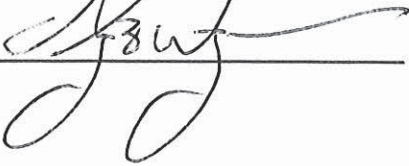
____ day of _____, 20____.

[If not incorporated sign below.]

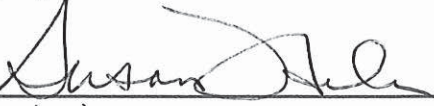
CONTRACTOR

WITNESSES:





HD Supply Waterworks, Ltd.
(Name)

By 
(Signature)

Susan Helms, Municipal Sales Coordinator (Agent)
(Type Name Signed Above)

2 day of August, 2016.

CITY REQUIRES TWO (2) FULLY-EXECUTED CONTRACTS, FOR DISTRIBUTION

CONTRACT RENEWAL

THIS CONTRACT RENEWAL is entered into by and between the CITY OF DEERFIELD BEACH (CITY), a municipal corporation and LEHMAN PIPE AND PLUMBING SUPPLY, INC. (CONTRACTOR), as follows

WITNESSETH:

WHEREAS, the CITY and CONTRACTOR entered into an agreement for Water Meter Fittings and Water Line Accessories (the Products) pursuant to ITB #2011-12/22; and

WHEREAS, the initial CONTRACT term is three (3) years, beginning November 1, 2012 and expiring October 31, 2015; and

WHEREAS, the terms and conditions of the CONTRACT provide three (3) additional one (1) year renewal options; and

WHEREAS, the CITY is exercising the right to extend the contract for the second (2nd) of the three (3) renewal periods; and

WHEREAS, renewal of the CONTRACT is in the best interest of the City;

NOW THEREFORE, be it agreed by and between the parties as follows:

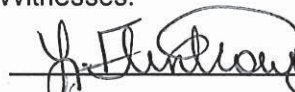
Section 1. The above referenced Whereas clauses are true and correct and made a part hereof.

Section 2. The contract renewal term shall begin on November 1, 2016 and will expire on October 31, 2017, (one (1) renewal option remains) unless otherwise terminated pursuant to the terms of the original CONTRACT.

Section 3. All terms, conditions, and specifications of the original CONTRACT shall remain the same.

IN WITNESS WHEREOF the parties have caused these presents to be executed.

Witnesses:





CITY OF DEERFIELD BEACH

By: 
BURGESS HANSON, CITY MANAGER

Date: 11/15/16

ATTEST:


Samantha Gillyard, CMC, City Clerk

APPROVED AS TO FORM:



ANDREW S. MAURODIS, CITY ATTORNEY

CONTRACTOR MUST EXECUTE THIS CONTRACT AS INDICATED BELOW. USE CORPORATION OR NONCORPORATION FORMAT, AS APPLICABLE.

[If incorporated sign below.]

CONTRACTOR

ATTEST:

(Secretary)

(Corporate Seal)

Lehman Pipe and Plumbing Supply
(Name of Corporation)

By 
(Signature)

Josh Alkerman Executive VP
(Type Name/Title Signed Above)

27 day of July, 2016.

[If not incorporated sign below.]

CONTRACTOR

WITNESSES:

(Name)

By _____
(Signature)

(Type Name Signed Above)

____ day of _____, 20____.

CITY REQUIRES TWO (2) FULLY-EXECUTED CONTRACTS, FOR DISTRIBUTION

CONTRACT RENEWAL

THIS CONTRACT RENEWAL is entered into by and between the CITY OF DEERFIELD BEACH (CITY), a municipal corporation and FERGUSON ENTERPRISES, INC. (CONTRACTOR), as follows

WITNESSETH:

WHEREAS, the CITY and CONTRACTOR entered into an agreement for Water Meter Fittings and Water Line Accessories (the Products) pursuant to ITB #2011-12/22; and

WHEREAS, the initial CONTRACT term is three (3) year, beginning November 1, 2012 and expiring October 31, 2015; and

WHEREAS, the terms and conditions of the CONTRACT provide three (3) additional one (1) year renewal options; and

WHEREAS, the CITY is exercising the right to extend the contract for the second (2nd) of the three (3) renewal periods; and

WHEREAS, renewal of the CONTRACT is in the best interest of the City;

NOW THEREFORE, be it agreed by and between the parties as follows:

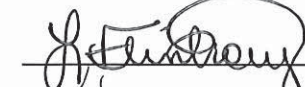
Section 1. The above referenced Whereas clauses are true and correct and made a part hereof.

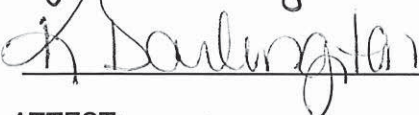
Section 2. The contract renewal term shall begin on November 1, 2016 and will expire on October 31, 2017, (one (1) renewal option remains) unless otherwise terminated pursuant to the terms of the original CONTRACT.

Section 3. All terms, conditions, and specifications of the original CONTRACT shall remain the same.

IN WITNESS WHEREOF the parties have caused these presents to be executed.

Witnesses:





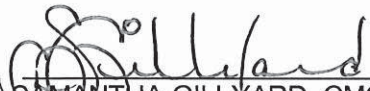
CITY OF DEERFIELD BEACH

By: 

BURGESS HANSON, CITY MANAGER

Date: 11/15/16

ATTEST:



SAMANTHA GILLYARD, CMC, CITY CLERK

APPROVED AS TO FORM:



ANDREW S. MAURODIS, CITY ATTORNEY

CONTRACTOR MUST EXECUTE THIS CONTRACT AS INDICATED BELOW. USE CORPORATION OR NONCORPORATION FORMAT, AS APPLICABLE.

[If incorporated sign below.]

CONTRACTOR

ATTEST:

SEE NEXT PAGE

(Secretary)

(Corporate Seal)

FENOMSON ENTERPRISES INC
(Name of Corporation)

By [Signature]
(Signature)

DREW BROWN / SALES
(Type Name/Title Signed Above)

27 day of JULY, 2016.

[If not incorporated sign below.]

CONTRACTOR

WITNESSES:

[Signature]
[Signature]

(Name)

By _____
(Signature)

(Type Name Signed Above)

____ day of _____, 20____.

CITY REQUIRES TWO (2) FULLY-EXECUTED CONTRACTS, FOR DISTRIBUTION

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

Staff Report, Ordinance, Application & Backup



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

DATE: January 24, 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 *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

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 January 10, 2017 the City Commission continued this item.

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 24, 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.

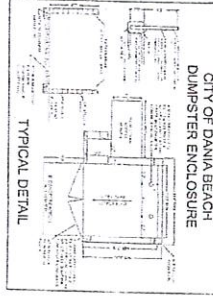
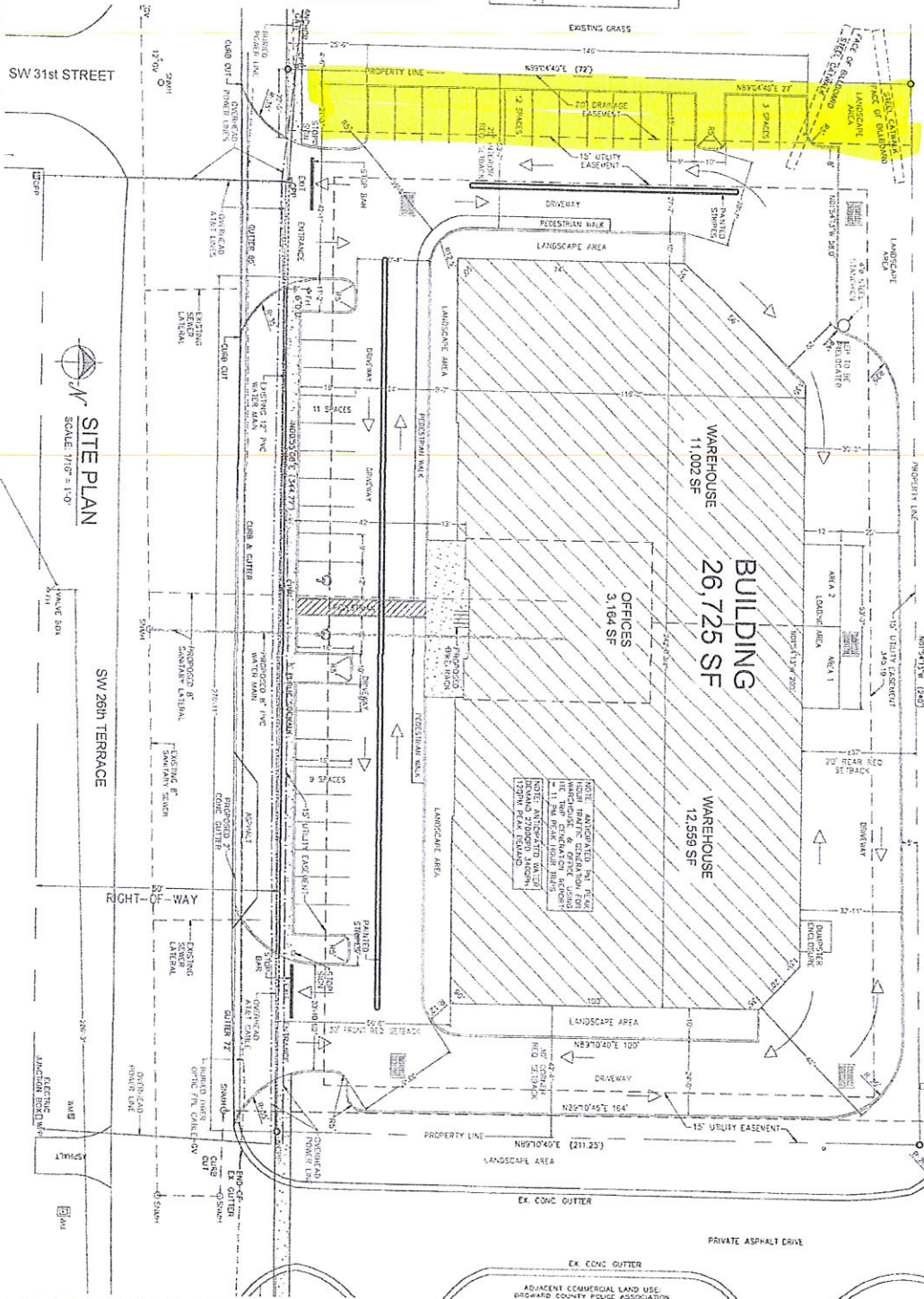
WIND DESIGN STANDARD	ASCE 7-10
BUILDING CODE	IBC 2014
DESIGN WIND SPEED	ULTIMATE 170 MPH NOMINAL 130 MPH
DESIGN WIND DIRECTION	41.1 PSF
DESIGN WIND VELOCITY PRESSURE	1.0
IMPORTANCE FACTOR	1.0
BUILDING OCCUPANCY CATEGORY	II
WIND EXPOSURE CATEGORY	II
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
MEAN ROOF HEIGHT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

BUILDING DEMAND PROJECTIONS PER DAWN PEAK OBLIVANCE SEC. 805				
STATION	COLLECTION	LOCATION	REQUIRED	TOTAL
WATER & SEWERS				
10+00.00	27.00 cfs	1.00 cfs	28.00 cfs	28.00 cfs
20+00.00	27.00 cfs	2.00 cfs	29.00 cfs	57.00 cfs
30+00.00	27.00 cfs	3.00 cfs	30.00 cfs	87.00 cfs
40+00.00	27.00 cfs	4.00 cfs	31.00 cfs	118.00 cfs
50+00.00	27.00 cfs	5.00 cfs	32.00 cfs	150.00 cfs
60+00.00	27.00 cfs	6.00 cfs	33.00 cfs	183.00 cfs
70+00.00	27.00 cfs	7.00 cfs	34.00 cfs	217.00 cfs
80+00.00	27.00 cfs	8.00 cfs	35.00 cfs	252.00 cfs
90+00.00	27.00 cfs	9.00 cfs	36.00 cfs	288.00 cfs
100+00.00	27.00 cfs	10.00 cfs	37.00 cfs	325.00 cfs
110+00.00	27.00 cfs	11.00 cfs	38.00 cfs	363.00 cfs
120+00.00	27.00 cfs	12.00 cfs	39.00 cfs	402.00 cfs
130+00.00	27.00 cfs	13.00 cfs	40.00 cfs	442.00 cfs
140+00.00	27.00 cfs	14.00 cfs	41.00 cfs	483.00 cfs
150+00.00	27.00 cfs	15.00 cfs	42.00 cfs	525.00 cfs
160+00.00	27.00 cfs	16.00 cfs	43.00 cfs	568.00 cfs
170+00.00	27.00 cfs	17.00 cfs	44.00 cfs	612.00 cfs
180+00.00	27.00 cfs	18.00 cfs	45.00 cfs	657.00 cfs
190+00.00	27.00 cfs	19.00 cfs	46.00 cfs	703.00 cfs
200+00.00	27.00 cfs	20.00 cfs	47.00 cfs	750.00 cfs
210+00.00	27.00 cfs	21.00 cfs	48.00 cfs	798.00 cfs
220+00.00	27.00 cfs	22.00 cfs	49.00 cfs	847.00 cfs
230+00.00	27.00 cfs	23.00 cfs	50.00 cfs	897.00 cfs
240+00.00	27.00 cfs	24.00 cfs	51.00 cfs	948.00 cfs
250+00.00	27.00 cfs	25.00 cfs	52.00 cfs	1000.00 cfs
260+00.00	27.00 cfs	26.00 cfs	53.00 cfs	1053.00 cfs
270+00.00	27.00 cfs	27.00 cfs	54.00 cfs	1107.00 cfs
280+00.00	27.00 cfs	28.00 cfs	55.00 cfs	1162.00 cfs
290+00.00	27.00 cfs	29.00 cfs	56.00 cfs	1218.00 cfs
300+00.00	27.00 cfs	30.00 cfs	57.00 cfs	1275.00 cfs
310+00.00	27.00 cfs	31.00 cfs	58.00 cfs	1333.00 cfs
320+00.00	27.00 cfs	32.00 cfs	59.00 cfs	1392.00 cfs
330+00.00	27.00 cfs	33.00 cfs	60.00 cfs	1452.00 cfs
340+00.00	27.00 cfs	34.00 cfs	61.00 cfs	1513.00 cfs
350+00.00	27.00 cfs	35.00 cfs	62.00 cfs	1575.00 cfs
360+00.00	27.00 cfs	36.00 cfs	63.00 cfs	1638.00 cfs
370+00.00	27.00 cfs	37.00 cfs	64.00 cfs	1702.00 cfs
380+00.00	27.00 cfs	38.00 cfs	65.00 cfs	1767.00 cfs
390+00.00	27.00 cfs	39.00 cfs	66.00 cfs	1833.00 cfs
400+00.00	27.00 cfs	40.00 cfs	67.00 cfs	1900.00 cfs
410+00.00	27.00 cfs	41.00 cfs	68.00 cfs	1968.00 cfs
420+00.00	27.00 cfs	42.00 cfs	69.00 cfs	2037.00 cfs
430+00.00	27.00 cfs	43.00 cfs	70.00 cfs	2107.00 cfs
440+00.00	27.00 cfs	44.00 cfs	71.00 cfs	2178.00 cfs
450+00.00	27.00 cfs	45.00 cfs	72.00 cfs	2250.00 cfs
460+00.00	27.00 cfs	46.00 cfs	73.00 cfs	2323.00 cfs
470+00.00	27.00 cfs	47.00 cfs	74.00 cfs	2397.00 cfs
480+00.00	27.00 cfs	48.00 cfs	75.00 cfs	2472.00 cfs
490+00.00	27.00 cfs	49.00 cfs	76.00 cfs	2548.00 cfs
500+00.00	27.00 cfs	50.00 cfs	77.00 cfs	2625.00 cfs
510+00.00	27.00 cfs	51.00 cfs	78.00 cfs	2703.00 cfs
520+00.00	27.00 cfs	52.00 cfs	79.00 cfs	2782.00 cfs
530+00.00	27.00 cfs	53.00 cfs	80	

OF OCEAN, VUE, ACCORDING TO THE PLAT THEREOF, AND
RECORDED IN PLAT BOOK 3, PAGE 34, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

[illegible]

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

[illegible]

S.P.	PROJECT:	RUNWAY LAKES WAREHOUSE	S.F.A.L.		OWNER:	James F. Biagi P.E.	
	LOCATION:	3001 SW 26th TERRACE DANIA BEACH, FLORIDA			CONSULTING ENGINEER:	Consulting Engineer [Signature]	
DATE:					ADDRESS:	300 West 1st Street Orlando, Florida 32801	
SCALE:					PHONE:	(407) 251-1001 / (407) 251-1002	

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: 2-2-95
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
Chair - County Commission

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 and is recorded in Plat Book 158, Page 2, record verified.

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 Barbecue 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.

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

DEDICATION

STATE OF FLORIDA
S.S.

KNOW ALL MEN BY THESE PRESENTS: That Broward County, Florida, has dedicated the above described portion of the lands described and shown as included in this plat, has caused said lands to be sold to be known as "RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3)".

IN WITNESS WHEREOF: The County of Broward has caused this plat to be signed by its Chair, its corporate seal to be affixed this day of December, 1994.

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

ACKNOWLEDGEMENT

STATE OF FLORIDA
S.S.

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 13th day of January, 1994.

CITY OF DANIA PLANNING AND ZONING BOARD

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

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

DANIA CITY COMMISSION

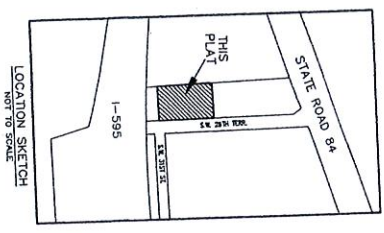
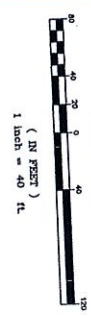
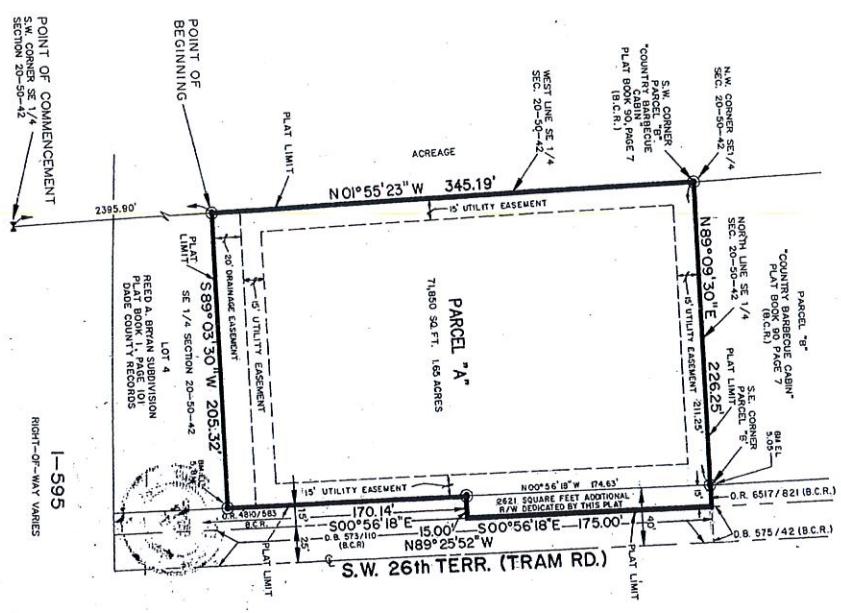
THIS IS TO CERTIFY: That the Plat of "Runway Lakes FLL Airport (Plat 3)" was approved by the Board of City Commissioners by Ordinance No. 28-93, adopted by said commission on this 14 day of December, 1993.

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

CITY CLERK	COUNTY CLERK	SURVEYOR	COUNTY ENGINEER	COUNTY ADMINISTRATOR	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

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 CITY OF DAVIA, BROWARD COUNTY, FLORIDA WILLIAMS, HATFIELD & STONER, INC. • CONSULTING ENGINEERS • PLANNERS • SURVEYORS 2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305



- NOTES
1. (S) Indicates Permanent Reference Monument #4375 unless otherwise noted.
 2. BM EL indicates bench mark elevation.
 3. Bearings shown herein are true, and are referenced to the East line of the NW 1/4 of Section 20-50-42.
 4. The bench mark elevation (1923) and are referenced to a datum of 1923.
 5. This plat is established for the general use, Commercial/retail uses are permitted.
 6. Parcel A contains 7,180 square feet, 1.62 acres.
 7. Parcel B contains 2621 square feet, 0.06 acres.
 8. Green Area contains 74,471 square feet, 1.71 acres.
 9. ——— indicates plat limits.



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.

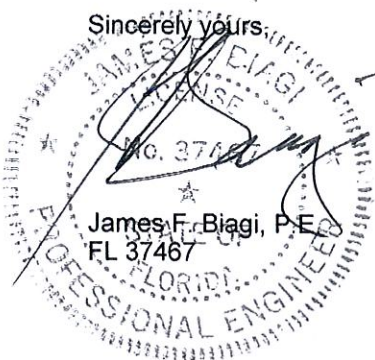
Vacating the drainage easement will have no effect on the Marina Mile Business Park, nor on the lake bordering the Business Park.

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: _____

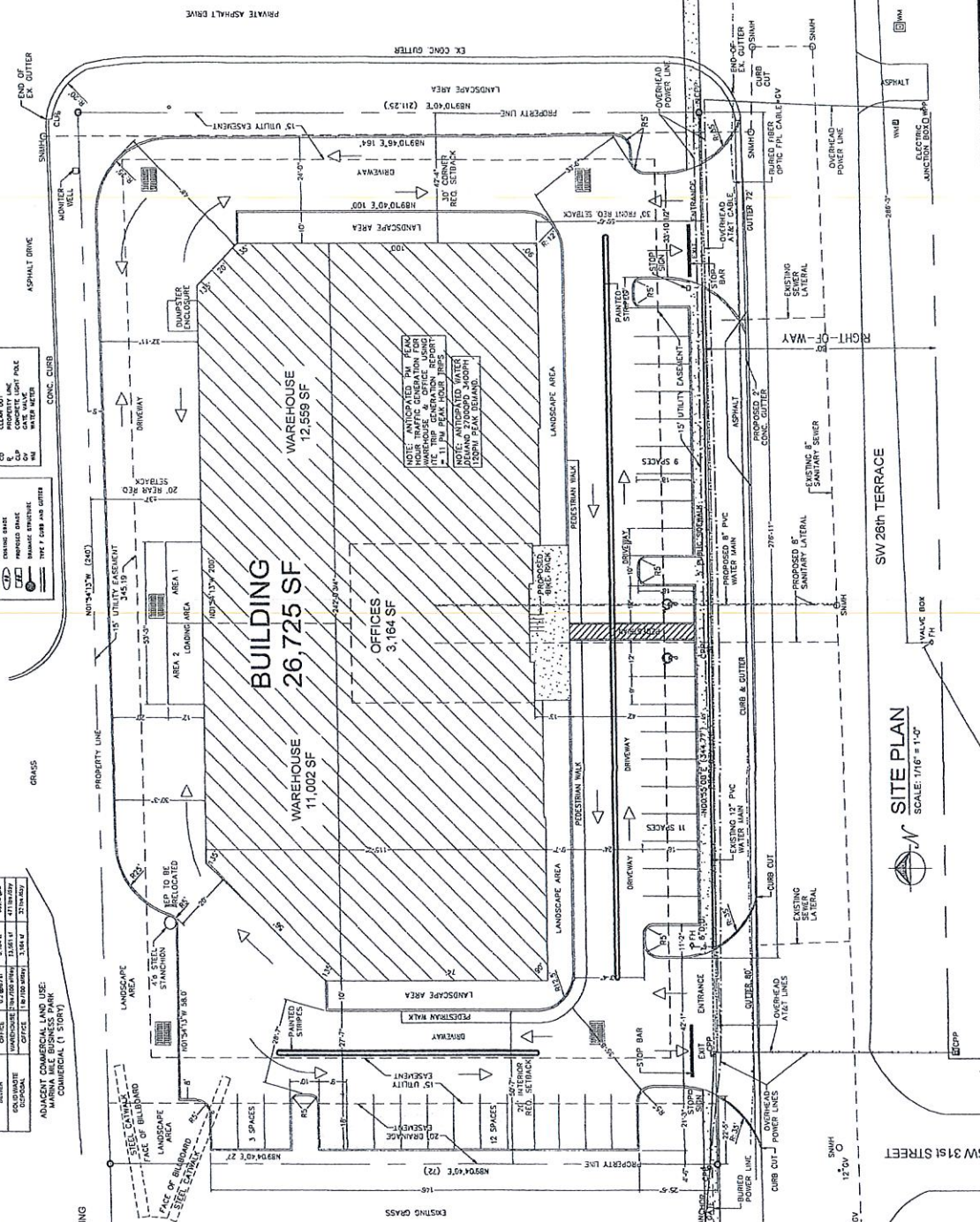
The foregoing instrument was acknowledged before me on this ____ day of _____, 2016, by _____, who is personally known to me or produced _____ as identification.

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

[illegible]

SW 26th TERRACE



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,
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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: _____

LEGEND

UNRECORDED EJECT

LEGEND

UNIDIRECTIONAL ELECTRIC
WIND-RECORDING TOWER RECORD
CABLE/RECORD INFORMATION

UNDEGROUND ELECTRIC
UNDEGROUND TRAFFIC SIGNAL
CABLE/TRAFFIC INTERCONNECT
UNDEGROUND GAS
REPORT OF WAT LINE
CENTER LINE

☐ VINYL BRICK
☐ POLYOL CASC
☐ BRICK STRUCTURE
☐ TYPE V CURS AND CUTTER

EASEMENT
10'

2	
1	EA 1

MG

11

 $\triangle$

SW 26th TERR



James F. Biagi P.E.
Consulting Engineer | P.E.
555 West Prospect Road
Oakland Park, Florida 33409
T: 854.276.8204 | F: 854.276.8015



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,
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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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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

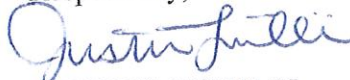
Legal Description: Lot 30 and the West 12.5 Feet in Block 11 of Ocean Vue,
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Respectfully,


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

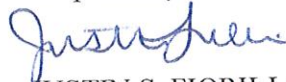
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Respectfully,


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

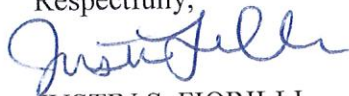
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Respectfully,


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,
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JUSTIN S. FIORILLI

JSF/pw



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
 09/21/2016
 Postmark Here

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 7530-02-000-9007 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
 09/21/2016
 Postmark Here

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Extra Services & Fees (check box, add fee as appropriate)
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Postage \$0.47

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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 7530-02-000-9007 See Reverse for Instructions

4655 ET2T 0000 DE2T 5T0Z

5595 ET2T 0000 DE2T 5T0Z

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City, State, ZIP+4®
Dallas TX 75202

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PHILADELPHIA, PA 19103

0294 02
 09/21/2016
 Postmark Here

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☐ 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 7530-02-000-9007 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*)

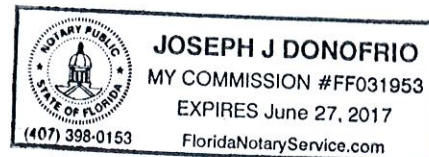
BEFORE ME THIS 10 DAY OF October, 2016

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)

APPROVING THE SITE PLAN (SP-18-16) SUBMITTED BY BIAGI CONSULTING ENGINEERS ON BEHALF OF THE PROPERTY OWNER, ALEX NICHOLS, FOR PROPERTY LOCATED AT 3001 SOUTHWEST 26 TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Site Plan, Application & Backup



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

DATE: January 24, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SP-18-16:** The applicant, Alex Nichols, is requesting a site plan approval for the construction of an approximately 28,500 square foot warehouse building located at 3001 SW 26 Terrace.

SITE PLAN

To allow the construction of an approximately 28,500 square foot warehouse building.

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.

SITE PLAN

The applicant is proposing to construct a 2-bay, approximately 28,500 square foot warehouse on an existing vacant property. The property is located on SW 26 Terrace, north of Interstate 595, south of State Road 84.

Development Review Committee (DRC)

The site plan was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution.

1. **SIGNS:** Provide copy of all signs for compliance review. 2nd time requested.
 - Per Section 505-120(B) address sign is required. Provide details on plans.
 - Per Section 505-120(O) the proposed building identification sign entitled "Runway Lakes" is not permitted. Only 1 sign per tenant is permitted. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification

statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.

- Identify proposed location of monument sign on site plan.
OR Provide note on plans stating, "All signage to be under separate review and permitting." (Zoning).

2. Must provide latest revised set of plans on disk prior to going to public hearing (Zoning).
3. Must identify the proposed use on the site plan drawing and in the parking calculations table (Zoning).
4. Color rendering of West elevation does not match floor plans shown with colored east elevation, see location of loading bay. Revise accordingly. 2nd time requested (Zoning).
5. Building elevations missing from 4th submittal (Zoning).
6. Provide a Fire Protection Plan with the following information only on that pan:
 - a. Water Supply Information as follows:
 - i. All existing and proposed water main sizes – Please provide additional fire hydrant and waters supply details for the surrounding area of the project (approximately 2 – 3 blocks or the three closest adjacent hydrants). WATER MAINS FOR THIS PROJECT MAY NEED TO BE LOOPED (BSO FIRE).
7. Proof of Water Supply & Fire Flow Demand as follows:
 - a. There is a conflict between the newly submitted Application for Approval of Fire Protection Water Supply Design and the existing Fire Flow Demand Calculations. The existing calculations indicate a 1,913 gpm demand while the newly submitted Application indicate 1,000 gpm. Please clarify and submit documents that match (BSO Fire).
8. Additional Fire Department Access Information as follows:
 - a. Fire Department Access Routes During Construction – Please provide at permit (BSO Fire).
9. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. – Please provide at permit (BSO Fire).
10. Address Detail – Please provide at permit (BSO Fire).
11. Provide recorded documentation of all existing drainage and utility easements. Submitted documents (letter dated 7/28/16 from James F. Biagi, PE and copy of Plat Book 158 page 2) do confirm that easement restriction exists on the drainage and utility easement. That being the case, easement areas should be excluded from any permanent development (Engineering).
12. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format (Engineering).
13. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal (Engineering).

CITY COMMISSION PREVIOUS ACTION

On December 13, 2016 the City Commission heard the vacation of a public drainage easement on first reading.

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

RECOMMENDATION

The Site Plan application meets all applicable regulations provided the DRC comments are made conditions of approval. Recommend approval of the resolution.

RESOLUTION NO. 2017-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-18-16) SUBMITTED BY BIAGI CONSULTING ENGINEERS ON BEHALF OF THE PROPERTY OWNER, ALEX NICHOLS, FOR PROPERTY LOCATED AT 3001 SOUTHWEST 26 TERRACE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, 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") states that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, the Applicant, Biagi Consulting Engineers, on behalf of the owner, Alex Nichols, is requesting site plan approval to permit 23,561 square feet of warehouse space and 3,164 square feet of office space (SP-18-16) as referenced in Exhibit "B" for property located at 4430 Southwest 32 Avenue in the City of Dania Beach, Florida (the "City") as legally described in Exhibit "A," which is made 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-18-16) is consistent with the City's Code And Comprehensive Plan;

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

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

Section 2. Pursuant to Chapter 28 "Land Development Regulations," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plans," the following Site Plan (SP-18-16), attached as Exhibit "B," which is made a part of and incorporated into this Resolution by this reference, is approved subject to 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. SIGNS: Provide copy of all signs for compliance review. 2nd time requested.
 - Per Section 505-120(B) address sign is required. Provide details on plans.
 - Per Section 505-120(O) the proposed building identification sign entitled “Runway Lakes” is not permitted. Only one (1) sign per tenant is permitted. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300.00 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City’s LDR’s. Must be addressed with next submittal.
 - Identify proposed location of monument sign on site plan.OR Provide note on plans stating, “All signage to be under separate review and permitting.” (Zoning).
2. Must provide latest revised set of plans on disk prior to going to public hearing (Zoning).
3. Must identify the proposed use on the site plan drawing and in the parking calculations table (Zoning).
4. Color rendering of west elevation does not match floor plans shown with colored east elevation, see location of loading bay. Revise accordingly. 2nd time requested (Zoning).
5. Building elevations missing from 4th submittal (Zoning).
6. Provide a Fire Protection Plan with the following information only on that plan:
 - a. Water Supply Information as follows:
 - i. All existing and proposed water main sizes – Please provide additional fire hydrant and water supply details for the surrounding area of the project (approximately 2 – 3 blocks or the three closest adjacent hydrants). WATER MAINS FOR THIS PROJECT MAY NEED TO BE LOOPED (BSO FIRE).
7. Proof of Water Supply & Fire Flow Demand as follows:
 - a. There is a conflict between the newly submitted Application for Approval of Fire Protection Water Supply Design and the existing Fire Flow Demand Calculations. The existing calculations indicate a 1,913 gpm demand while the newly submitted Application indicates 1,000 gpm. Please clarify and submit documents that match (BSO Fire).
8. Additional Fire Department Access Information as follows:
 - a. Fire Department Access Routes During Construction – Please provide at permit (BSO Fire).
9. Additional Water Supply Information as follows:
 - a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. – Please provide at permit (BSO Fire).
10. Address Detail – Please provide at permit (BSO Fire).
11. Provide recorded documentation of all existing drainage and utility easements. Submitted

documents (letter dated 7/28/16 from James F. Biagi, PE and copy of Plat Book 158 page 2) do confirm that easement restriction exists on the drainage and utility easement. That being the case, easement areas should be excluded from any permanent development (Engineering).

12. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection of water demand, and sewage and solid waste generation in tabular format (Engineering).

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

Section 3. Pursuant to Section 635-100 “Expiration of Site Plans” of the Land Development Code, the Site Plan (SP-18-16) 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 24, 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

RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3), ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 2, OF THE PUBLIC RECORDS
FOR BROWARD COUNTY, FLORIDA

**EXHIBIT “B”
SITE PLAN**

RUNWAY LAKES WAREHOUSE

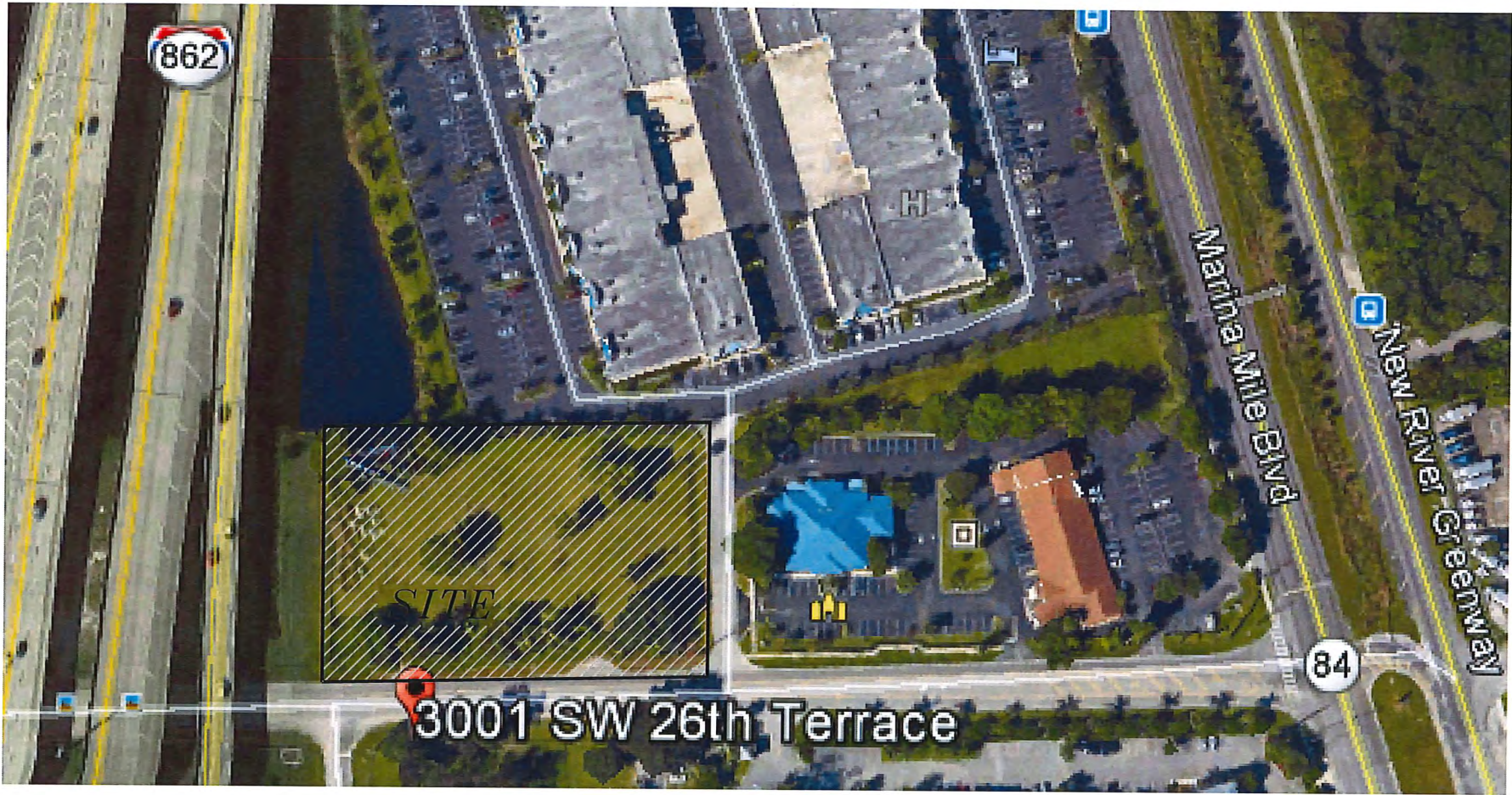
3001 SW 26th TERRACE

DANIA BEACH, FLORIDA

NOVEMBER 2016

INDEX OF DRAWINGS

SHEET	DESCRIPTION
T-1	COVER SHEET
-	SURVEY
ARCHITECTURAL	
A-1	ELEVATIONS
A-2	ELEVATIONS
CIVIL	
SP-1	SITE PLAN
C-1	PAVING, GRADING & DRAINAGE
C-2	GRADING & DRAINAGE DETAILS
C-3	WATER AND SEWER PLAN
C-4	WATER AND SEWER DETAILS
C-5	WATER AND SEWER DETAILS
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F-1	FIRE PROTECTION PLAN
F-2	FIRE PROTECTION PLAN
F-3	FIRE PROTECTION DETAILS
PM	PHOTOMETRIC PLAN
LANDSCAPE	
TS-1	TREE SURVEY PLAN
TS-2	TREE DISPOSITION PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS-NOTES
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION NOTES



LOCATION MAP

N.T.S.



SEAL



James F. Biagi P.E.
Consulting Engineer | FL #37467
555 West Prospect Road
Oakland Park, Florida 33309
T: 954.776.8004 | F: 954.776.8015

PERMIT SET
MUST BE ON SITE AT ALL TIMES DURING CONSTRUCTION.

MATERIALS
ALL MATERIAL USED AND INSTALLATIONS MADE WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY ENGINEERING DIVISION "MINIMUM STANDARDS".

NOTICE
INSPECTION REQUIRED 24 HOURS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. CONTACT THE BROWARD COUNTY ENGINEERING DIVISION AT (954) 357-6233 FOR INSPECTIONS.

NOTE
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

ARCHITECT
HAWK FULWIDER & ASSOCIATES, INC.
125 NE 2nd AVENUE
DEERFIELD BEACH, FLORIDA 33441

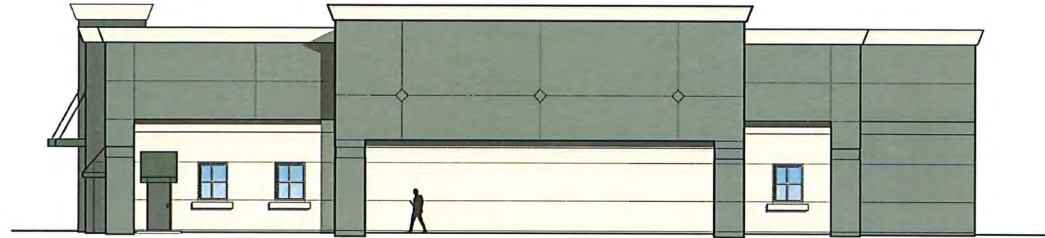
STRUCTURAL ENGINEERING
JAMES F. BIAGI, P.E.
555 WEST PROSPECT ROAD
OAKLAND PARK, FLORIDA 33309
PH. 954.776.8604

MEP ENGINEERING
JAMES F. BIAGI, P.E.
555 WEST PROSPECT ROAD
OAKLAND PARK, FLORIDA 33309
PH. 954.776.8604

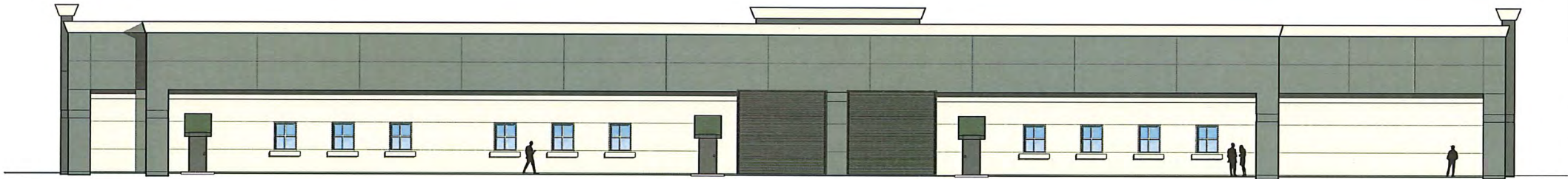
CIVIL ENGINEERING
JAMES F. BIAGI, P.E.
555 WEST PROSPECT ROAD
OAKLAND PARK, FLORIDA 33309
PH. 954.776.8604

LANDSCAPE ARCHITECTURE
MICHAEL M. JARVIS
2500 KIMMIE DRIVE
COOPER CITY, FLORIDA 33026
PH. 954.980.1100

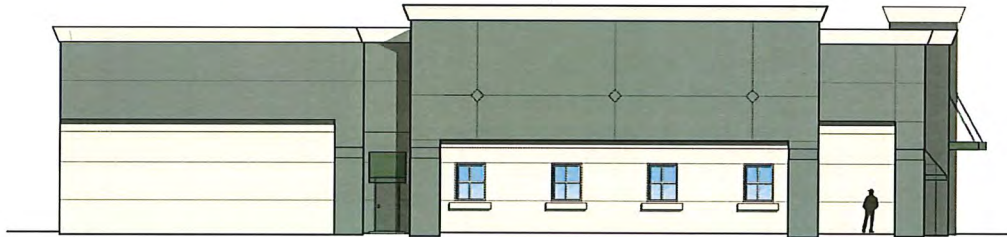
SURVEY
HARLEY GREENE
19208 NE 25th AVENUE | #301
AVENTURA, FLORIDA 33180
PH. 954-522-0193



NORTH ELEVATION
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.



SOUTH ELEVATION
SCALE: N.T.S.



MONUMENT ENTRANCE SIGN
SCALE: N.T.S.

rev.	description	by	date

James F. Biagi P.E.
Consulting Engineer | FL #57467
335 West Prospect Road
Oakland Park, Florida 33409
T: 954.776.8004 | F: 954.776.8015



SEAL

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

drawn by: DC/TLP
checked by: J. Biagi
date: 02/04/2016
job no: JB16-0204
sheet:

12,817
SQUAE
FEET

15,650
SQUAE
FEET

[illegible]

James F. Biagi P.E.
Consulting Engineer | FL #37467
555 West Prospect Road
Oakland Park, Florida 33309
T: 954.776.8004 | F: 954.776.8015



SEAL

RUNWAY LAKES WAREHOUSE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Drawn by:	DC/TLP
Checked by:	J. Biagi
Date:	02/04/2016
Job no:	JB16-0204
Sheet:	

A-1

ARCHITECT:	JACK HAWK (REG: AR0010669)
WIND DESIGN STANDARD:	ASCE 7-10
BUILDING CODE:	FBC 2014
DESIGN WIND SPEED:	ULTIMATE 170 MPH NOMINAL 132 MPH
DESIGN WIND VELOCITY PRESSURE:	41.1 PSF
IMPORTANCE FACTOR:	1.0
BUILDING OCCUPANCY CATEGORY:	"II"
BUILDING WIND EXPOSURE CLASS:	"C"
INTERNAL PRESSURE COEFFICIENT:	+/- .18
MEAN ROOF HEIGHT FROM GRADE:	24.0 FT.
BUILDING DESIGNED:	ENCLOSED
IMPACT PROTECTION:	"IMPACT" GLAZING
TYPE OF CONSTRUCTION:	TYPE V

SITE ZONING:	IR0M-AA
FUTURE LAND USE:	"INDUSTRIAL"
CONSTRUCTION TYPE:	TYPE "V"
OCCUPANCY:	BUSINESS GROUP B
TOTAL SITE AREA:	71,848 S.F.
BUILDING COVERAGE:	26,725 S.F.
PAVED (HARDSCAPE) AREA:	31,258 S.F.
GREEN (LANDSCAPE) AREA:	12,032 S.F.
BUILDING HEIGHT:	25.0 FT.

OFFICE:	3,164 S.F.
WAREHOUSE:	23,561 S.F.
TOTAL:	26,725 S.F.

BUILDING DEMAND PROJECTIONS PER DANIA BEACH ORDINANCE SEC. 805				
SERVICE GENERATED	LOCATION	REQUIRED	PER AREA	TOTAL
POTABLE WATER DEMAND	WAREHOUSE	0.1 gpd / sf	23,561 sf	2,356.1 gpd
	OFFICE	0.2 gpd / sf	3,164 sf	632.8 gpd
SANITARY SEWER	WAREHOUSE	0.1 gpd / sf	23,561 sf	2,356.1 gpd
	OFFICE	0.2 gpd / sf	3,164 sf	632.8 gpd
SOLID WASTE DISPOSAL	WAREHOUSE	2 lbs/100 sf/day	23,561 sf	471 lbs./day
	OFFICE	1 lb/100 sf/day	3,164 sf	32 lbs./day

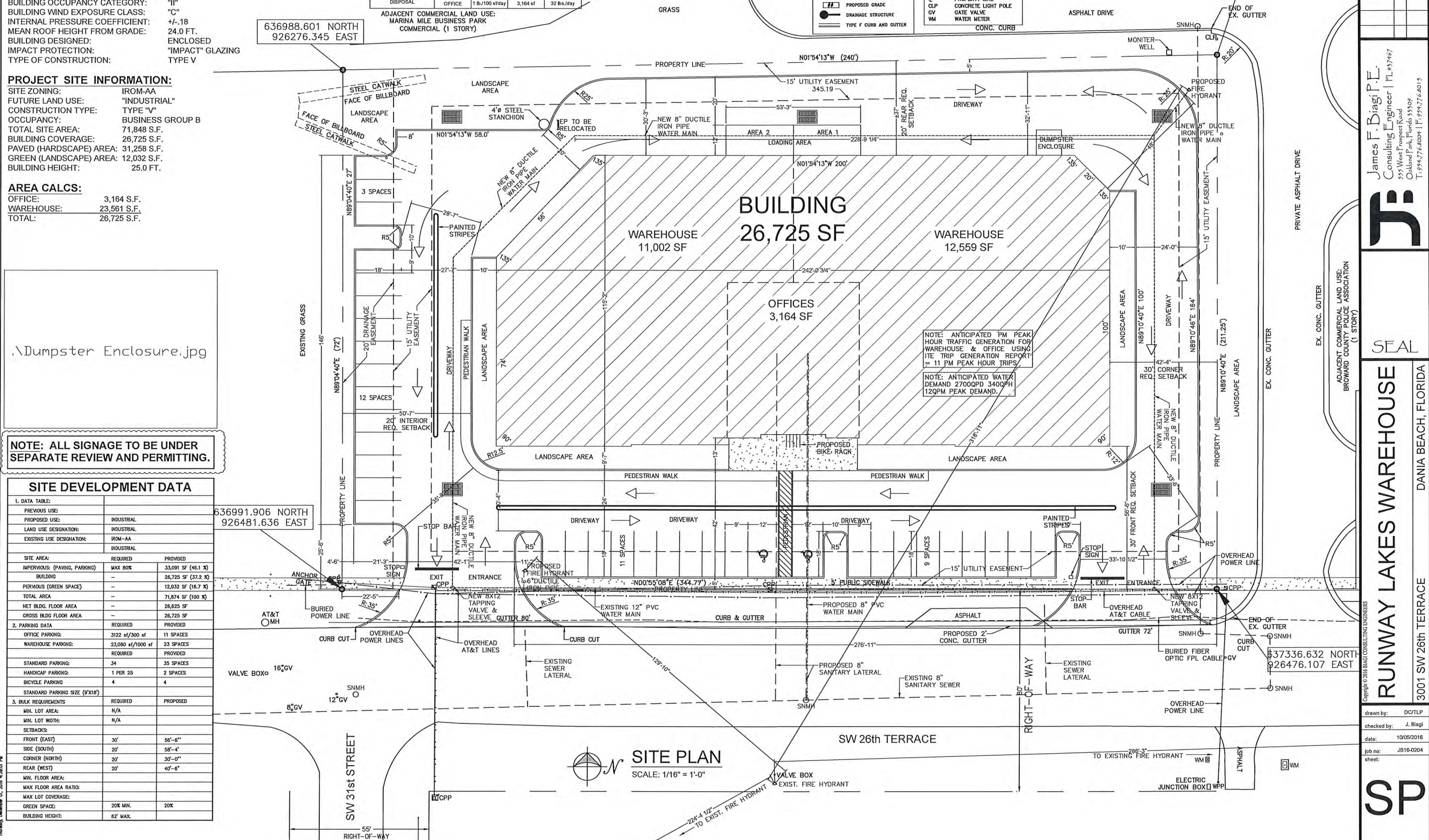
ADJACENT COMMERCIAL LAND USE:
MARINA MILE BUSINESS PARK
COMMERCIAL (1 STORY)

LOT 30 AND THE WEST 12.5 FEET OF LOT 31 IN BLOCK 1
OF OCEAN VUE, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3, PAGE 34, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

	UNDERGROUND ELECTRIC
	UNDERGROUND TRAFFIC SIGNAL CABLE/TESTED INTERCONNECT
	UNDERGROUND GAS
	RIGHT OF WAY LINE
	CENTER LINE
	EXISTING GRADE
	PROPOSED GRADE
	DRAINAGE STRUCTURE
	TYPE F CURB AND GUTTER

MH	MANHOLE
SMH	STORM MANHOLE
SNMH	SANITARY MANHOLE
WP	WOOD POWER POLE
CPP	CONCRETE POWER POLE
HH	HANDHOLE
FH	FIRE HYDRANT
CB	CATCH BASIN
CO	CLEAN OUT
R	PROPERTY LINE
CLP	CONCRETE LIGHT POLE
GV	GATE VALVE
WM	WATER METER

CONC. CURB



Discussion Document 2011-02-04-011

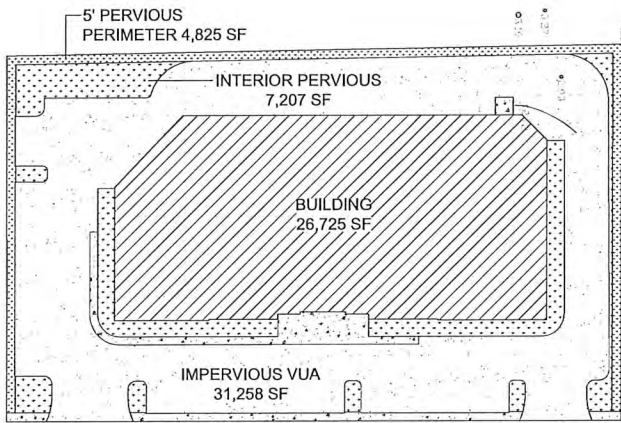
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drawn by:	DC/TLP
checked by:	J. Biagi
date:	10/05/2016
job no:	JB16-0204
sheet:	

SP

LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
Min. Landscape Required for Non Vehicular Use Area		
1 Tree and 10 Shrubs per 2,000 SF		
12,032 SF / 2,000 SF = 7 Trees and 70 Shrubs	7 Trees	8 Trees
VUA Islands Tree Requirement (2 island)	14 Trees	14 Trees
Landscape Perimeters		
1 Trees per 40 LF- 1106.53' / 40 = 27.7 TREES	28 Trees	28 Trees
40% MINIMUM SHADE TREE = 28 x .40 = 11.2	12 Shade Trees	12 Shade Trees
30% Maximum Intermediate Trees- 28 x .30 = 8.4	8 Intermediate Trees	11 Intermediate Trees
10% Maximum Small Trees- 28 x .10 = 2.8 (note powerlines)	2 Small Trees	0 Small Trees
20% Maximum Palm Trees- 28 x .20 = 5.6	5 Palm Trees	5 Palm Trees
		28 TOTAL
Native Tree requirements (50% of Trees and Shrubs)		
50 Trees x .50 = 25 Native Trees	25 Trees	47 Native Trees
50% of required shrubs/groundcover shall be native		
1135- Total Shrubs x .5 = 568 Native Shrubs/groundcover	568 Shrubs	698 Native Shrubs
Hedge provided along perimeter boundaries (2' High)		
*Royal Palms = 1:1		
ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH A RAIN SENSOR.		

LANDSCAPE PLAN
SCALE 1"=20'-0"



AREA DESCRIPTION	REQUIRED	PROVIDED
SITE AREA (1.65 AC)	-	71,848 SF
BUILDING AREA	-	26,725 SF
IMPERVIOUS VUA (43.5%)	31,254 SF	31,258 SF
PERVIOUS AREAS		
- 5' LANDSCAPE BUFFER	-	4,825 SF
- INTERIOR PERVIOUS (20% VUA)	6,252 SF	7,207 SF

PLANT SCHEDULE

TREES CE	QTY 10	BOTANICAL NAME CONOCARPUS ERECTUS	COMMON NAME BUTTONWOOD	CONT FG/B&B	CAL 2" CAL	SIZE 12' HT X 6' SPR	NATIVE YES	DROUGHT HIGH	
CS3	12	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	15 GAL	2" CAL	12' HT X 5' SPR	YES	HIGH	
QV	12	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	2" CAL	14' HT X 5' SPR	YES	HIGH	
FLOWERING TREES TT	QTY 3	BOTANICAL NAME TABEBUIA HETEROPHYLLA	COMMON NAME PINK TRUMPET TREE	CONT FG/B&B	CAL 2" CAL	SIZE 12' HT. X 5' SPR., S	NATIVE NO	DROUGHT MEDIUM	
PALM TREES RR	QTY 13	BOTANICAL NAME ROYSTONEA REGIA	COMMON NAME ROYAL PALM	CONT FG/B&B	CAL	SIZE 6' CT MATCH	NATIVE YES	DROUGHT MEDIUM	
SHRUBS CIR	QTY 497	BOTANICAL NAME CHRYSOBALANUS ICACO 'REDTIP'	COMMON NAME RED TIP COCOPLUM	CONT 24" HT X 24" SPR	CAL	SIZE	NATIVE YES	DROUGHT MEDIUM	SPACING 24" o.c.
TDG	39	TRIPSACUM DACTYLOIDES NANA	DWARF FAKAHATCHEE GRASS	3 GAL		18"X18"	YES	HIGH	24" o.c.
SHRUB AREAS FMG	QTY 437	BOTANICAL NAME FICUS MICROCARPA 'GREEN ISLAND'	COMMON NAME GREEN ISLAND FICUS	CONT 3 GAL.,	CAL	SIZE 12"HT X 12"SPR	NATIVE NO	DROUGHT HIGH	SPACING 18" o.c.
IVD	162	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL		12"HT X 12"SPR	YES	HIGH	18" o.c.
SOD/SEED SOD	QTY 7,238 SF	BOTANICAL NAME STENOTAPHRUM SECUNDATUM 'FLORITAM'	COMMON NAME 'FLORITAM' ST. AUGUSTINE SOD	CONT SOD	CAL	SIZE	NATIVE	DROUGHT	SPACING

rev.	description	by	date
1	CITY COMMENTS	18U	01/25/16
2	CITY COMMENTS	18U	02/25/16
3	CITY COMMENTS	18U	03/15/16

James F. Biagi P.E.
Consulting Engineer
1912 NE 45th Street, Suite 107
Ft. Lauderdale, Florida 33308
T: 954-776-4004 | F: 954-776-5015



SEAL

RUNWAY LAKES WAREHOUSE
3001 SW 26 TERRACE
DANIA BEACH, FL

drawn by: DC/DR
checked by: J. Biagi
date: 05/16/2016
job no: JB15-000
sheet: LANDSCAPE PLAN

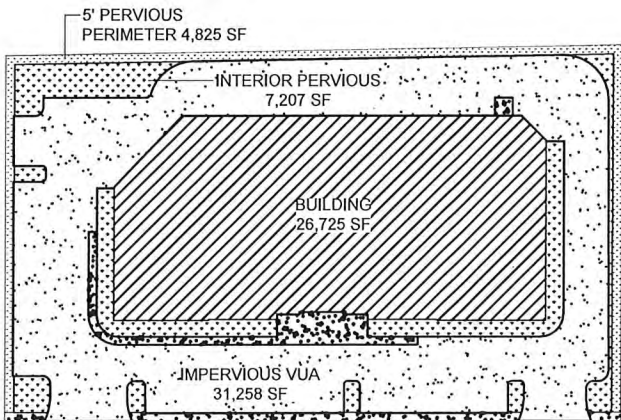
L-1

Thursday, July 26, 2018 8:40:12 AM

CITY OF DANIA BEACH STANDARD LANDSCAPE PLAN NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE DANIA BEACH CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL. CALL 954-924-0423 A MINIMUM OF 5 DAYS PRIOR TO DESIRED START DATE TO SCHEDULE PRE-CONSTRUCTION MEETING.
2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIP-LINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE DANIA BEACH CITY ARBORIST AT 954-924-6805 TO OBTAIN PERMIT INFORMATION.
5. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800- 432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
6. TREE RELOCATIONS:
 - a. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
 - b. MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER MINIMUM	ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
> 8	12 INCHES PER INCH OF TRUNK DIAMETER
 - c. TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
 - c. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE DANIA BEACH CITY ARBORIST PRIOR TO USE.
9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
10. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
11. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE
12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY ARBORIST.
13. ALL PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
14. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
15. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
19. MULCHING:
 - a. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3- INCH LAYER OF MULCH.
 - b. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
 - c. CYPRESS MULCH SHALL NOT BE USED.
20. ALL NEW LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.
21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.

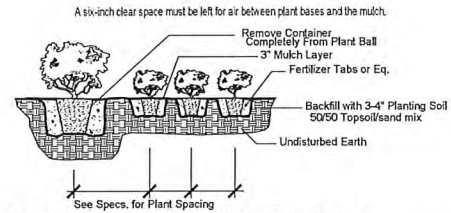
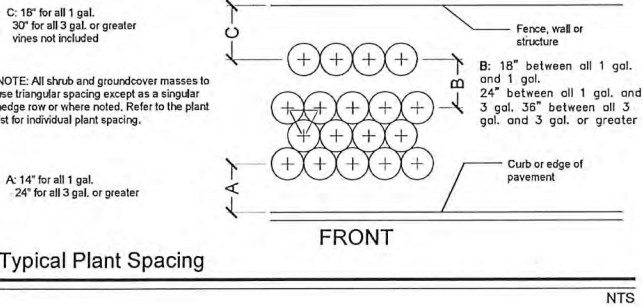


AREA DESCRIPTION	REQUIRED	PROVIDED
SITE AREA (1.65 AC)	-	71,848 SF
BUILDING AREA	-	26,725 SF
IMPERVIOUS VUA (43.5%)	31,254 SF	31,258 SF
PERVIOUS AREAS		
- 5' LANDSCAPE BUFFER	-	4,825 SF
- INTERIOR PERVIOUS (20% VUA)	6,252 SF	7,207 SF

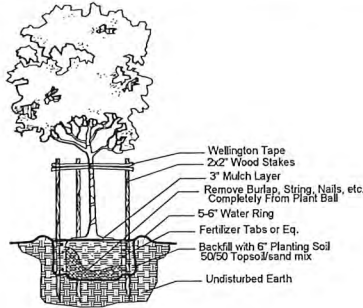
LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
Min. Landscape Required for Non Vehicular Use Area		
1 Tree and 10 Shrubs per 2,000 SF		
12,032 SF / 2,000 SF = 7 Trees and 70 Shrubs	7 Trees	8 Trees
VUA Islands Tree Requirement 1/island (2/terminal island)	12 Trees	12 Trees
Landscape Perimeters		
1 Trees per 40 LF- 1106.53' / 40 = 27.7 TREES	28 Trees	28 Trees
40% MINIMUM SHADE TREE = 28 x .40 = 11.2	12 Shade Trees	12 Shade Trees
30% Maximum Intermediate Trees- 28 x .30 = 8.4	8 Intermediate Trees	3 Intermediate Trees
10% Maximum Small Trees- 28 x .10 = 2.8 (note powerlines)	2 Small Trees	8 Small Trees
20% Maximum Palm Trees- 28 x .20 = 5.6	5 Palm Trees	5 Palm Trees
		28 TOTAL
Native Tree requirements (50% of Trees and Shrubs)		
48 Trees x .50 = 24 Native Trees	24 Trees	37 Native Trees
50% of required shrubs/groundcover shall be native		
1135- Total Shrubs x .5 = 568 Native Shrubs/groundcover	568 Shrubs	698 Native Shrubs
Hedge provided along perimeter boundaries (2' High)		
*Royal Palms = 1:1		

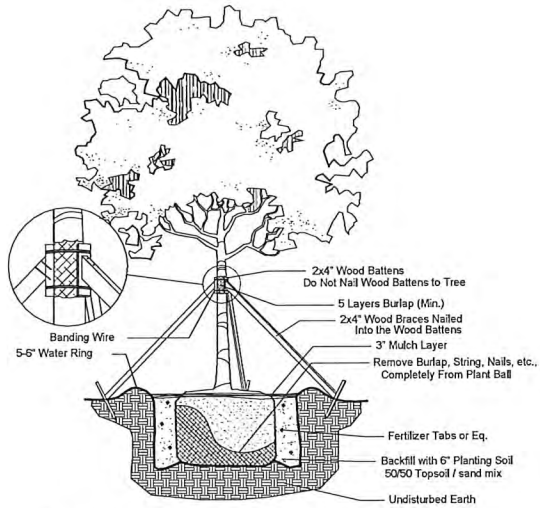
ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. IRRIGATION SYSTEM SHALL ALSO BE EQUIPED WITH A RAIN SENSOR.



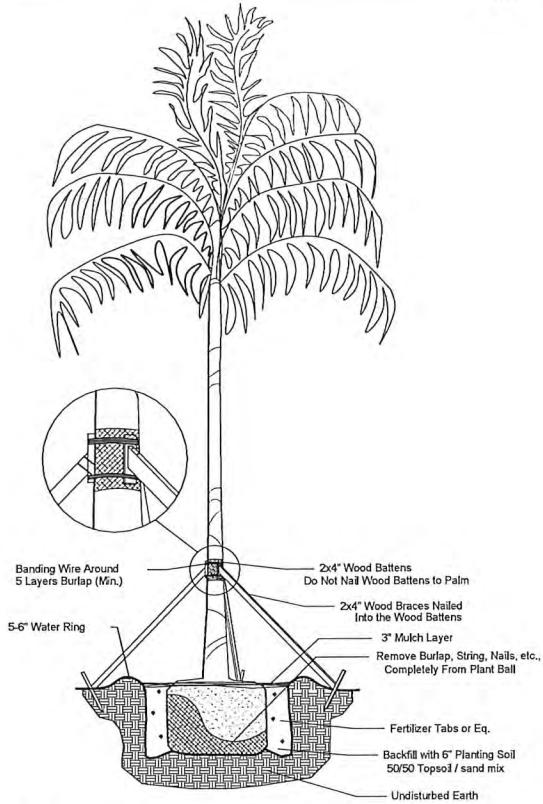
Shrub & Ground Cover Planting Detail



Small Tree Planting Detail



Large Tree Planting Detail



Palm Planting Detail

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1	CITY COMMENTS	MM	05-25-18
2	CITY COMMENTS	MM	05-25-18

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SEAL

RUNWAY LAKES WAREHOUSE

DANIA BEACH, FL

3001 SW 26 TERRACE

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drawn by: DCJ/DR
checked by: J. Biagi
date: 05/16/2016
job no: JB15-000
sheet: LANDSCAPE DETAILS- NOTES

L-2

NOTE: ERRORS OR OMISSIONS FROM THESE PLANS DO NOT RELIEVE CONTRACTORS OR MANUFACTURERS FROM ANY RESPONSIBILITY FROM COMPLIING WITH CODES OR JURISDICTIONAL AUTHORITY REQUIREMENTS. ANY DISCREPANCIES OR ADDITIONAL REQUIREMENTS MUST BE REPORTED TO THIS OFFICE FOR APPROPRIATE ACTION.

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SEAL

RUNWAY LAKES WAREHOUSE
3001 SW 26 TERRACE
DANIA BEACH, FL

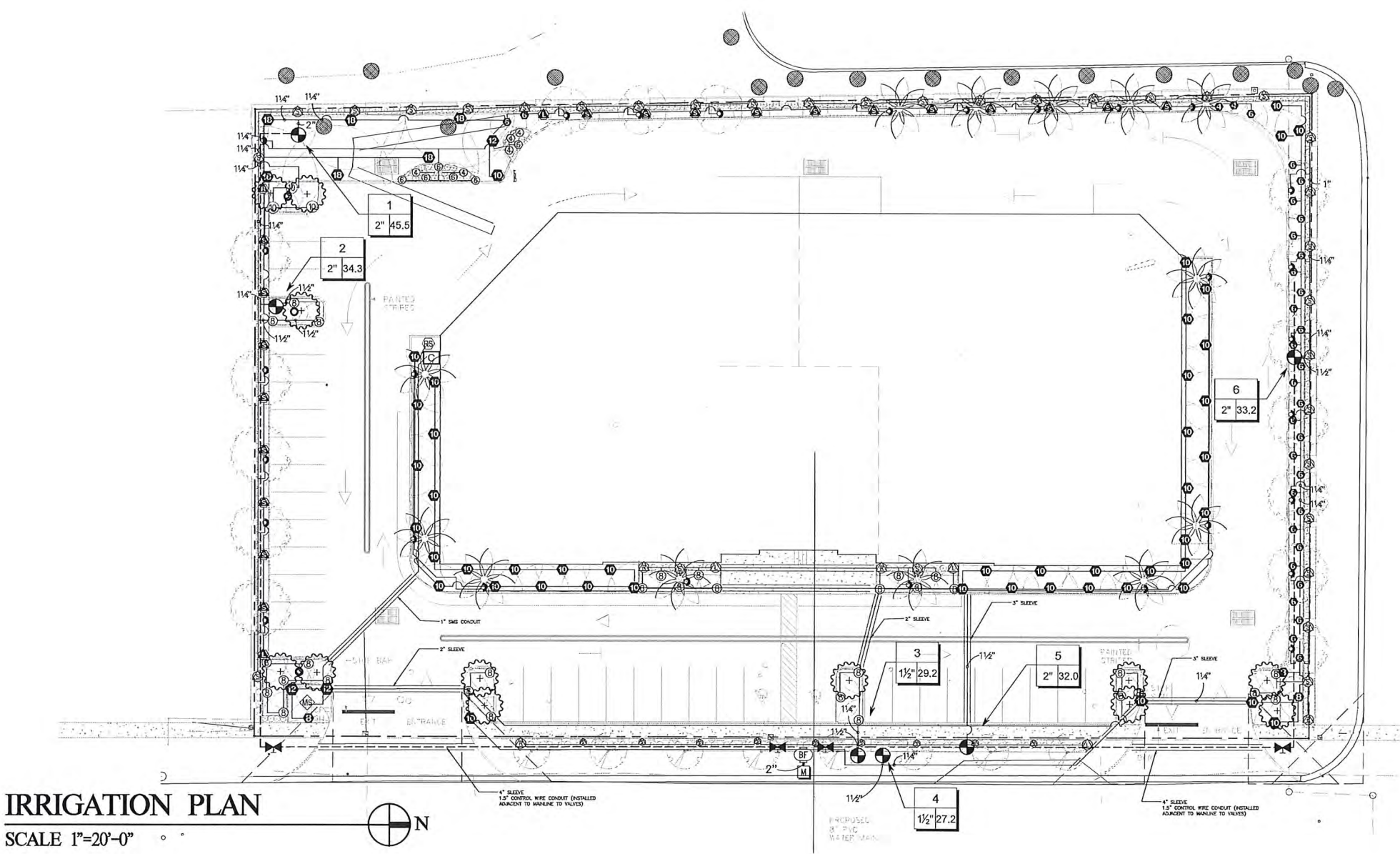
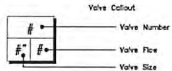
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checked by: J. Biagi
date: 05/16/2016
job no: JB15-000
sheet: IRRIGATION PLAN

IR-1

NOTE: BRIDGE OR OVERPASS FROM THESE PLANS AND DO NOT RELY ON CONTINGUOUS. SUB-CONTRACTORS OR MANUFACTURERS FROM ANY RESPONSIBILITY FROM COMPLIANCE WITH CODE OR JURISDICTIONAL AUTHORITY REQUIREMENTS. ANY DISCREPANCIES OR ADDITIONAL REQUIREMENTS MUST BE REPORTED TO THIS OFFICE FOR APPROPRIATE ACTION.

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806-SAM 15 STRIP SERIES TURF SPRAY 6.0\"/>	22	30
	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0\"/>	39	30
	RAIN BIRD 1806-SAM ADJ TURF SPRAY 6.0\"/>	53	30
	RAIN BIRD 1806-SAM-PRS 15 STRIP SERIES SHRUB SPRAY 6.0\"/>	49	30
	RAIN BIRD 1806-SAM-PRS ADJ SHRUB SPRAY 6.0\"/>	11	30
	RAIN BIRD 1806-SAM-PRS ADJ SHRUB SPRAY 6.0\"/>	34	30
	RAIN BIRD 1806-SAM-5 SERIES STREAM W PCS STREAM BUBBLER 6.0\"/>	32	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1\", 1-1/2\", 2\" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	6	
	NIBCO T-113 BRASS MAINLINE ISOLATION VALVE (LINE SIZE) IN A CARSON 1419 VALVE BOX	4	
	FEBCO 765 1\" PRESSURE VACUUM BREAKER, BRASS WITH BALL VALVE SOV. INSTALL 12\" (305MM) ABOVE HIGHEST DOWNSTREAM OUTLET AND THE HIGHEST POINT IN THE DOWNSTREAM PIPING.	1	
	RAIN BIRD ESP8LXME-LXMM 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A POWDER-COATED METAL CABINET WITHOUT FLOW SENSING.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
	RAIN BIRD SMRT-Y SOIL MOISTURE SENSOR KIT, 24VAC @ 50/60 HZ, OPERATING TEMPERATURE: -4 DEGREES F TO 158 DEGREES F, SURVIVAL TEMPERATURE: -40 DEGREES F TO 185 DEGREES F, UL, CUL, C-TICK CERTIFICATIONS.	1	
	WATER METER 1-1/2"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	4,501 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	715.6 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	371.3 L.F.	



IRRIGATION PLAN

SCALE 1"=20'-0"

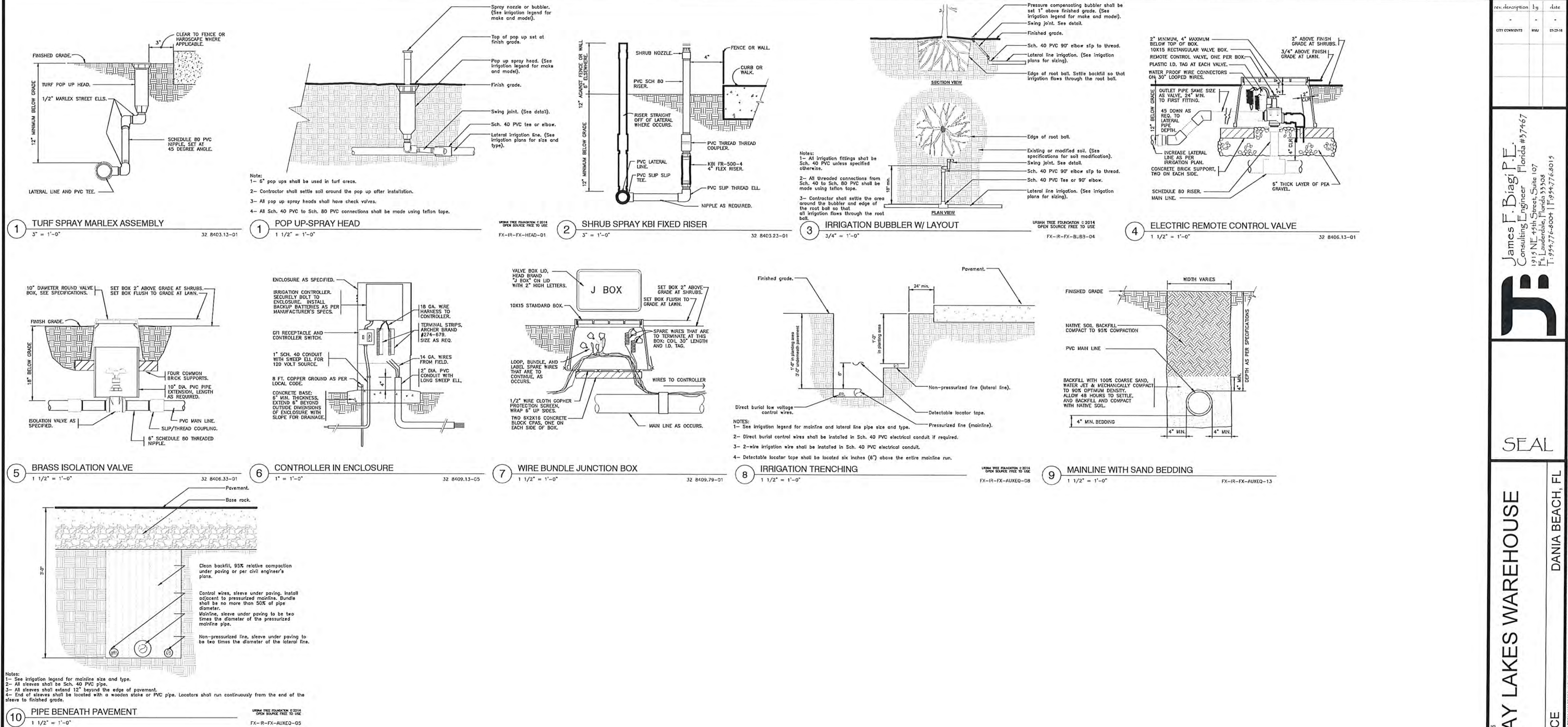
NON-VEHICULAR SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

SLEEVING NOTES:

1. VEHICULAR CROSSINGS ARE SHOWN AND SIZED ON THE PLANS.
2. NON-VEHICULAR SLEEVES ARE SHOWN BUT NOT SIZED.
3. SIZE ALL NON-VEHICULAR SLEEVES ACCORDING TO THE ADJACENT CHART.
4. MAINLINE CROSSINGS MUST ALSO INCLUDE A 2" CONDUIT SLEEVE FOR CONTROL WIRE.
5. CONTRACTOR TO DUCT TAPE END OF SLEEVES TO KEEP SLEEVE CLEAN AND CLEAR.
6. CONTRACTOR TO STAKE END OF EACH SLEEVE ABOVE GROUND AND PAINT FLUORESCENT ORANGE. LABEL EACH STAKE WITH THE WORD 'SLEEVE' AND ITS SIZE.
7. CONTRACTOR TO PROVIDE A 3 FT MINIMUM DEPTH OF COVERAGE OVER ALL SLEEVES.

SLEEVE LABEL:

12"/6"/2" SLEEVES MEANS TO INSTALL ONE 12", ONE 6" AND ONE 2" SLEEVE.



Thursday, September 01, 2016 2:43:44 PM

rev. description by date

CITY COMMENTS MMU 05-25-16

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SEAL

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RUNWAY LAKES WAREHOUSE

3001 SW 26 TERRACE

DANIA BEACH, FL

drawn by: DC/DR

checked by: J. Biagi

date: 05/16/2016

job no: JB15-000

sheet: IRRIGATION DETAILS

IR-2

NOTE: ERRORS OR OMISSIONS FROM THESE PLANS DO NOT RELIEVE CONTRACTOR, SUBCONTRACTOR OR MANUFACTURER FROM ANY RESPONSIBILITY FROM COMPLIANCE WITH CODES OR JURISDICTIONAL AUTHORITY REQUIREMENTS. ANY DISCREPANCIES OR ADDITIONAL REQUIREMENTS MUST BE REPORTED TO THIS OFFICE FOR APPROPRIATE ACTION.

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WRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire; suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wires every 10' and run alongside the mainline. At all turns in direction make a 2' coil of wire. At all valve boxes coil wire around a 3/4" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must be all numbered and color coded as required in these plans.

Controller and Pump station Control Panel grounding – Contractor to utilize 4"x8"x5/8" copper grounding plates, 5/8"x10" copper clad grounding rods, "One Strike" CAD wells at all connection points, #6 Insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded and tested. Each component must have its own separate grounding grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail Sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4" below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer – only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the P.O.C. operates first and the closest to the P.O.C. operates last. The closest valve to the P.O.C. should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve I.D. letter/number on the lid of each valve box. This brand must be 2"–3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple swing joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

BACK FILL

The Back fill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measured to the top of pipe shall be:
24" minimum for 3/4"–2 1/2" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measured to top of pipe shall be:
18" minimum for 3/4"–3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.

TESTING

Soil: At a minimum of 2 locations on the site, soil tests for infiltration and texture shall be performed according to the USDA Soil Quality Test Kit Guide. The tests shall be documented in a USDA Soil Worksheet. (All of the above is available at http://soils.usda.gov/sq/assessment/test_kit.html) The completed worksheet shall be submitted to the owners representative for review/approval. Do not proceed without written direction from the owner/owner's representative.

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control velves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. Fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral Lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing –Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicate which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. In lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigations As-builts – shall be provided utilizing a sub-foot Global Navigation Satellite System (GNSS) to accurately locate all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections in Florida East State Plane, NAD 83, and CORS 96 format. The data collected shall be in POINT format and include an ID for each data point with Manufacturer, Type, Size, and Depth. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format. These POINTS once collected shall be imported into an AutoCAD DWG geo-referenced base file to be labeled accordingly. The completed AS-Built shall be a Geo-Referenced DWF file and delivered to the owner on a compact disk (CD).

2. Controller charts – Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside of the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification – Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indicating location tested (using IR plan symbols), date, time, test method, and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED – Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting – Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline Installation Inspection(s) – all mainline must be inspected for proper pipe, fittings, depth of coverage, backfill, and installation method
3. Mainline pressure test – All mainline shall be pressure tested according to this design's requirements
4. Flow Meter calibration – All flow meters must be calibrated, provide certified calibration report for all flow meters.
5. USDA Soil Quality Tests for infiltration/texture
6. Coverage and operational test
7. Final inspection
8. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside of controllers.
4. All other submittals have be made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- A. Turn on each zone from the controller to verify automatic operation.
- B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
- C. Check remote control valve to ensure proper operation.
- D. Check setting on pressure regulator to verify proper setting, if present.
- E. Check flow control and adjust as needed; ensure valve closure within 10–15 seconds after deactivation by controller.
- F. Check for leaks – mainline, lateral lines, valves, heads, etc.
- G. Check all heads as follows:
 1. Proper set height (top of sprinkler is 1" below mow height)
 2. Verify head pop-up height – 6" in turf, 12" in ground cover, and pop-up on riser in shrub beds.
 3. Check wiper seal for leaks – If leaking, clean head and re-inspect.
 4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
 5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. – replace as needed
 6. Check for proper alignment – perfectly vertical; coverage area is correct; minimize over spray onto hardscapes.
 7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
 8. Verify the pop-up riser retracts after operation. If not, repair/replace as needed.
- H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.
- I. Check rain shut-off device monthly to ensure it functions properly.
- J. Inspect all filters monthly and clean/repair/replace as needed.
- K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.
- L. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.
- M. Check pump stations for proper operation, pressures, filtration, settings, etc. – refer to pump station operations manual.
- N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.
- O. Winterize, if applicable, as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.
- P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

Soil Moisture Sensor

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

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SEAL

RUNWAY LAKES WAREHOUSE

DANIA BEACH, FL

3001 SW 26 TERRACE

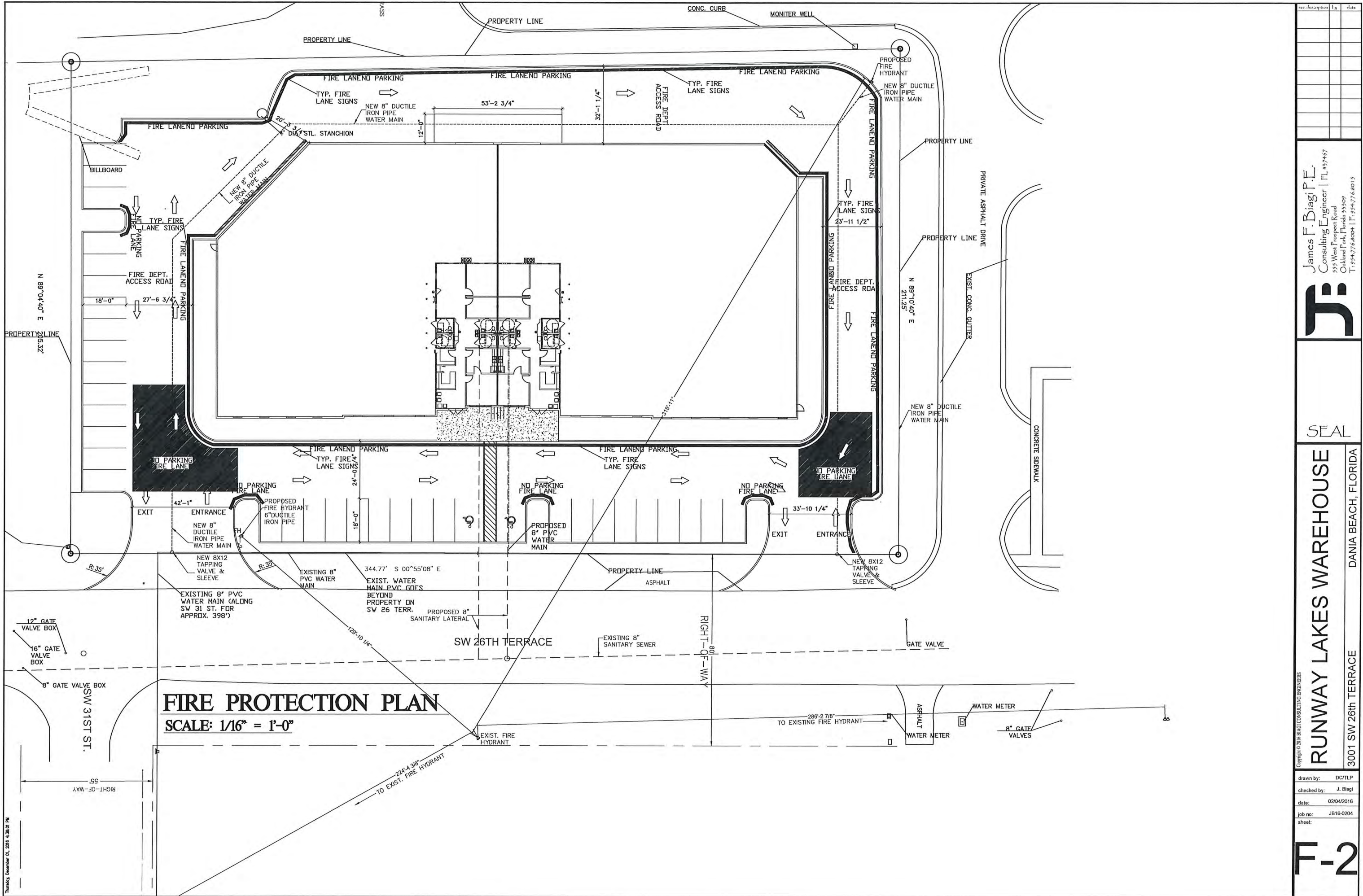
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date: 05/16/2016
job no: JB15-000
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IRRIGATION
NOTES

IR-3

NOTE: REVISIONS OR OMISSIONS FROM THESE PLANS DO NOT RELIEVE CONTRACTORS, SUB-CONTRACTORS OR MANUFACTURERS FROM ANY RESPONSIBILITY FROM COMPLIANCE WITH CODE OR JURISDICTIONAL AUTHORITY REQUIREMENTS. ANY DISCREPANCIES OR ADDITIONAL REQUIREMENTS MUST BE REPORTED TO THIS OFFICE FOR APPROPRIATE ACTION.





Thursday, December 01, 2016 4:35:07 PM

rev.	description	by	date

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SEAL

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

drawn by: DC/TLF
checked by: J. Biagi
date: 02/04/2016
job no: JB16-0204
sheet:

F-2

ALL AREAS SHALL BE GRADDED TO DRAIN IT TO THE CONTRACTOR'S RESPONSIBILITY TO GRADE ALL PAVED AND CURBS TO PROPER SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR THE CONTRACTOR TO HANDLE NOT ALL CURBS AND BASECOURSE PRIOR TO ACCEPTANCE. ANY FINDING WILL BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR FEELS THAT A PAVED SLOPE WILL NOT MEET THESE REQUIREMENTS. HE INVITED THE ENGINEER FAVOR TO STARTING THE BASECOURSE OR PRIOR TO THE START OF THE PROJECT.

ALL UNDESIRABLE MATERIALS SUCH AS WICK, HARPON, ORGANIC MATERIAL, FODDER, FUEL, A&A AND OTHER DELETERIOUS MATERIAL IS CLASSIFIED BY ASPHALT M-10. FOUND WITHIN THE BUILDING PAD OR PARKING LOT. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL SUCH MATERIALS FROM THE PROJECT. ALL FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT ALL DEPTHS. IN ALL AREAS IN EXISTING DRIVEWAYS, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTS TO BE CAPABLE OF COMPACTING THICKNESS TO SPECIFIED DENSITIES.

ALL AREAS SHALL BE CLEANED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL COMBUST OF ALL EXISTING VEGETATION, AND DEBRIS, STUMPS, ROOTS, GRASS, WEEDS, RUBBER, AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING PAVEMENT TO A DEPTH OF 12" TO REMAIN OR TO BE RELOCATED OR TO BE AVOIDED. ALL SHALL BE SO DESIGNER ON THE DRAWINGS.

EXISTING DRAINAGE ALLEYS WHICH ARE ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED FROM CONSTRUCTION. PROTECTIVE CURBS SHALL BE INSTALLED UPSTREAM AND DOWN STREAM OF THE PROPOSED CONSTRUCTION. SCREENS OR CURBS SHALL REMAIN IN PLACE AT ALL TIMES UNTIL CONSTRUCTION OF THE DRAINAGE IS COMPLETED.

FILL MATERIAL SHALL BE CLASSIFIED AS A-3, A-2, OR A-2.4 IN ACCORDANCE WITH ASPHALT M-10 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL, NOT MORE THAN 12% BY VOLUME OF FILL MATERIAL. SHALL PASS THE #20 SIEVE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MAY BE USED, BUT MAY NOT BE LIMITED TO: DENSITIES FOR SUBGRADE AND UNDERLAY, EXISTING EXHAUSTION AIR QUALITY REPORTS, CONCRETE CUREDNESS, ETC.

WHERE NEW ASPHALT VIEWS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SANCTUARY TO PROVIDE A NEARLY EVEN LINE.

ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.

ALL SUBGRADE SHALL MEET THE REQUIREMENTS FOR ASPHALT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MAY BE USED, BUT MAY NOT BE LIMITED TO: DENSITIES FOR SUBGRADE AND UNDERLAY, EXISTING EXHAUSTION AIR QUALITY REPORTS, CONCRETE CUREDNESS, ETC.

ALL BASECOURSE SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY FOR ASPHALT M-10 AND SHALL BE FROM A FODDERED FILL WITH A UNIT STRUCTURAL NUMBER OF AT LEAST 0.1 AND AN IRI OF 0.10. A SELLER SHALL BE RESPONSIBLE TO PROVIDE THE MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MAY BE USED, BUT MAY NOT BE LIMITED TO: DENSITIES FOR SUBGRADE AND UNDERLAY, EXISTING EXHAUSTION AIR QUALITY REPORTS, CONCRETE CUREDNESS, ETC.

CONCRETE AND ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS. CONSTRUCTION FOR CURBS AND SIDEWALKS SHALL HAVE A MINIMUM DRY STRENGTH OF 3,000 PSI.

ASPHALT BITUMINOUS MATL SHALL BE ASPHALT CEMENT, TYPE II, VISCOSITY GRADE AC-20, COMPACTED TO THE REQUIREMENTS OF FOOT TRAFFIC. SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.

FINISH GRADE SHALL BE CUT BACK ASPHALT, GRADE NO. 10, CONFORMING TO THE REQUIREMENTS SPECIFIED IN ASPHALT M-10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MAY BE USED, BUT MAY NOT BE LIMITED TO: DENSITIES FOR SUBGRADE AND UNDERLAY, EXISTING EXHAUSTION AIR QUALITY REPORTS, CONCRETE CUREDNESS, ETC.

DESIGN MAX SHALL CONFORM TO FOOT TRAFFIC 131 UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

BASE AND SUBGRADE DENSITY TESTS SHALL BE CONDUCTED TO PROVIDE FOR A MAXIMUM 100% SQUARE OF FINISHED PAVEMENT. AT LEAST 1 TEST WILL BE REQUIRED ON ALL ISOATED PAVEMENT AREAS.

FROSTCROS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE & BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS, UNDERLAY, BEARING, DRIVE, AVALANCHES AND DENITIES REQUIRED BY THE ENGINEER OF RECORD.

CONCRETE SIDEWALK SHALL BE 6" THICK ON COMPACTED SUBGRADE, WITH 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 72". CRACK CONTROL JOINTS SHALL BE 6" ON CENTER. THE GRADE OF SIDEWALK SHALL BE EQUAL TO THE EQUAL TO THE GRADE OF THE DRIVEWAY. ALL CONCRETE SHALL BE PLACED AND FINISHED ON OR WITHIN THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

WHEN CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, DRAINAGE SHALL BE INSTALLED AND USED TO PROTECT THE CONNECTIONS FROM DAMAGE PRIOR TO DRAIN CONNECTIONS AND SHALL BE CLEAN WHEN COMPLETED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL WORK WITH THE PROPER APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TO THE START OF ANY PORTION OF THE PROJECT WITH ALL APPLICABLE AGENCIES ATTENDANCE.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED FOR ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION AND SIZE OF ALL UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, IF ANY, ARE NOT IN THE NETWORK OF THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL WORK WITH THE PROPER APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TO THE START OF ANY PORTION OF THE PROJECT WITH ALL APPLICABLE AGENCIES ATTENDANCE.

ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERS AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL WORK WITH THE PROPER APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TO THE START OF ANY PORTION OF THE PROJECT WITH ALL APPLICABLE AGENCIES ATTENDANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL WORK WITH THE PROPER APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TO THE START OF ANY PORTION OF THE PROJECT WITH ALL APPLICABLE AGENCIES ATTENDANCE.

ROCK ASSAULTS
BACKROCK INSPECTIONS SHALL NOT BE PERFORMED UNLESS CERTIFIED ROCK ASSAULTS ARE DELIVERED TO THE CONTRACTOR 24 HOURS IN ADVANCE TO THE SCHEDULED INSPECTION.

BUILDING/PARKING LOT LOCATIONS
THE BUILDING AND PARKING LOT LOCATIONS SHALL BE IDENTIFIED TO THE ARCHITECTS SITE PLAN. SET BACKS AND BUILDING DIMENSIONS SHOULD BE VERIFIED USING THE BUILDING CONSTRUCTION DRAWINGS AND THE AERIAL PHOTO SURVEY.

MANHOLE IN CURB
THE REASON WHY THE CONTRACT APPEARS TO INCLUDE AN EXISTING MANHOLE WHICH FALLS INTO THE CURB, THE CONTRACTOR WILL BE REQUIRED TO STAKE OUT THIS CURB AND DIG UP IN ADVANCE OF THE CONTRACTOR TO DETERMINE IF THIS MANHOLE WILL CONFLICT WITH THE NEW CURB AND GUTTER. THE CONTRACTOR WILL THEN PROVIDE AN ALTERNATE SET ITEM FOR DISPOSED DRAINAGE STRUCTURE WITH AN OFFSET TO SLUAS IN ORDER TO OFFSET THIS ITEM OUTSIDE OF THE CURBLINE.

GRADING
ALL EXISTING MANHOLE TIEP, WETPITS, VALVE BOXES, SERVICES, CLEANOUTS, PULL BOXES ETC. SHALL BE ADJUSTED TO FINISHED GRADE REQUIREMENTS. THIS INCLUDES ANY AREAS ON THE ADJACENT PROPERTY WHICH ARE EFFECTED BY THE CONSTRUCTION.

FFL COORDINATION
PLEASE NOTE THAT THERE IS FFL PIPING CABLE RUNNING ALONG THE EASTERN PROPERTY LINE OF A SIGHT. IT IS A REQUIREMENT OF THE CONTRACT THAT THE CONTRACTOR LOCATE THOSE CABLES AND PROVIDE A PROTECT BOX TO PROTECT THEM. THERE IS ALSO AN ALTERNATE SET ITEM FOR DISPOSED DRAINAGE STRUCTURE 6 OR 7' EISENED AN DRAINAGE CONSTRUCTION IN THAT AREA.

LEAN EXISTING SEWERLINES
CONTRACTOR SHALL VERIFY THAT ALL UNSEID SEWER AND STORM PIPE CONTRAST OF THE PROPOSED 18" CONCRETE CULVERT. THIS INCLUDES THE EXISTING SEWER SERVICE TO THE MAN.

WATER MAIN TESTING
HYDROSTATIC TESTING OF THE WATER MAINS SHALL NOT BE PERFORMED UNTIL RECORD DRAWINGS HAVE BEEN APPROVED BY THE CITY OF CORVALLIS AND ALL UTILITY TRENCHES HAVE BEEN PROPERLY BACK FILLED AND COMPACTED.

INSPECTIONS
CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS WITH THE ENGINEER OF RECORD AND THE CITY OF CORVALLIS. ALL INSPECTIONS SHOULD BE SCHEDULED AT LEAST 48 HOURS IN ADVANCE, AS REQUIRED BY THE CITY OF CORVALLIS.

SIGNAGE AND STRIPING
ALL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD AND INROAD COUNTY TRAFFIC ENGINEERING STANDARDS.
JALYARDS SHALL BE FACED WITH HIGH INTENSITY MATERIAL.
PAVEMENT MARKINGS, WITH THE EXCEPTION OF PAVING STALLS, SHALL BE THERMOPLASTIC.

GRAZE TRAP
GRAZE TRAP LOCATION AND ELEVATION SHALL BE COORDINATED WITH THE INDIVIDUAL BUILDING PLANS. GRAZE TRAP SHALL BE COORDINATED WITH UNDERGROUND ELECTRICAL, AND OTHER UNDERGROUND UTILITY SERVICES. THE GRAZE TRAP IS BUILT SHOWN ON THE PLAN FOR INFORMATION PURPOSES ONLY AND WAS DESIGNED BY THE CITY OF CORVALLIS IN ACCORDANCE WITH THE CURRENT BUILDING CODE. NO ENGINEERING SERVICES HAVE BEEN PROVIDED BY THE CIVIL ENGINEER ON THIS GRAZE TRAP.

POOF DRAIN LEADERS
R/C DRIFT STUDS FOR ROOF DRAINAGE SHALL BE COORDINATED WITH THE INDIVIDUAL BUILDING PLANS. STUDS SHALL BE INSTALLED WITH A 1% MIN. SLOPE AND CAPPED APPROPRIATELY IF FROM THE BUILDING. THESE PIPES SHALL BE COORDINATED WITH UNDERGROUND ELECTRICAL AND OTHER UNDERGROUND UTILITY SERVICES AND SHALL BE FIELD ADJUSTED IF NECESSARY TO AVOID CONFLICTS WITH OTHER UTILITY SERVICES. THESE PIPES ARE TO BE INSTALLED ON THE ROOF FOR INFORMATION PURPOSES ONLY AND ARE SET BY THE ARCHITECT, ENGINEER, IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE AND THE CONTRIBUTING ROOF AREA AS SUPPLIED BY THE ARCHITECT. NO MAINTENANCE SERVICES HAVE BEEN PREPARED BY THE C.E.I. ENGINEER ON THESE ROOF DRAIN LEADERS. HAVING SAID THAT, THE CONTRACTOR SHALL COVER THESE PIPES.

SURVEY
THIS DRAINAGE PLAN HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE SURVEYOR, AND BUILDING PLANS PROVIDED BY THE ARCHITECT. THIS PLAN IS SUBJECT TO THE ACCURACY TO THE INFORMATION PROVIDED BY OTHERS.

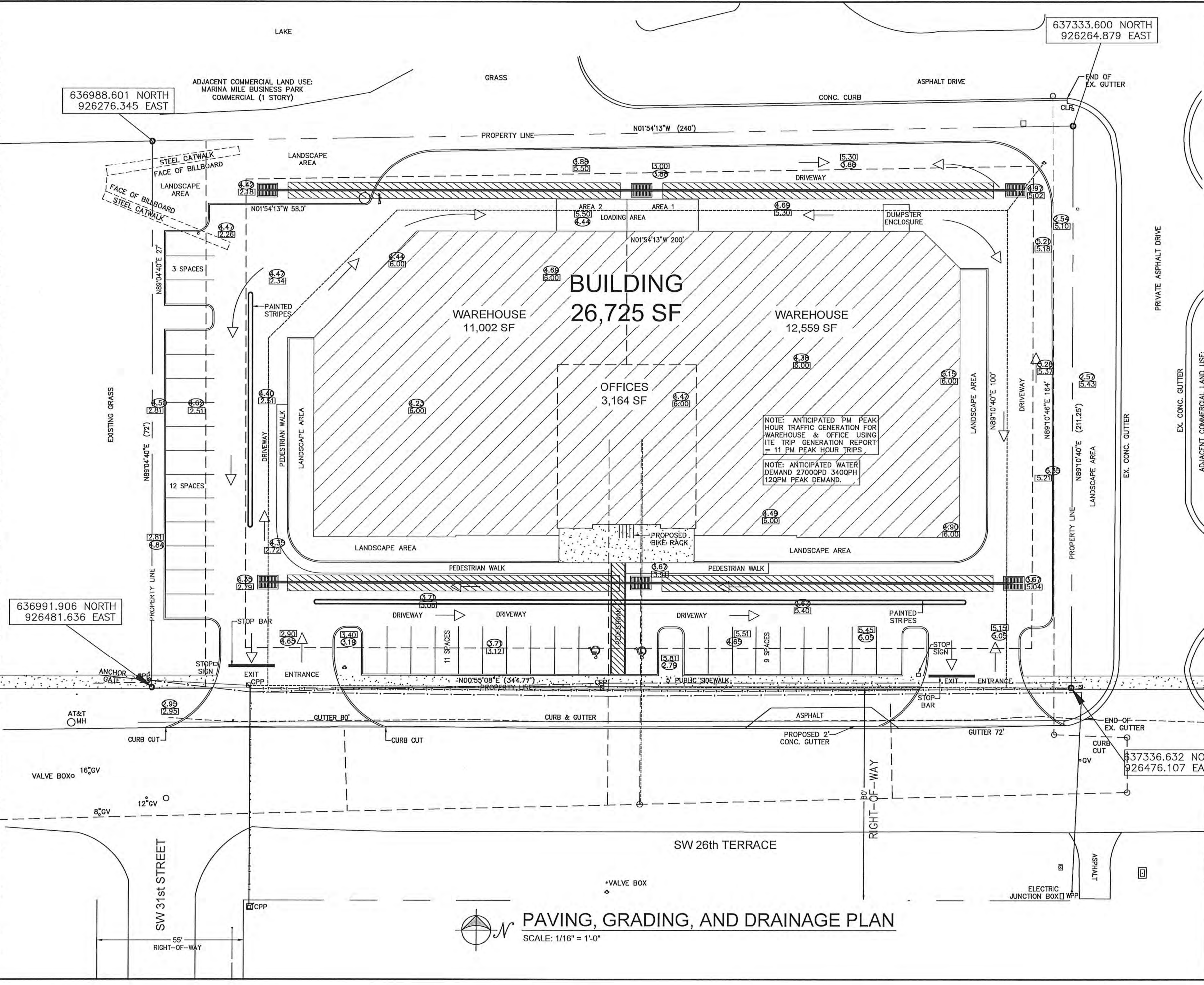
PAVEMENT
ALL VEHICULAR USE AREAS SHALL BE CONCRETE. (SEE SECTION 'A')

IRRIGATION AND SODDING
THE CONTRACTOR SHALL INCLUDE IN HIS BID, THE RESTORATION OF ANY DAMAGED SOD, LANDSCAPING, OR IRRIGATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AT THE COMPLETION OF THE PROJECT, THAT THE IRRIGATION SYSTEM IS WORKING PROPERLY, AND THAT EXISTING HEADS HAVE BEEN REPLACED OR REPAIRED TO PREVENT ANY FURTHER DAMAGE.

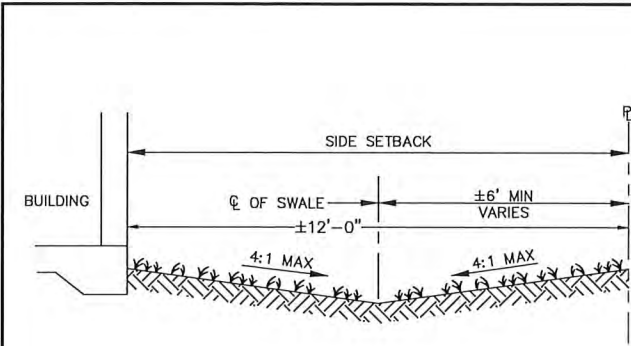
JUNCTION BOXES
ADJUST ALL JUNCTION BOXES AND VALVE BOXES AS NECESSARY TO MEET FINISHED GRADES.

DETECTOR LOOPS
ANY DETECTION LOOPS WHICH ARE CUT OR DAMAGED BY THIS CONSTRUCTION, WILL NEED TO BE REPLACED PER CURRENT ECTED STANDARDS.

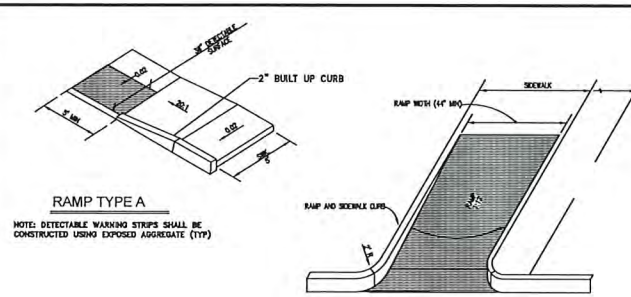
PAVEMENT MARKINGS & SIGNAGE
ALL PAVEMENT MARKINGS AND SIGNING DAMAGE DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).



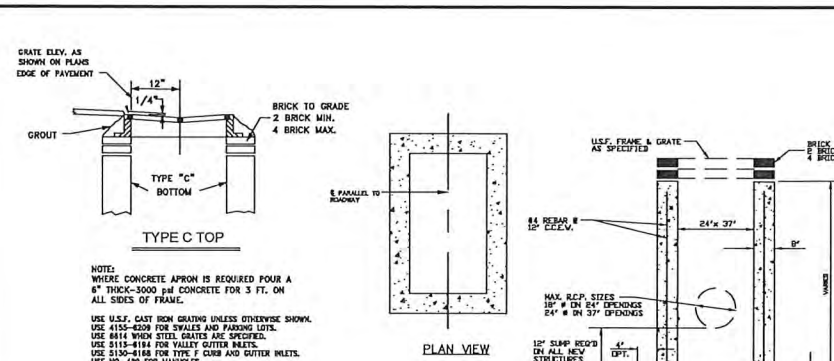
Copyright © 2016 F. BIAGI CONSULTING ENGINEERS RUNWAY LAKES WAREHOUSE 3001 SW 26th TERRACE DANIA BEACH, FLORIDA		James F. Biagi P.E. Consulting Engineer FL #37467 555 West Prospect Road Oakland Park, Florida 33309 T: 954.276.4804 F: 954.276.4013		rev description by date
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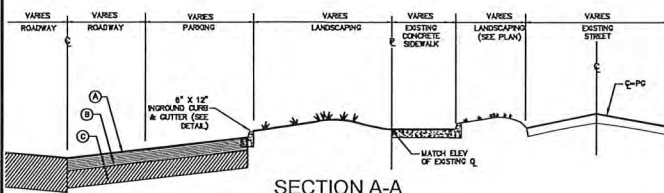
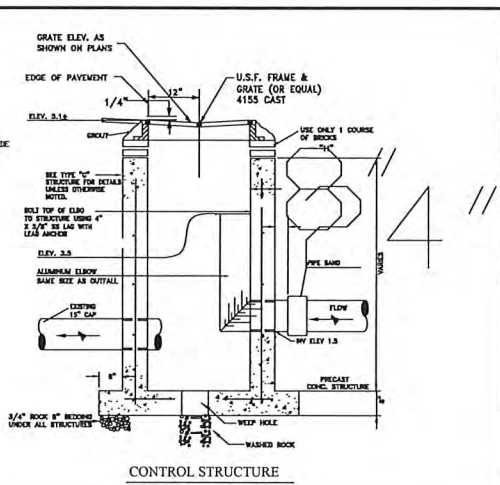
1
S2 RETENTION SWALE SECTION
N.T.S.



2
C2 RAMP DETAILS
N.T.S.



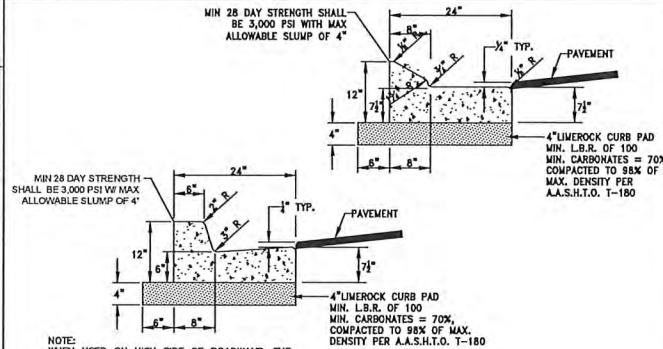
5
S2 TYPE "C" STRUCTURE - CATCH BASIN
N.T.S.



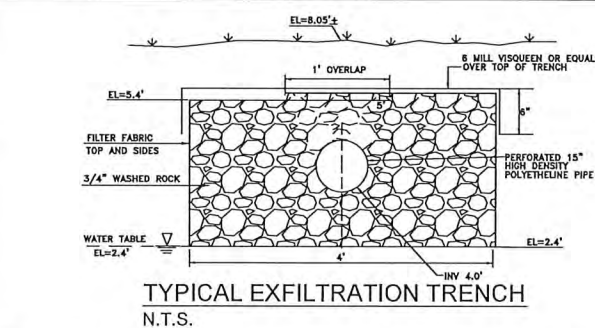
SECTION A-A
TYPICAL PARKING SECTION

- (A) 1-1/2" IN TWO 3/4" LIFTS TYPE III ASPHALT
- (B) 6" LIMEROCK BASE PRIMED AND COMPACTED TO 98% OF AASHTO T-180
- (C) 12" SUBGRADE COMPACTED TO 98% OF AASHTO T-180 - MIN LBR=40

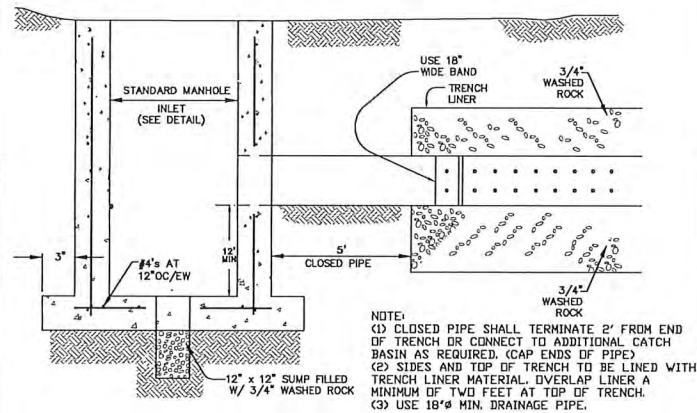
3
C2 TYPICAL PARKING SECTION
N.T.S.



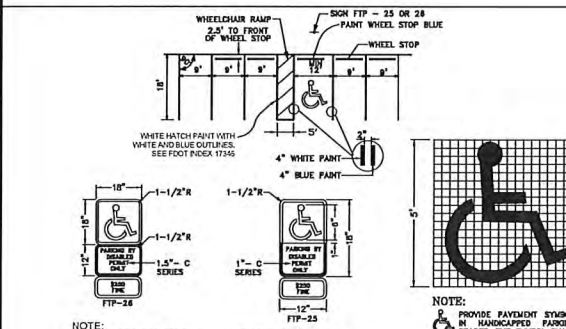
4
C2 LOWSIDE CURB & GUTTER TYPE "F"
N.T.S.



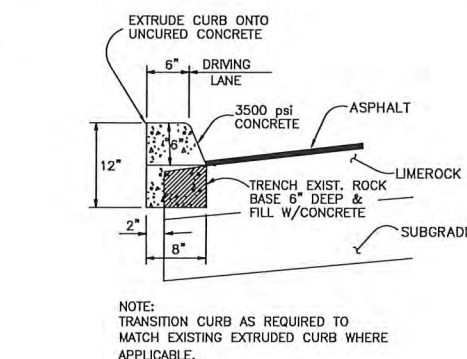
TYPICAL EXFILTRATION TRENCH
N.T.S.



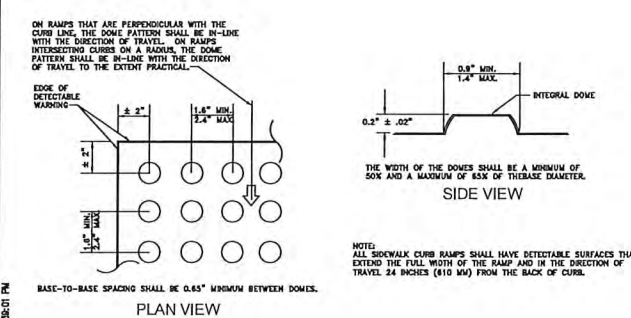
EXFILTRATION TRENCH - SIDE VIEW
N.T.S.



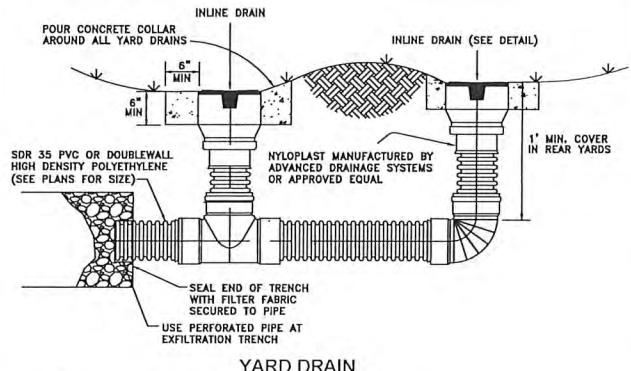
6
C2 HANDICAP SIGNAGE DETAIL
N.T.S.



7
C2 6' X 12' EXTRUDED CURB TYPE "D"
N.T.S.



9
C2 CURB RAMP DETECTABLE WARNING
N.T.S.



10
C2 TYPICAL YARD DRAIN DETAIL
N.T.S.

- GENERAL NOTES**
- Pipe shall be any of the optional types permitted in Section 443 of the Specifications unless otherwise restricted in the plans. Dissimilar types of pipe will not be permitted in a continuous run of pipe.
 - Concrete pipe shall be placed with the slots positioned on sides.
 - Alignment joints are standard (gaskets not required). Recombination of metal pipe ends not required.
 - The contractor may submit other methods of providing slots having equal or greater area of opening, for approval by the Engineer.
 - Filter fabric shall be Subsurface Drainage type meeting the requirements of Section 985. All filter fabric joints shall lap a minimum of one (1) foot.
 - The standard cross section shall be constructed unless other section(s) described or detailed in the plans.
 - For supplemental details see Index No. 280.
 - The contractor shall take the necessary precautions to prevent contamination of the trench with sand, silt and foreign materials.
 - The 12" diameter weep hole shall be eliminated, when the bottom of the inlet is below the normal water table, unless otherwise shown in the plans.10. French drains following the typical cross section shall be paid for under the contract unit price for French Drains. If the unit price shall include the cost of pipe, pipe plugs, pipe fittings, coarse aggregate and filter fabric in place, and the cost for trench excavation, backfill and compaction. The unit price shall also include the cost for disposal of surplus excavated materials and cost for restoration of pavement removed or damaged by french drain construction, but shall not include payments for items paid for elsewhere.
 - French drains with a significantly different cross section shall be paid for under the contract unit prices for separate items as follows:
 - Slotted or Perforated Pipe Culvert, LF. Unit price shall include cost for pipe, pipe plugs and fittings in place.
 - Ballast Rock (French Drain Aggregate), CY. Unit price shall include cost for coarse aggregate in place, and cost for trench excavation, backfill and compaction. The unit price shall also include the cost for disposal of surplus excavated materials and cost for restoration of pavement removed or damaged by french drain construction, but shall not include payment for items paid for elsewhere.
 - Plastic Filter Fabric (Subsurface), SY. Unit price shall be for cost of fabric in place. Quantity shall be determined by plan net dimensions of the fabric envelope.

- DESIGN NOTES**
- Pipe invert should be at or above the water table whenever possible.
 - French drains with minor dimensional changes or otherwise different from the standard cross-section shall be either described or detailed in the plans. French drains with significantly different cross-sections shall be detailed in the plans.

8
C2 FRENCH DRAIN SYSTEM
N.T.S.

PAVING, GRADING, & DRAINAGE DETAILS
N.T.S.

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SEAL

RUNWAY LAKES WAREHOUSE

3001 SW 26th TERRACE

DANIA BEACH, FLORIDA

drawn by: DC/TLP
checked by: J. Biagi
date: 02/04/2016
job no: JB16-0204
sheet:

C2

WATER SYSTEM NOTES

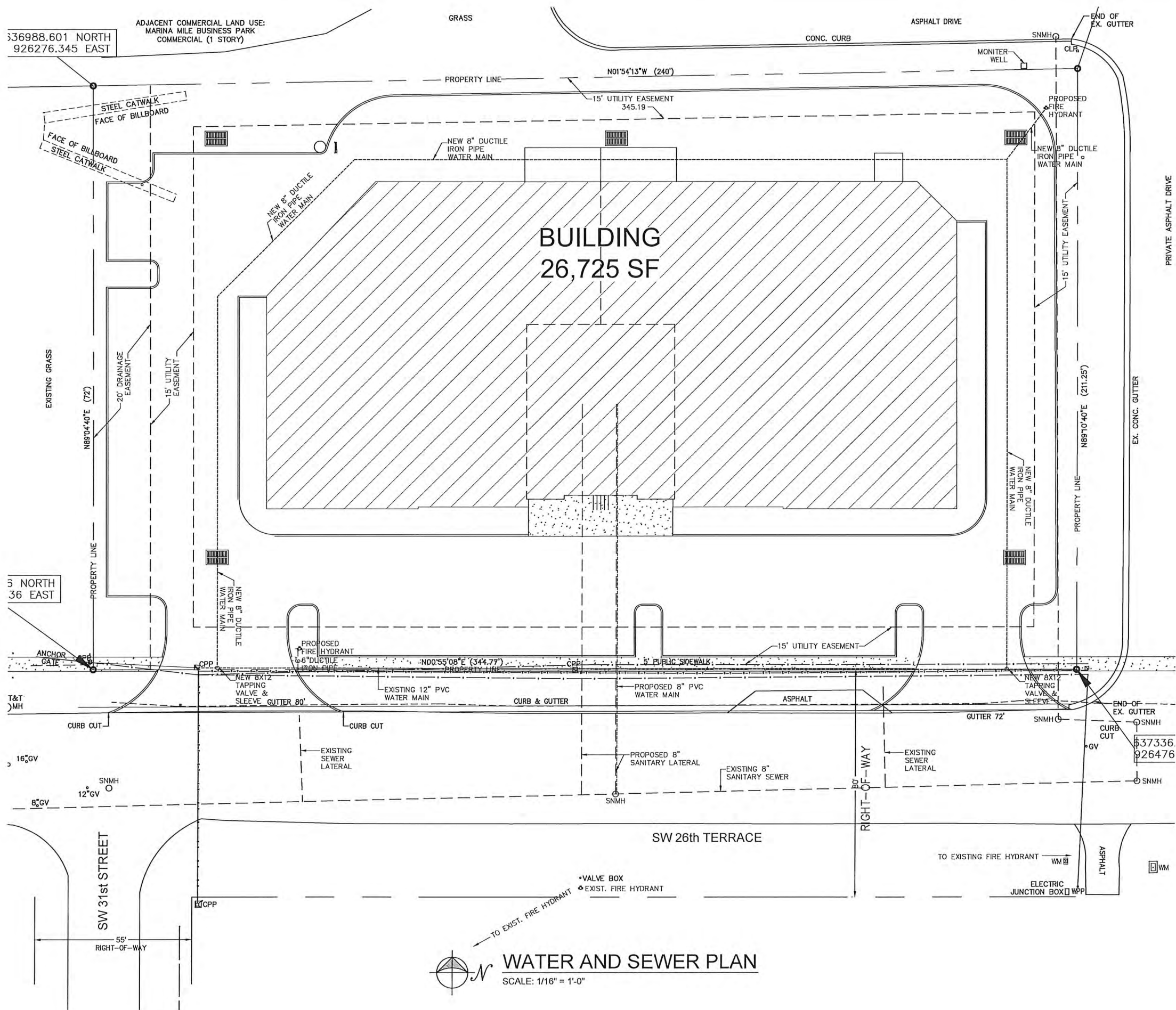
1. THE UTILITY PROVIDING WATER SERVICE TO THIS PROJECT IS THE CITY OF DEERFIELD BEACH.
2. ALL WATER MAINS SHALL BE CLASS 50 DUCTILE IRON PIPE (DIP) AND SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C-151-02 AND SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA C-104/A21.4-03.
3. ALL DUCTILE IRON WATER MAINS AND FORCE MAINS SHALL BE INSTALLED WITH A MINIMUM CLEAR COVER OF 36 INCHES.
4. IF PERMITTED BY THE UTILITY AND SPECIFICALLY CALLED OUT FOR ON THE PLAN, POLYVINYL CHLORIDE PIPE (PVC) MAY BE USED. ALL PVC WATER MAINS SHALL BE CLASS 150, DR-18, ANSI/AWWA C-900-97 AND SHALL BE INSTALLED WITH A MINIMUM CLEAR COVER OF 36 INCHES.
5. ALL SERVICE LINES 2" AND SMALLER SHALL BE POLYETHYLENE TUBING HAVING A WORKING PRESSURE OF 160 PSI AND CONFORMING TO ASTM D-1248 HAVE A SDR NOT LARGER THAN 9. ALL JOINTS SHALL BE OF THE COMPRESSION TYPE WITH PLASTIC INSERTS.
6. FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MEETING ANSI/AWWA C-110/A21.10-03 SPECIFICATIONS, WITH 250 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C-104/A21.4-03.
7. ALL CONSTRUCTION TO BE MEG-A-LUG OR EQUAL RESTRAINED JOINT CONSTRUCTION TO MINIMIZE OR ELIMINATE THRUST BLOCKS.
8. GATE VALVES 4 INCH AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS.
9. HYDROSTATIC TESTING OF MAINS SHALL BE AT A MINIMUM PRESSURE OF 150 PSI FOR 2 HOURS WITH THE MAXIMUM ALLOWABLE LEAKAGE:

$$L = \frac{SD\sqrt{P}}{133,200}$$

AS PER ANSI/AWWA C-600-05 STANDARDS

WHERE
L = THE ALLOWABLE LEAKAGE IN GPH
D = NOMINAL PIPE DIAMETER IN INCHES
S = LENGTH OF PIPE IN FEET
P = AVERAGE TEST PRESSURE

10. DISINFECTION OF WATER MAINS SHALL COMPLY WITH ANSI/AWWA C-651-05.
11. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISED OR UNACCEPTABLE MATERIALS INSTALLED OR ORDERED WITHOUT AN APPROVED SHOP DRAWING.
12. ALL WATER SERVICES SHALL BE MARKED WITH AN ELECTRONIC MARKER AS MANUFACTURED BY COMMUNICATIONS TECHNOLOGY, PEG NO. C9789 OR EQUAL.
13. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES AND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE BASED ON SURVEY AND AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY AND ALL CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE ENGINEER. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
14. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF CORAL SPRINGS.
15. MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 2" WHERE DEFLECTION IS REQUIRED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THESE PLANS WITH ANY PAVING AND DRAINAGE PLANS IN THIS AREA.
17. BACTERIOLOGICAL TESTS TAKEN MORE THAN 15 DAYS PRIOR TO ACCEPTANCE BY THE ENGINEER OF THE AS-BUILT DRAWINGS, SHALL BE RE-TAKEN AT THE CONTRACTOR'S EXPENSE.



WATER AND SEWER PLAN

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

rev.	description	by	date

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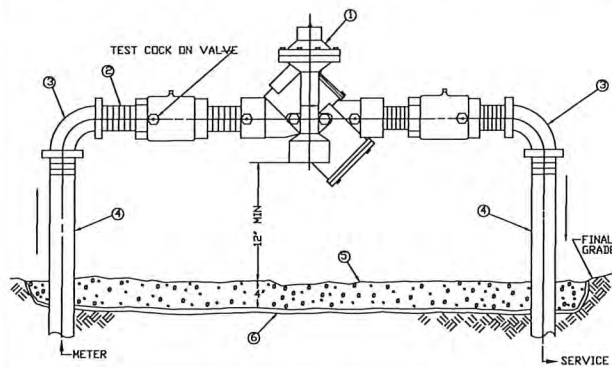


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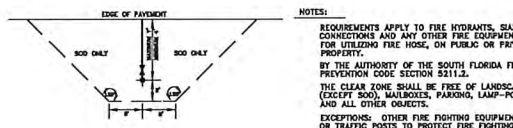
C3



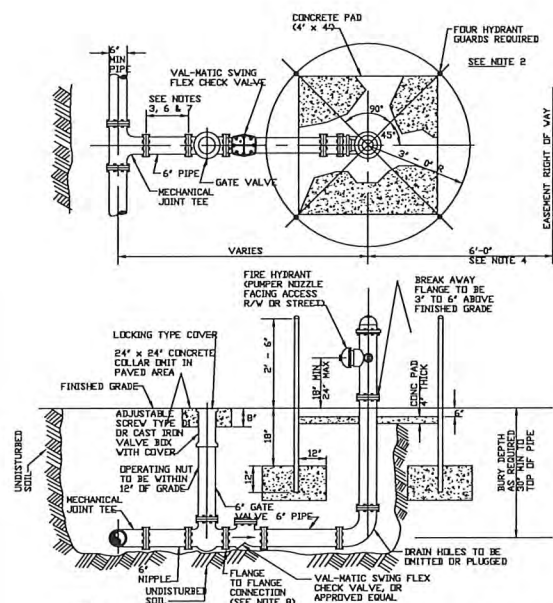
MATERIALS		
ITEM	QUANT	DESCRIPTION
1	1	1" BACKFLOW PREVENTER ASSEMBLY
2	2	1" X 90° ELBOWS-BRASS OR COPPER
3	2	1" X 90° ELBOWS-BRASS OR COPPER
4	2	1" X VARIES-RISER-BRASS OR COPPER
5	1	PEA GRAVEL
6	1	PLASTIC LINER

NOTES:
1. INSTALL UNDER 12" TO FACILITATE REMOVAL / INSTALLATION
2. INSTALLATION SHOWN ABOVE IS FOR A 1" SERVICE
3. CHANGE PIPING MATERIALS ACCORDINGLY FOR SERVICE SIZE

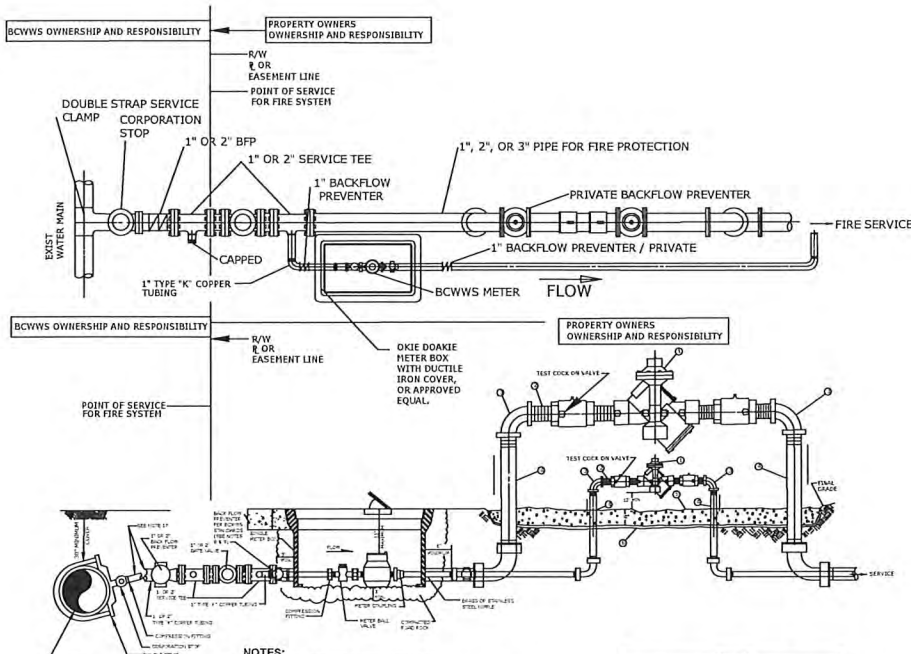
DOUBLE CHECK PRESSURE BACKFLOW PREVENTER



FIRE HYDRANT CLEAR ZONE



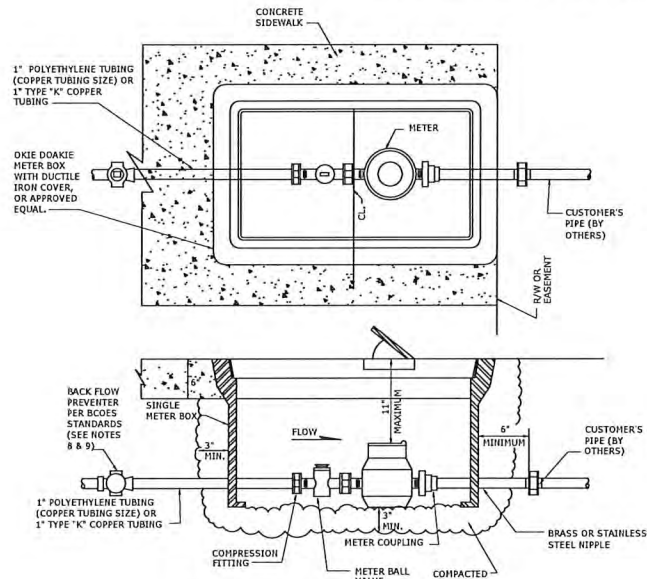
- NOTES:
- HYDRANT GUARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE.
 - ADJUTANT BEAR GUARDS IN LOCATIONS WHERE SIDEWALKS EXIST IN EASEMENTS OR PARKING LOTS.
 - USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
 - HYDRANT SET BACK SHALL CONFORM TO DOT AND BECD REQUIREMENTS, WHERE APPLICABLE.
 - DUCTILE IRON TO BE USED FOR FIRE HYDRANT ASSEMBLY.
 - GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
 - IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 25 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 3' OF THE FIRE HYDRANT.
 - A FLANGE TO N.J. SPOOL PIECE MAY BE USED, IF THERE IS ENOUGH ROOM TO INSTALL THE FIRE HYDRANT.
 - PROVIDE ONE (1) BLUE DOUBLE-REFLECTIVE DEPARTMENT OF TRANSPORTATION TYPE ROAD MARKER (GROUNDWAY PAVEMENT MARKER) TO BE ADHERED TO THE HARD SURFACES OF THE ROADWAY IN THE MIDDLE OF THE LANE NEAREST TO, AND DIRECTLY IN FRONT OF THE HYDRANT. NO INSTALLATION OF FIRE HYDRANTS NEAR OR IN THE MIDDLE OF A DRIVEWAY OR ALLEY.



- NOTES:
- ALL STRUCTURES IN R/W TO BE TRAFFIC BEARING TYPE.
 - BCWWS RESPONSIBILITY ENDS AT THE R/W LINE OR EASEMENT LINE.
 - ALL METERS WILL BE SUPPLIED AND INSTALLED BY BCWWS. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
 - METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
 - THE BFP IS TO BE INSTALLED 3 FEET BEFORE THE R/W LINE OR EASEMENT LINE AND BEFORE THE METER.
 - THE BFP SHALL BE VALVE PART NUMBERS H511-444 (1" SERVICES) AND H511-777 (2" SERVICES) AS MANUFACTURED BY FORD METER BOX CO., OR APPROVED EQUAL.
 - THE PRIVATE BACKFLOW PREVENTERS SHALL OWNED BY THE PROPERTY OWNER.
 - BCWWS RESPONSIBILITY IS LIMITED TO BY PASS METER ASSEMBLY ONLY. (DOES NOT INCLUDE 1" B.P. OR 1" X 2" COPPER TUBING).
 - FIRE SYSTEM TO BE CONSTRUCTED/TESTED IN ACCORDANCE WITH NFPA STANDARDS, & ALL APPLICABLE CODES.
 - METER BOX AND SERVICE LINE SHALL BE IN ACCORDANCE WITH BCWWS STANDARD DETAIL FOR WATER METER INSTALLATION AND NFPA STANDARDS & CODES. USE TYPE "K" COPPER TUBING AND BRASS OR COPPER FITTINGS.
 - THE PRIVATE BACKFLOW PREVENTERS INSTALLED DOWNSTREAM OF THE METER SHALL BE THE SAME NAME TYPE DEVICE (DEGREE OF HAZARD) AS THE FIRE MAIN DEVICE AND FITTINGS BETWEEN THE METER AND THE DOWN STREAM TAP, THIS SHALL BE PRIVATELY OWNED BY THE PROPERTY OWNER.
 - EXTENT OF DIS OWNERSHIP IS LIMITED TO THE BYPASS METER AND ALL PIPING PRIOR TO THE POINT OF SERVICE FOR THE FIRE SYSTEM AS SHOWN ON THIS DRAWING VIA PLAN AND NOTES ABOVE.
 - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
 - 1" SERVICES REQUIRE A 1 1/2" MINIMUM INSIDE DIAMETER CASING PIPE.
 - 2" SERVICES REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
 - ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED SURFACES.
 - FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
 - ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED BY APPROVED METHODS.
 - THE COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE BFP. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.

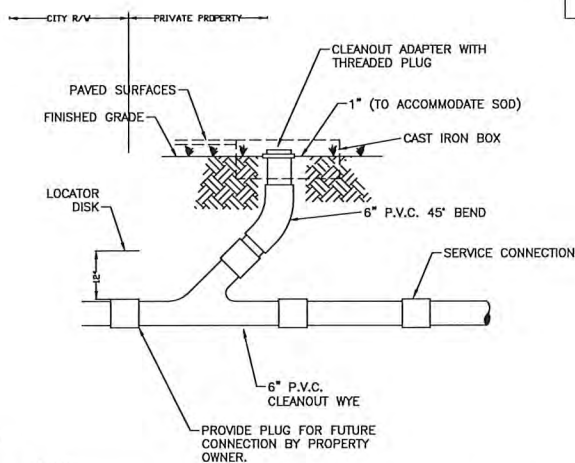
MATERIALS		
ITEM	QUANT	DESCRIPTION
1	1	BACKFLOW PREVENTER ASSEMBLY
2	2	1" X 90° ELBOWS-BRASS OR COPPER
3	2	1" X 90° ELBOWS-BRASS OR COPPER
4	2	1" X VARIES-RISER-BRASS OR COPPER
5	1	PEA GRAVEL
6	1	PLASTIC LINER

PRIVATE FIRE PROTECTION



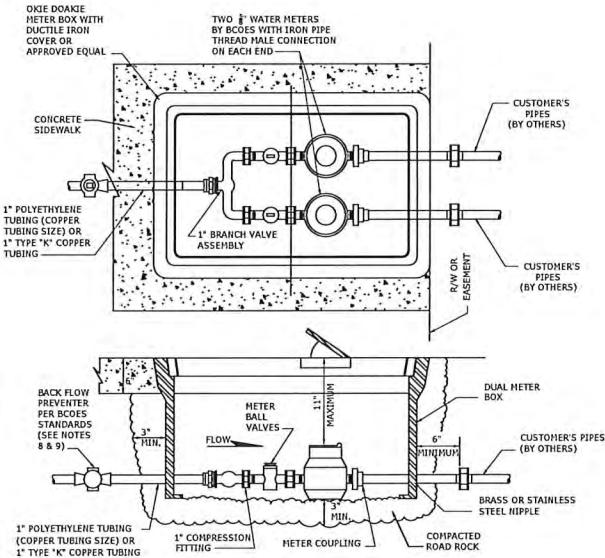
- NOTES:
- ALL STRUCTURES IN R/W TO BE TRAFFIC BEARING TYPE.
 - R/W LINE OR EASEMENT LINE IS THE CUSTOMERS SIDE OF METER BOX.
 - B.C.O.E.S. RESPONSIBILITY ENDS AT THE CUSTOMERS SIDE OF METER.
 - CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL AND MINIMUM RADIUS SHALL BE 14" FOR 1" TUBING.
 - ALL METERS WILL BE SUPPLIED AND INSTALLED BY B.C.O.E.S. METER HAS IRON PIPE THREAD MALE CONNECTION ON EACH END.
 - WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
 - METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
 - THE BFP IS TO BE INSTALLED 3 FEET BEFORE THE METER VALVE.
 - THE BFP SHALL BE VALVE PART NUMBERS H511-444 (1" SERVICES) AND H511-777 (2" SERVICES) AS MANUFACTURED BY FORD METER BOX CO., OR APPROVED EQUAL.

SINGLE SERVICE WATER METER INSTALLATION



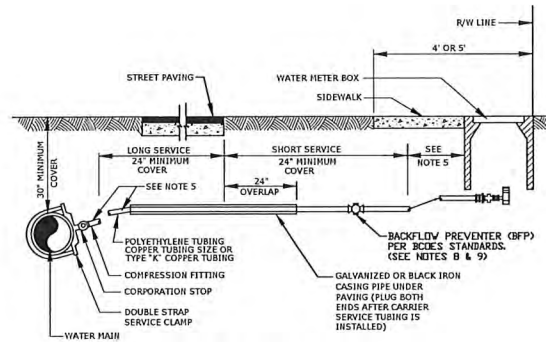
- NOTES:
- PROVIDE APPROVED PLUG OR JOINT FOR DISSIMILAR GRAVITY SEWER PIPE FOR SERVICE CONNECTION.
 - CLEAN-OUT ASSEMBLY SHALL BE INSTALLED BY PROPERTY OWNER.
 - X=3'0" MIN. OR 4'0" MAX. FOR RESIDENTIAL SERVICE UNLESS OTHERWISE SHOWN.

TYPICAL CLEANOUT INSTALLATION



- NOTES:
- ALL STRUCTURES IN R/W TO BE TRAFFIC BEARING TYPE.
 - R/W LINE OR EASEMENT LINE IS THE CUSTOMERS SIDE OF METER BOX.
 - B.C.O.E.S. RESPONSIBILITY ENDS AT THE CUSTOMERS SIDE OF METER.
 - CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL AND MINIMUM RADIUS SHALL BE 14" FOR 1" TUBING.
 - ALL METERS WILL BE SUPPLIED AND INSTALLED BY B.C.O.E.S.
 - WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
 - METERS SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
 - THE BFP IS TO BE INSTALLED 3 FEET BEFORE THE METER VALVE.
 - THE BFP SHALL BE VALVE PART NUMBERS H511-444 (1" SERVICES) AND H511-777 (2" SERVICES) AS MANUFACTURED BY FORD METER BOX CO., OR APPROVED EQUAL.

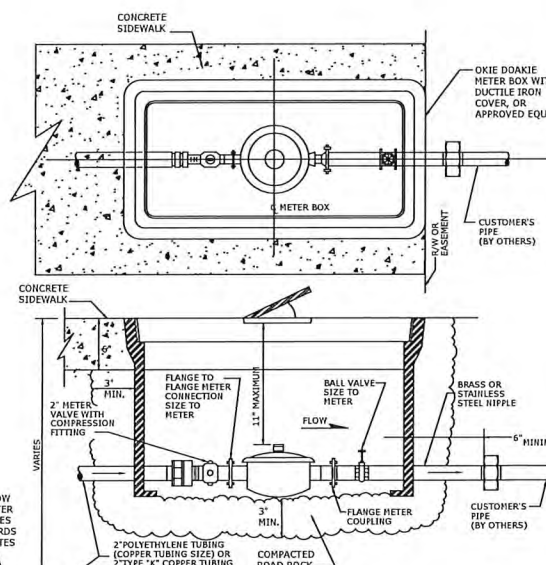
DOUBLE SERVICE WATER METER INSTALLATION



- NOTES:
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER. NO TAPS SHALL BE CLOSER THAN 18" TO A JOINT.
 - 1" SERVICES REQUIRE A 1 1/2" MINIMUM INSIDE DIAMETER CASING PIPE.
 - 2" SERVICES REQUIRE A 2" MINIMUM INSIDE DIAMETER CASING PIPE.
 - ALL CASING PIPE SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF PAVED STREETS.
 - FOR 1" SERVICE LINES THE MINIMUM RADIUS SHALL BE 14". FOR 2" SERVICE LINES THE MINIMUM RADIUS SHALL BE 21".
 - ALL CASING PIPE ENDS SHALL BE FILED SMOOTH WITH NO BURRS AND SEALED BY APPROVED METHODS.
 - THE POLYETHYLENE OR COPPER TUBING SHALL BE ONE CONTINUOUS PIECE FROM THE CORPORATION STOP TO THE METER VALVE. NO JOINTS WILL BE PERMITTED BETWEEN THESE POINTS.
 - THE BFP IS TO BE INSTALLED 3 FEET BEFORE THE METER VALVE.
 - THE BFP SHALL BE VALVE PART NUMBERS H511-444 (1" SERVICES) AND H511-777 (2" SERVICES) AS MANUFACTURED BY FORD METER BOX CO., OR APPROVED EQUAL.

THIS DETAIL APPLIES ONLY TO COUNTY RESIDENTIAL ROADS WITH LESS THAN 70' R.O.W. (NO MEDIAN)

TYPE 1 WATER SERVICE CONNECTION



- NOTES:
- ALL STRUCTURES IN R/W TO BE TRAFFIC BEARING TYPE.
 - R/W OR EASEMENT LINE IS THE CUSTOMERS SIDE OF METER BOX.
 - B.C.O.E.S. RESPONSIBILITY ENDS AT THE CUSTOMERS SIDE OF BALL VALVE.
 - CURVE IN SERVICE LINE SHALL BE AS CLOSE TO METER BOX AS PRACTICAL AND MINIMUM RADIUS SHALL BE 21" FOR 2" TUBING.
 - ALL METERS WILL BE SUPPLIED AND INSTALLED BY B.C.O.E.S.
 - WHEN SIDEWALKS ARE PRESENT, OR PLANNED FOR IN THE R/W, THE BACK EDGE OF THE METER BOX SHALL LINE UP WITH THE BACK EDGE OF THE SIDEWALK.
 - METER SHALL BE CENTERED IN BOX DIRECTLY UNDER THE ACCESS LID.
 - THE BFP IS TO BE INSTALLED 3 FEET FROM THE METER VALVE.
 - THE BFP SHALL BE VALVE PART NUMBERS H511-444 (1" SERVICES) AND H511-777 (2" SERVICES) AS MANUFACTURED BY FORD METER BOX CO., OR APPROVED EQUAL.

2" WATER METER INSTALLATION

WATER AND SEWER DETAILS

N.T.S.

James F. Biagi P.E.
Consulting Engineer I FL #37467
555 West Prospect Road
Oakland Park, Florida 33409
T: 954-776-8004 | F: 954-776-8015



SEAL

RUNWAY LAKES WAREHOUSE

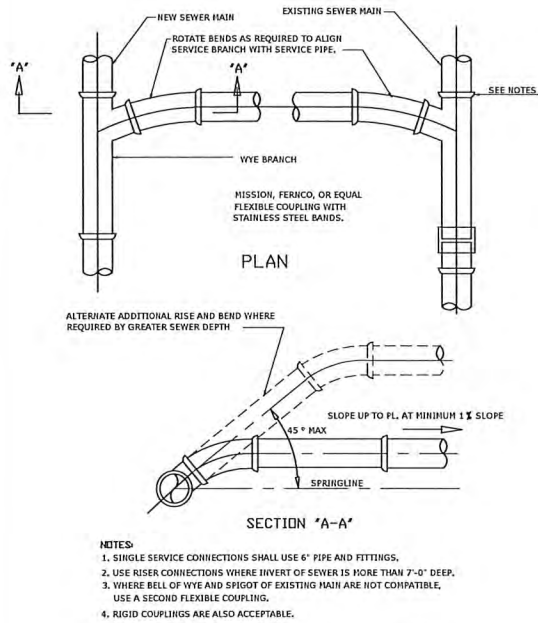
DANIA BEACH, FLORIDA

3001 SW 26th TERRACE

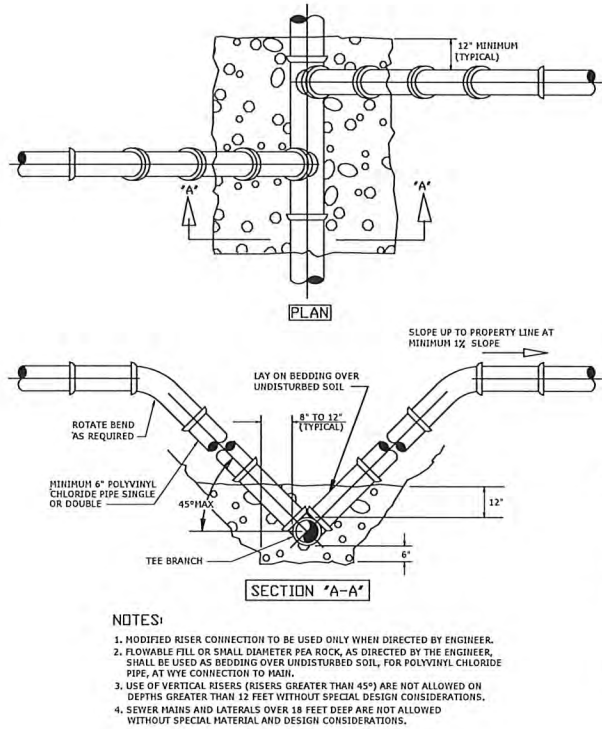
drawn by: DC/CLP
checked by: J. Blagi
date: 02/04/2016
job no: JB16-0204
sheet:

C4

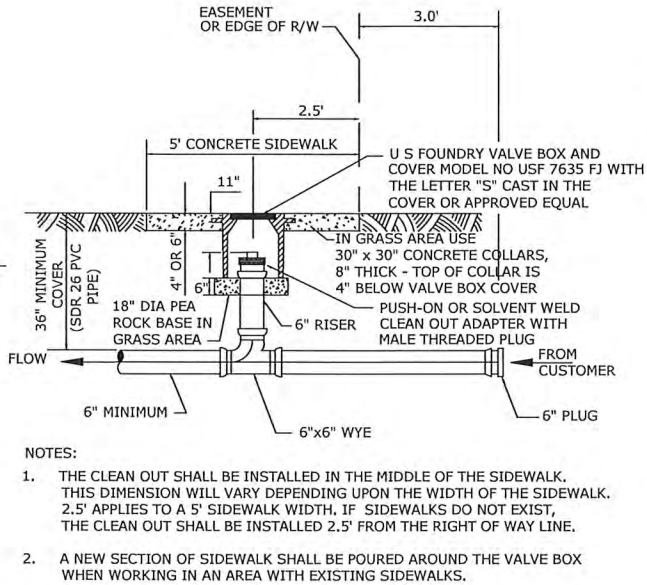
Thursday, December 01, 2016 4:30:01 PM



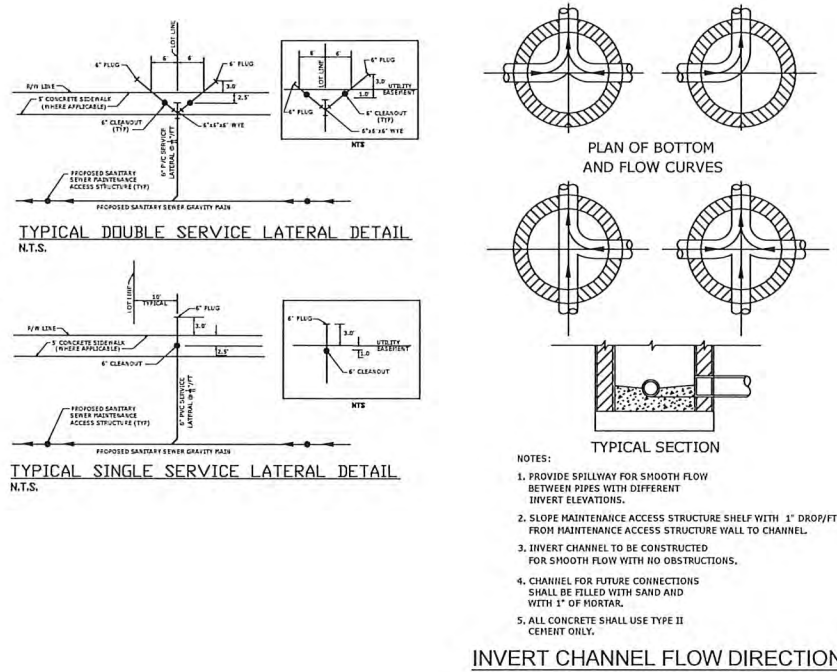
WYE SEWER SERVICE CONNECTION



MODIFIED RISER SEWER SERVICE CONNECTION

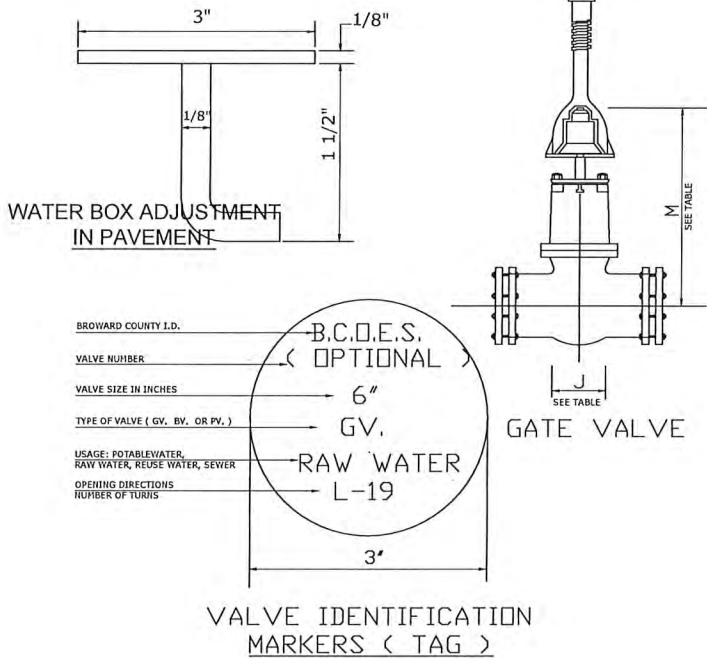


SEWER SERVICE CONNECTION AT PROPERTY LINE OR EASEMENT LINE



INVERT CHANNEL FLOW DIRECTIONS

GATE VALVE TABLE																			
DIMENSIONS IN INCHES																			
VALVE SIZE INCHES	TURN 10 OF OPEN	DIAM OF STEM	A	B	C	D	G	H	J	K	M	N	P	Q	R	S	T	U	
2	5	7/8	7	-	3 1/4	-	10 1/4	3 1/4	3 1/4	-	10 1/4	5 1/4	3	13 1/4	10 7/8	7 1/4	-	-	-
2 1/4	5	1	-	-	3 1/4	-	10 1/4	-	3 1/4	-	10 1/4	5 1/4	3 7/8	15 1/2	12 1/2	12	-	-	-
2 1/2	6	1	7 1/2	-	-	-	11 3/8	-	-	-	11 3/8	5 3/4	3 7/8	15 1/2	12 1/2	12	-	-	-
3	7	1	8	-	3 3/8	-	12 1/4	4 5/8	3 1/2	-	12 1/4	6	3 1/8	18 5/8	15 1/4	7 1/4	-	-	-
4	15	1 1/8	9	-	4 3/4	-	14	5 3/4	4 3/4	5 1/4	14	9	4 1/2	24	19 3/4	10	-	-	-
5	18	1 1/8	10	-	5 1/2	-	15 1/2	-	5 1/4	6 1/2	18	-	5 1/4	33 1/2	24 3/4	12	-	-	-
6	21	1 1/4	10 1/2	-	5 1/2	-	18	7 7/8	5 1/4	6 1/2	18	-	5 1/4	33 1/2	24 3/4	12	-	-	-
8	27	1 3/8	11 1/2	-	6 1/2	-	22	10	6 1/2	7	22	-	6 1/4	40 1/2	31 1/2	14	-	-	-
10	33	1 1/2	13	-	6 3/4	-	25 5/8	12 1/8	6 3/4	7 1/4	25 5/8	-	6 1/2	47 1/4	36 1/4	18	-	-	-
12	39	1 1/2	14	-	6 3/4	-	29 1/8	14 1/4	7	7 3/4	29 1/8	-	-	58 3/8	45 3/8	18	27 7/8	-	-
14	45	1 7/8	15 3/4	23	7 3/4	13 3/4	36 1/2	16 3/8	7 1/4	-	39 3/4	-	-	68	53	22	33	19 1/4	-
16	52	1 7/8	17	23	9 1/8	13 3/4	40 3/4	18 3/4	9 1/4	-	43 1/2	-	-	75 3/4	58 3/4	22	36	20 1/2	-
18	58	2 1/8	19	24	9 1/4	14	43 1/4	20 3/4	9 1/4	-	46	-	-	82 1/2	63 1/2	26	39 7/8	22 1/2	-
20	64	2 1/8	20	24	10 1/4	14 1/2	47 1/4	23	10	-	50	-	-	90 1/4	69 1/4	26	43 3/4	24	-
24	76	2 1/2	23	28 1/2	10	16	55	27 3/8	16	-	56 3/4	-	-	107	82	30	50 1/2	28	-
30	93	2 3/4	25	32 1/2	12 1/2	20 1/4	64 3/4	33 3/4	12 1/2	-	66 1/2	-	-	128 1/4	97	30	62 1/4	31 1/2	-
36	75	3	27	36	13 3/4	23 3/4	75 3/8	40 1/8	23 3/4	-	77 3/8	-	-	147 1/2	110	36	74 1/4	40	-
42	88	3 1/2	34	34	20 3/4	20 3/4	-	46 1/2	-	-	-	-	-	-	-	30	92	47	-
48	100	4	45 1/2	45 1/2	-	-	-	52 7/8	-	-	-	-	-	-	-	30	105 7/8	54 1/2	-



WATER AND SEWER DETAILS

N.T.S.

rev.	description	by	date

James F. Biagi P.E.
Consulting Engineer | FL #37467
555 West Prospect Road
Oakland Park, Florida 33409
T: 954.776.8004 | F: 954.776.8015



SEAL

RUNWAY LAKES WAREHOUSE

DANIA BEACH, FLORIDA

3001 SW 26th TERRACE

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drawn by: DC/TLF
checked by: J. Biagi
date: 02/04/2016
job no: JB16-0204
sheet:

C5

Lajoie, Corinne

From: Daniel Parobok <Daniel.Parobok@metriceng.com>
Sent: Tuesday, January 10, 2017 10:38 AM
To: Lajoie, Corinne
Subject: Re: Runway Lakes DRC Comments
Attachments: LANDSCAPE PLAN 12-13-16 (1) (1).pdf

Hi Corrine,

The plans that you attached to the email are not exactly the latest plans that I reviewed and conceptually approved. The plans that I reviewed are attached. These plans address all 4 of the outstanding comments. No variance was needed because we were able to choose an FPL approved intermediate species (silver buttonwood) substitute the proposed small trees in order to meet code requirements without a variance. If you have any other questions, please let me know. Thanks!

From: Lajoie, Corinne <cchurch@daniabeachfl.gov>
Sent: Tuesday, January 10, 2017 10:26 AM
To: Daniel Parobok
Subject: FW: Runway Lakes DRC Comments

Below are your outstanding comments that are currently in my staff report.
Please let me know if the attached drawings address these concerns.
Thank you.

1. Submit a variance for Section 275-190 in order to substitute 6 small trees for 5 intermediate trees due to power line conflicts. (Landscape Consultant).
2. Intermediate landscape peninsulas do not meet Section 275-100 requirements. A minimum of 2 Category 2 trees are required or a 10-foot wide peninsula with a minimum of one Category 1 tree is required (Landscape Consultant).
3. Terminal landscape peninsulas do not meet Sec. 275-100 requirements. Propose trees do not meet Category 1 requirements for a minimum height of 12 feet (Landscape Consultant).
4. Change landscape peninsula trees from Silver Buttonwood to Green Buttonwood (Landscape Consultant).

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Lajoie, Corinne
Sent: Tuesday, January 10, 2017 10:24 AM
To: Daniel Parobok (Daniel.Parobok@metriceng.com)
Subject: FW: Runway Lakes DRC Comments
Importance: High

Can you please provide me with your comments based on the attached, revised plans. I believe one of your previous comments identified the need for a variance.

Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Diana Correa [<mailto:diana@biagiengineering.com>]
Sent: Tuesday, December 13, 2016 9:40 AM
To: Lajoie, Corinne
Cc: Daniel Parobok (Daniel.Parobok@metriceng.com)
Subject: RE: Runway Lakes DRC Comments

Corinne/Daniel,

Please see attached revised Landscape Plan and response sheet.

Corinne, please advise if I still need to provide you with a letter or email requesting the item to be moved to January 24 City Commission meeting.

Best Regards,

Diana Correa
Assistant Engineer

BIAGI

CONSULTING ENGINEERS

555 W Prospect Road
Oakland Park, Florida 33309
T: 954.776.8004 | F: 954.776.8015
E-mail: diana@biagiengineering.com

From: Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]
Sent: Tuesday, December 13, 2016 9:30 AM
To: Diana Correa <diana@biagiengineering.com>
Cc: Daniel Parobok (Daniel.Parobok@metriceng.com) <Daniel.Parobok@metriceng.com>
Subject: RE: Runway Lakes DRC Comments
Importance: High

In that case this project will not be able to be on the January 10th City Commission agenda, as today is my last day until the new year and my deadlines will be missed. Because we have already advertised this item in the newspaper and my mail I will need a letter or email from you requesting this item be moved to the January 24th City Commission meeting to avoid having to pay for the advertisement again.

In order to have this item on the January 24th agenda I will need your revisions when I get back, on January 3rd.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Diana Correa [<mailto:diana@biagiengineering.com>]
Sent: Tuesday, December 13, 2016 8:28 AM
To: Lajoie, Corinne
Cc: Daniel Parobok (Daniel.Parobok@metriceng.com)
Subject: RE: Runway Lakes DRC Comments

Corinne,

Thank you for your help. We will be making revisions to the landscape plan to avoid getting a variance. Enjoy your time off!

Best Regards,

Diana Correa
Assistant Engineer

BIAGI

CONSULTING ENGINEERS

555 W Prospect Road

Oakland Park, Florida 33309

T: 954.776.8004 | F: 954.776.8015

E-mail: diana@biagiengineering.com

From: Lajoie, Corinne [<mailto:cchurch@daniabeachfl.gov>]
Sent: Monday, December 12, 2016 11:26 AM
To: Diana Correa <diana@biagiengineering.com>
Cc: Daniel Parobok (Daniel.Parobok@metriceng.com) <Daniel.Parobok@metriceng.com>
Subject: FW: Runway Lakes DRC Comments
Importance: High

Please see comment #1 in the attached. If you wish to pursue a variance, please let me know ASAP, as this will require the site plan to be rescheduled to a later public hearing. Tomorrow is my last day until the new year. As such, I am preparing your site plan to be sent to the City Manager/City Clerk tomorrow.
Thank you.

Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

From: Daniel Parobok [<mailto:Daniel.Parobok@metriceng.com>]
Sent: Monday, December 12, 2016 10:10 AM
To: Diana Correa
Cc: Lajoie, Corinne; Alex; Justin Fiorilli
Subject: RE: Runway Lakes DRC Comments

Hi Diana

Thank you for providing the revised plans. I have reviewed the plans and provided some additional comments. Please feel free to contact me with any questions or to work together to resolve these comments prior to your next official submittal.

Thank you,

Daniel Parobok
Arborist/Environmental Scientist



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext 102
Cell: (786) 498-6859
daniel.parobok@metriceng.com
www.metriceng.com

From: Diana Correa [<mailto:diana@biagiengineering.com>]
Sent: Friday, December 02, 2016 12:54 PM
To: Daniel Parobok
Cc: cchurch@daniabeachfl.gov; Alex; Justin Fiorilli
Subject: Runway Lakes DRC Comments

Dear Mr. Parobok,

Please see attached revised plans and response sheet for the remaining Landscape and Irrigation DRC comments for Runway Lakes Warehouse located at 3001 SW 26 Terrace, Dania Beach, Fl. Please advise if there are any more comments that need to be complied with before getting our Site Plan resolution approved.

Thank you!

Diana Correa
Assistant Engineer

BIAGI

CONSULTING ENGINEERS

555 W Prospect Road

Oakland Park, Florida 33309

T: 954.776.8004 | F: 954.776.8015

E-mail: diana@biagiengineering.com

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12/13/2016

James F. Biagi PE

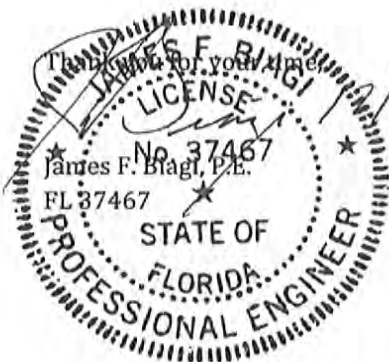
Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Landscape Comments (Dated 12.12.16)

- Response 1: Please see revised Landscape plan where small trees have been replaced with Intermediate trees (Silver Buttonwoods instead of Crepe Myrtles) under powerlines to avoid pursuing a variance.
- Response 2: Please see revised Landscape Plan where all landscape peninsulas have been modified to have two (2) trees each to meet requirements.
- Response 3: Please see revised Landscape Plan where the minimum tree specifications have been changed to 12 feet.
- Response 4: Please see revised Landscape Plans where the landscape peninsula trees have been changed from Silver Buttonwood to Green Buttonwood where allowed. Please note, an exception occurs along the frontage road where the proximity to the overhead powerlines requires four (4) Silver Buttonwoods to be planted.



Landscape Plan Review: Runway Lakes Warehouse

PZ Log Number: SP-18-16MOD

Review Number: Interim Review

Reviewer: Daniel Parobok

Date: December 12, 2016



The following comments are based on a review of the revised plans submitted via email to Daniel Parobok on December 2nd, 2016, for the property located at 3001 SW 26 Terr., Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Submit a variance for Sec. 275-190 in order to substitute 6 Small trees for 5 Intermediate trees due to power line conflicts.
2. Intermediate landscape peninsulas do not meet Sec. 275-100 requirements. A minimum of two Category 2 trees are required or a 10-foot wide peninsula with a minimum of one Category 1 tree is required.
3. Terminal landscape peninsulas do not meet Sec. 275-100 requirements. Proposed trees do not meet Category 1 requirements for a **minimum** height of 12 feet.
4. Change landscape peninsula trees from Silver Buttonwood to Green Buttonwood.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Daniel Parobok at (305) 235-5098 or daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. To expedite review, please provide a PDF copy of landscape plans via email to daniel.parobok@metriceng.com.

END OF COMMENTS



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER**

*To: alex@newrivermarina.net; justinf@myyachtmanagement.com;
structural3@gmail.com*

From: mwwray@daniabeachfl.gov

Date: 8/25/2016

Re: Runway Lakes Warehouse

PZ#: SP-18-16 - 4th Review

Dear Applicant:

*Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting will be held on **Thursday, August 25th at 11:00 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 Supervisor, cchurch@daniabeachfl.gov
Anne-Christine Carrie, Planner, acarrie@daniabeachfl.gov*

Landscape Plan Review: Runway Lakes Warehouse

PZ Log Number: SP-18-16MOD Review Number: 4

Reviewer: Michael McCoy Date: August 18, 2016



The following comments are based on a review of the revised plans dated 05/31/2016, and submitted to the City on August 5th, 2016, for the property located at 3001 SW 26 Terr., Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

1. Please indicate which trees are being used to fulfill each landscape requirement on the landscape plan.
2. Per Sec. 275-120, one (1) shade tree for each forty (40) linear feet of buffer is required. The revised plan does not depict the same number of numbers of shade trees listed in the Landscape Calculations Table. Please correct the discrepancy. In addition, provide symbols or other method to clarify if the shade trees along the northern side of the site are part of the perimeter buffer or the interior pervious planting area.
3. Please revise the submitted irrigation plan to ensure all information required by section. 275-80 (M) is included or otherwise addressed (ensure that zones of coverage are shown).
4. Existing trees 18 and 21 "to-remain" appear likely to conflict with the proposed planting of trees in close proximity. Revise the proposed planting locations/spacing in this area to better accommodate and account for the existing vegetation to remain.

Informational notes:

- i. **Please provide a point-by-point response to each of the above comments.**
- ii. Feel free to contact Michael McCoy at (305) 235-5098 or mmccoy@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- iii. To expedite review, please provide a PDF copy of landscape plans via email to mmccoy@metriceng.com.

END OF COMMENTS

2. Proof of Water Supply & Fire Flow Demand as follows:

- a. There is a conflict between the newly submitted Application for Approval of the Fire Protection Water Supply Design and the existing Fire Flow Demand Calculations. The existing calculations indicate a 1,913 gpm demand while the newly submitted Application indicate 1,000 gpm. Please clarify and submit documents that match.

Tier 2 COMMENTS

Deficiencies were identified on your plan during our plan review process. Please provide the following:

3. Additional Fire Department Access Information as follows:

- a. Fire Department Access Routes During Construction – Please provide at permit

4. Additional Water Supply Information as follows:

- a. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc. – Please provide at permit.

5. Address Detail – Please provide at permit.

Please provide a copy of the approved set of plans in .pdf format via email to kennethsean_brown@sheriff.org . If the plan set is too large to send through email, please deliver the plans in .pdf format on a CD-ROM to:

Attn. Chief Brown
Fire Marshal's Office
103 West Dania Beach Boulevard
Dania Beach, FL 33004



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: August 5, 2016

RUNWAY LAKES
PZ Log No: SP-18-16

Project: SP-18-16

Comments Due: August 18, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☒ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Sean Brown - Fire
Department

8/17/16
Date

71,874 ☒



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: RUNWAY LAKES

PZ Log No: SP-18-16

Plan Reviewer: FIRE

Please log your time spent on reviewing the plans.

Time spent: 1

Overtime: _____

Rate per hour: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Runway Lakes Warehouse

3001 SW 26 Terrace

Zoning designation = IROM-AA

FLU designation = Industrial

REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704

4th Review

8-12-16

1. **Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.**
2. ~~APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. Per Section 635-50, must provide the following information:~~
 - ~~(C) "Existing zoning of the subject site and adjacent properties;" 2nd time requested.~~
 - ~~(E) "Adjacent land uses and buildings within 200 feet of the property, including use and number of floors, dimensioned to property line of subject site;" 2nd time requested.~~
 - ~~(F) "Legal description and net acreage;" 3RD TIME REQUESTED~~
 - ~~(L) "The location, dimensions, bearings, and curve data of proposed streets, alleys and driveways;" Driveway dimensions on north side of building not provided. 2nd time requested.~~
 - ~~(M) "The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas;" 2nd time requested.~~
 - ~~(R) "Separate landscape plan prepared in accordance with article 275, "Landscaping Requirements;"~~
 - ~~(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination;" 2nd time requested.~~
 - ~~(T) "All existing and proposed pedestrian walkways and bicycle paths;" 2nd time requested.~~
 - ~~(Y)(1) "Total gross and net acreage;" 3rd TIME REQUESTED.~~
 - ~~(Z) "Traffic circulation and pavement marking plan (may be shown on site plan sheets);" Identify traffic direction on north side of building. 2nd time requested.~~
 - ~~(CC) "Color site plan elevations and renderings for meeting presentation purposes;" 2nd time requested.~~
3. **PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted.** The plat attached is for a property located on Ravenswood Road, the subject property is located on SW 26 Terrace. **3rd TIME REQUESTED.**
4. ~~TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 25 peak hour trips. Provide a signed and sealed Engineering Traffic Statement estimating the number of peak trips. 2nd time requested.~~
5. ~~WATER: Identify projected water demand for the project. 2nd time requested.~~
6. ~~IMPACT FEES: Impact fees that will be required for the project are attached were attached to previous commends dated 2-19-16.~~
7. **SIGNS: Provide copy of all signs for compliance review. 2nd time requested.**
 - Per Section 505-120(B) address sign is required. Provide details on plans.
 - Per Section 505-120(O) the proposed building identification sign entitled "Runway Lakes" is not permitted. Only 1 sign per tenant is permitted. Revise accordingly or request a variance. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
 - Identify proposed location of monument sign on site plan.

OR Provide note on plans stating, "All signage to be under separate review and permitting."
8. **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) 359-6400. 2nd time requested.
9. ~~PARKING: must identify use of property to calculation parking, as parking is based on use. Revise accordingly.~~
 - ~~Sheet SP drawing shows 12,762 s.f. + 15,645 s.f. = 28,407, however, Site Development Data shows 3,122 s.f. office + 25,302 s.f. warehouse = 28,424. Revise accordingly.~~

24. ~~Sheet SP, Site Development Data table, revise required north setback to 20' as public ROW is not adjacent the north property line.~~
25. Color rendering of West elevation does not match floor plans shown with colored east elevation, see location of loading bay. Revise accordingly. 2nd time requested.
26. ~~Table on Sheet SP is overlaid with graphics making it difficult to read. Revise accordingly.~~
27. Building elevations missing from 4th submittal.

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process.
- FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.
- IMPACT FEES: Impact fees that will be required for the project ~~are attached~~ were attached to previous commends dated 2-19-16.

11/30/2016

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Zoning Comments (Dated 08. 17.16):

- Response 1: Please see attached revised Site Plan with "All signage to be under separate review and permitting." Note is clouded, on left side below dumpster enclosure detail.
- Response 2: Disk with latest revised set of plans was left at Dania Beach Community Development.
- Response 3: Please see attached color rendering of West elevation matching floor plan with colored East elevation.
- Response 4: Please see attached building elevations.

Thank you for your time.



James F. Biagi, P.E.
FL 37467



FILE COPY

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Zoning Comments (Dated 03.9.16)

Response 2: C. Please see revised C-1 sheet showing Existing zoning of the adjacent properties.

E. Please see revised C-1 sheet showing adjacent land uses and buildings within 200 feet of the property including use and number of floors with dimensions to property line.

F. The net acreage is 1.32, it is shown in SP sheet as SF.

L. Please see revised sheet C-1 showing the location, dimensions, bearings, and curve data of proposed streets, alleys and driveways. Driveway dimensions on north side of building added.

M. Please see sheet C-1 for location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas. Number of parking spaces and loading spaces included. Sheet C-2 shows a curb detail.

S. Location, character and height of proposed building signage details are on Sheet A-1. Proposed monument entrance sign details are on Sheet A-2 of the elevation drawings. Illumination of signs envisioned as backlighting.

T. Please see C-1 showing proposed pedestrian walkways and bicycle paths. None existing.

Y. Total gross acreage is 1.65, net acreage is 1.32, it is shown in SP sheet as SF.

Z. See sheet SP showing traffic circulation and pavement marking plan including traffic direction.

CC. Please see attached site plan elevations and renderings for meeting presentation purposes.

Response 3: Please see replatting attached.

Response 4: Please see attached statement regarding peak hour trips signed and sealed by an Engineer. See attached traffic study.

Response 5: Project water demand shown on sheet C-1.

Response 6: Impact fees will be submitted.

Response 7: SIGNS: Monument entrance sign and building signage as per drawings A-1 and A-2.

Zoning

- Response 8: Please see letter from Airport Planner attached. FAA application submitted. Pending review.
- Response 9: Please see revision on Sheet SP. Site development data revised to 26,202 SF, and also revised to 26,202 SF. Please see revised site development parking calculation data on sheet SP. Parking requirements and provided also revised to match new square footage.
- Response 10: Please see sheet SP for new loading space. Loading area including the dimensions.
- Response 13: Rooftop equipment shown on sheet A-1. Equipment screened from view.
- Response 14: B. The exterior building design differentiates in height and provides a roof EIFS molding detail.
- C. The walls project, differentiate in color and height, provide 'V' joints as a façade design and the front entry is well articulated.
- I. Total glass façade area of the primary elevation is 456 sq.ft. which, exceeds its required 25% (357 sq.ft.) of the total glass area 1428 sq.ft.
- J. The coloration of the building is a nature blend using 3 colors maximum.
- L. The building clearly defines its main entrance with a covered area and an overhang.
- N. Rooftop equipment only for office area needed, shown on sheet A-1. Equipment screened from view.
- Response 15: \$5000 Cost Recovery fee submitted
- Response 16: Will be provided.
- Response 18: Please see dumpster detail on sheet SP, also dumpster has been relocated.
- Response 19: Please see sheet SP for driveway measurement. Driveway will be two- way.
- Response 20: Please see sheet SP for width of entrance drive at SE corner of property.
- Response 21: Please see sheet SP for minimum stacking area of 25' between property line and first stall. Left hand corner
- Response 22: Please see revised SP for dimensions between west property line and edge of drive way.
- Response 23: Please see revised SP with new exist, not through privately owned road.

6/1/2016

Thank you for your time,

James F. Blagi, P.E.

FL 37467





AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

June 1, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE: Runway Lakes Warehouse, 3001 SW 26th Terrace, Dania Beach FL
Broward County Aviation Department (BCAD) Review

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Runway Lakes Warehouse project located northwest of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://ocaaa.faa.gov/ocaaa/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>.

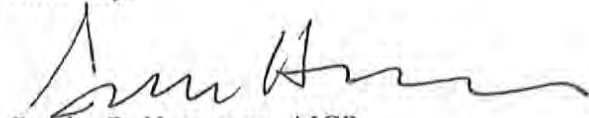
- No building, structure or vegetation on the site may exceed 30 feet AGL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Runway Lakes Warehouse, and is based on the Site Plan, SP, dated March 8, 2016, prepared by James Biagi, Consulting Engineer and Architectural Plans, Sheets A-1.0 and A-2.0 dated May 17, 2016, prepared by Hawk Fulwider & Associates Inc. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This 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 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

5/31/2016

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Landscape Comments (Dated 03.9.16)

- Response 1: Please see revised sheet L-1 to accommodate one tree for each forty linear feet.
- Response 2: The terminal islands requiring two category 1 trees are provided except along the frontage road where power lines are existing. In these terminal islands two (2) FPL approved trees for under power lines are shown.
- Response 3: Additional landscaping for non-VUA area has been added.
- Response 4: Trees preserved on-site depicted and labelled on the landscape plan.
- Response 5: Please see Sheet L-1 showing VUA and percentage devoted to landscape.
- Response 6: At least 50% of the trees are native as required.
- Response 7: Irrigation plan has been provided.

Thank you for your time,

James F. Biagi, P.E.
FL 37467



05/31/2016

James F. Biagi PE

Consulting Engineer



In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Engineering Comments (Dated 03.21.16)

- Response 1: Please see attached survey for all existing drainage and utility easements.
- Response 2: Please see easements on attached survey and on sheet SP site plan.
- Response 3: Please see attached statement with anticipated PM Peak Hour traffic generation statement.
- Response 4: Please see attached survey by a Florida Registered Surveyor.
- Response 5: Please see attached sheets C-1 and C-3 for revised, more legible and clear, civil plans.
- Response 6: Please see attached drainage and stormwater management calculations based on SFWMD Permit Volume IV criteria.
- Response 7: Please see attached sheet C-3 conceptual water and sewer plans per Broward County WWS standards.
- Response 8: Please see attached revised photometric plans.

Thank you for your time,





James F. Biagi, P.E.
CONSULTING ENGINEER

May 10, 2016

RE: RUNWAY LAKES WAREHOUSE
3001 SW 26 TERRACE
DANIA BEACH, FL 33312

To whom it may concern;

The estimated number of peak hour trips at the proposed property is 11 trips per hour. Per Section 605.30(K), a traffic study is not required because the development is estimated to generate less than 50 peak hour trips.

Thank you for your time,





James F. Biagi, P.E.
CONSULTING ENGINEER

February 2nd, 2015

Florida Department of Transportation
3400 West Commercial Blvd.,
Fort Lauderdale, Fl. 33309
954-776-400

RE: ON-SITE DRAINAGE REPORT: RUNWAY LAKES WAREHOUSE
ALEX NICHOLS
3001 SW 26 TERRACE
DANIA BEACH, FLORIDA

Existing Site and Proposed Improvements

The proposed location for Runway Lakes Warehouse is located at 3001 SW 26 Terrace, Dania Beach, Florida. Currently the existing site is comprised of vacant land covered with low-lying grasses and some tree growth.

The proposed location is within the Everglades Watershed and is presently controlled by South Florida Water Management District (SFWMD). The existing land surface elevations are approximately 5.01 feet above NAVD88. The proposed site is currently classified as poorly drained with no frequent flooding or ponding and under hydrologic soil group A.

The proposed drainage improvements are to meet the water-quantity requirements for stormwater-management systems as set out by SFWMD. The off-site discharge rate will be limited to rates that do not cause adverse effects to existing off-site properties, historic discharge rates, rates determined in previous District permit actions, or any other rates specified by the District. Storm events having a 25 year/3-day, 10 year/3-day, and 100-year/1-day duration return frequency will be analyzed in computing off-site discharge rates and in ensuring adequate aboveground onsite storage to accommodate the 100-year/1-day storm. All the roadways and building structures will be designed to the 100-year/1-day storm event criteria.

Drainage Analysis Methodologies

The South Florida Water Management District (SFWMD) has jurisdiction over the stormwater quality criteria for this project. Most contaminants are considered to be contained in the first inch of runoff; the retention of at least the first inch of runoff would meet the water quality objectives of most stormwater-management systems. However, when assessing the water quality of the proposed site we used the total runoff from 2.5 inches times the impervious area.

The primary method of complying with storm water treatment requirements in South



Florida is through the use of exfiltration trenches. Exfiltration systems will be used to prevent flooding and maintain runoff inside the property.

A detailed hydrologic/hydraulic analysis was performed to develop flood discharges and stages for the Runway Lakes Warehouse. The following sections describe the methodology and results of the hydrologic/hydraulic analysis completed for the existing conditions of the proposed site. The analysis was run for the following three design storm events: 25 year/72, 10 year/72-hour, and 100-year/24-hour. The method used for hydrograph generation is the Soil Conservation Service (SCS) Unit Hydrograph procedure which is a recommended SFWMD procedure.

As is typical in South Florida, a dimensionless unit hydrograph with a peak factor of 256 was used for analysis.

The SCS unit hydrograph procedure requires data describing the physical features of the drainage basin in the system and generates runoff hydrographs using the following hydrologic parameters:

1. Basin areas (acres);
2. Curve Numbers (CN);
3. Rainfall precipitation;
4. Rainfall distribution;
5. Storm Duration;
6. Time of Concentration (TOC).

Total Drainage Area Impacted

The total drainage area impacted is the lot located at 3001 SW 26 Terrace, Dania Beach, Florida. The vacant lot is designated as industrial use.

Curve Number (CN)

The Curve Number is dependent on land use, soils and topography. Soil types for the proposed area were determined from the United States Department of Agriculture (USDA) Natural Resource Conservation Service for Broward County, Florida, East Part. Please see Appendix A for the Curve Number calculations.

Rainfall Precipitation

Rainfall data was analyzed using hyetographs of rainfall intensities versus time. The following design storm events were analyzed:

1. 25 year/ 72-hour
2. 10 year/ 72 hour
3. 100 year/ 24-hour

Table 1 depicts the design rainfall precipitation depths as obtained from the SFWMD



Environmental Resource (ERP) Basis of Review (BOR) Manual rainfall maps. See Appendix B for the SFWMD rainfall maps.

Table 1: Design Rainfall Depths, inches

Return Period	24-Hour	72-Hour
25	10.30	14.00
10	8.0	--
100	11.77	16.00

Rainfall Distribution

The unit hydrograph was distributed over time using the South Florida 72-hour and 24-hour Distribution. The design rainfall distribution defines how the mass rainfall is distributed throughout the storm event.

Time of Concentration (TOC)

The drainage basin TOC is the time for a drop of water to reach the basin discharge point from the most hydraulically remote point in the basin. It is typically computed utilizing the kinematic wave equation for overland flow as outlined in the NRCS publication TR-55.

Exfiltration Trench Modeling

Exfiltration trenches are used as the primary source of stormwater runoff disposal for the proposed project. Modeling exfiltration trenches begin with identifying the required volume that must be retained to meet the applicable water quality criteria. The first step is to determine the hydraulic conductivities, or the k factor, for the drainage basins. The k factor of the drainage basins at the proposed site was 1.26×10^{-4} ; this value was obtained from the Geotechnical Investigation Report. The minimum length of exfiltration trench required was determined using equations provided by SFWMD, see appendix A for the water quality calculations for the proposed exfiltration trench systems.

Pre-Development Pervious and Impervious Areas

The current condition of the proposed site is comprised mostly of low-lying grasses and some trees. The total area of the site is 71,874 square feet and to date predominately pervious.

Post-Development Pervious and Impervious Areas

The proposed site will be comprised of 23,670 square feet of paved (hardscape) area, 19,780 square feet green (landscape area), and a 28,424 square foot building. Therefore there are a total of 19,780 square feet of pervious land and 52,095 square feet of impervious lands. The percent of impervious land is 54.48%.

Stage-Storage Relationship



Site storage and stormwater management facility storage are combined. Please see appendix A for the Stage vs. Storage graph.

Discharge to Department Right of Way

All existing and proposed drainage will be within the proposed property lines. No post-development discharge will be released to the Department's Right of Way.



Appendix A

SCS Curve Number

$$\text{SCS Curve Number} = 1000 / (S + 10)$$

$$\text{Available Soil Storage} = 8.18 * 0.454 \text{ acres} = 3.681 \text{ Ac-in.} = 0.307 \text{ Ac-ft.}$$

$$\text{Soil Storage Entire Site (S)} = 0.307 \text{ Ac-ft} / 1.65 \text{ Ac.} = 0.1859 \text{ feet} = 2.23 \text{ inches}$$

$$\text{SCS Curve Number} = 1000 / (2.23 + 10) = 81.76$$



EXFILTRATION TRENCH CALCULATION

3001 SW 26 TERRACE | DANIA BEACH, FLORIDA

DATA INPUTS:

PERCOLATION RATE	(K)	1.26E-04
TRENCH WIDTH	(W)	4.0 FT
DEPTH TO WATER TABLE	(H2)	4.00 FT
UNSATURATED TRENCH	(Du)	2.50 FT
SATURATED TRENCH	(Ds)	0.50 FT
WATER TABLE ELEV.	(WT)	2.9 NGVD

RUNOFF INPUTS:

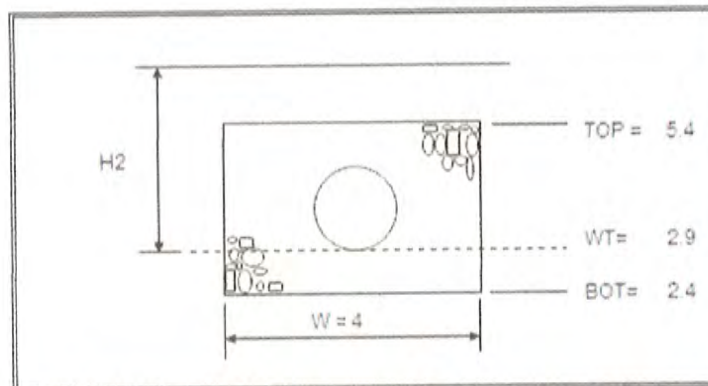
INCHES OF RAIN TO BE TREATED	2.50 INCHES
COEFFICIENT (C)	1.00
AREA IN ACRES	1.20 ACRES
VOLUME TO BE TREATED	2.99 AC-IN
VOLUME TO BE TREATED	10863.68 CU-FT

STANDARD FORMULA

$$L = \frac{V}{\frac{K(H2W + 2 \times H2Du - Du^2 + 2 \times H2Ds)}{(1.39 \times 10E-4)WDu}}$$

FORMULA when Ds > Du or when W is twice the height

$$L = \frac{V}{\frac{K(2 \times H2Du - Du^2 + 2 \times H2Ds)}{(1.39 \times 10E-4)WDu}}$$



LENGTH OF TRENCH NEEDED = 529.444 FEET

529 feet of trench provided==> System OK



WATER QUALITY AND STAGE /STORAGE CALCULATIONS

PROJECT INFO RUNWAY LAKES WAREHOUSE
PROJECT # JB15-345
DESIGNER TLP / JB
DATE December 15, 2015 REVISED February 4, 2016

LAND USE AND SITE GRADING

DESCRIPTION	AREA SF	GRADING		REMARKS
		FROM	TO	
BUILDING	28424.00	--	--	NO STORAGE
ROADS	0.00	0	0	LINEAR
WALKS & DRIVES	23670.00	6.13	6.91	LINEAR
GARAGE/PATIO	0.00	0	0	LINEAR
OTHER PERV	0.00	0	0	LINEAR
GREEN	19780.00	6.45	6.5	LINEAR
SLOPES	0.00	0	0	LINEAR
LAKE	0.00	0	UP	VERTICAL
DRY RETENTION	0.00	0	UP	VERTICAL
TOTAL	71874.00			

SEE PAGE THREE FOR STAGE-STORAGE TABLE

SOIL STORAGE

A. AVERAGE PERVIOUS ELEVATION= 5.98' NGVD
B. WATER TABLE ELEVATION= 2.90' NGVD
C. DEPTH TO WATER TABLE= 4.00' NGVD
D. PERVIOUS AREA SOIL STORAGE FOR
COMPACTED SOIL, PER SFWMD VOL IV = 8.11 INCHES
E. SITE-WIDE SOIL STORAGE= S = 2.25 INCHES
F. TOTAL PERVIOUS AREA = 19780.00 SF
G. TOTAL IMPERVIOUS AREA (INCLUDING LAKES) = 52094.00 SF
H. % IMPERV. (EXCLUDING ROOFS AND LAKES) = 64.48 %

WATER QUALITY

VOLUME FROM 1 INCH OF RUNOFF FROM THE SITE =	5989.50 CU-FT
VOLUME FROM 2.5 INCHES OF RAINFALL TIMES THE % IMPERVIOUS SHOWN IN (H) =	8157.16 CU-FT
WATER QUALITY VOLUME USED	8157.16 CU-FT
WATER QUALITY STAGE (IF REQUIRED) (Does not include exfiltration trench)	6.34' NGVD
VOLUME NEEDED FOR 1/2" OF PRE-TREATMENT =	2994.75 CU-FT
IF PRE-TREATMENT IS REQUIRED THEN STAGE IN DRY RETENTION AREA TO MEET PRE-TREATMENT = (Does not include exfiltration trench)	6.01' NGVD
WATER QUALITY VOLUME STORED IN EXFILTRATION	10863.68 CU-FT

BIAGI CONSULTING ENGINEERS
1915 NE 45th ST., #107 | FT. LAUD., FL 33308
T: 954.776.8004 | F: 954.776.8015

Page 2 OF 2

RAINFALL

	1-DAY	3-DAY
10 - YEAR STORM	8.00	---
25 - YEAR STORM	10.30	14.00
100 - YEAR STORM	11.77	16.00

RUN-OFF

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

WHERE P = RAINFALL (INCHES)

S = SITE WIDE SOIL STORAGE (INCHES), AND

Q = RUN-OFF (INCHES)

FOR 10 - YEAR, 1 - DAY STORM

$$Q = 5.82 \text{ in}$$

$$V = 34833 \text{ cu-ft}$$



FOR 25 - YEAR 3 - DAY STORM

Q = 11.62 in.

V = 69580 cu-ft

FOR 100 - YEAR 3 - DAY STORM

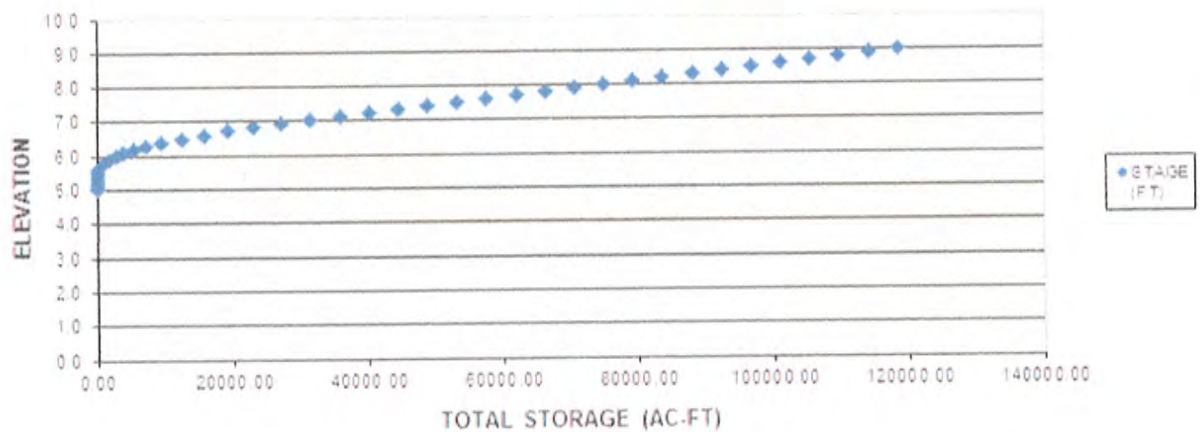
Q = 13.58 in

V = 81330 cu-ft

STORM STAGE

FROM THE STAGE-STORAGE TABLE ON THE NEXT PAGE, THE STORMWATER STAGES ARE AS FOLLOWS:

EVENT	DAYS	STAGE	REMARK
10 YEAR	1 DAY	6.82	-
25 YEAR	3 DAY	7.62	<i>BASED ON ZERO DISCHARGE</i>
100 YEAR	3 DAY	7.89	<i>BASED ON ZERO DISCHARGE</i>

STAGE vs STORAGE

Appendix B

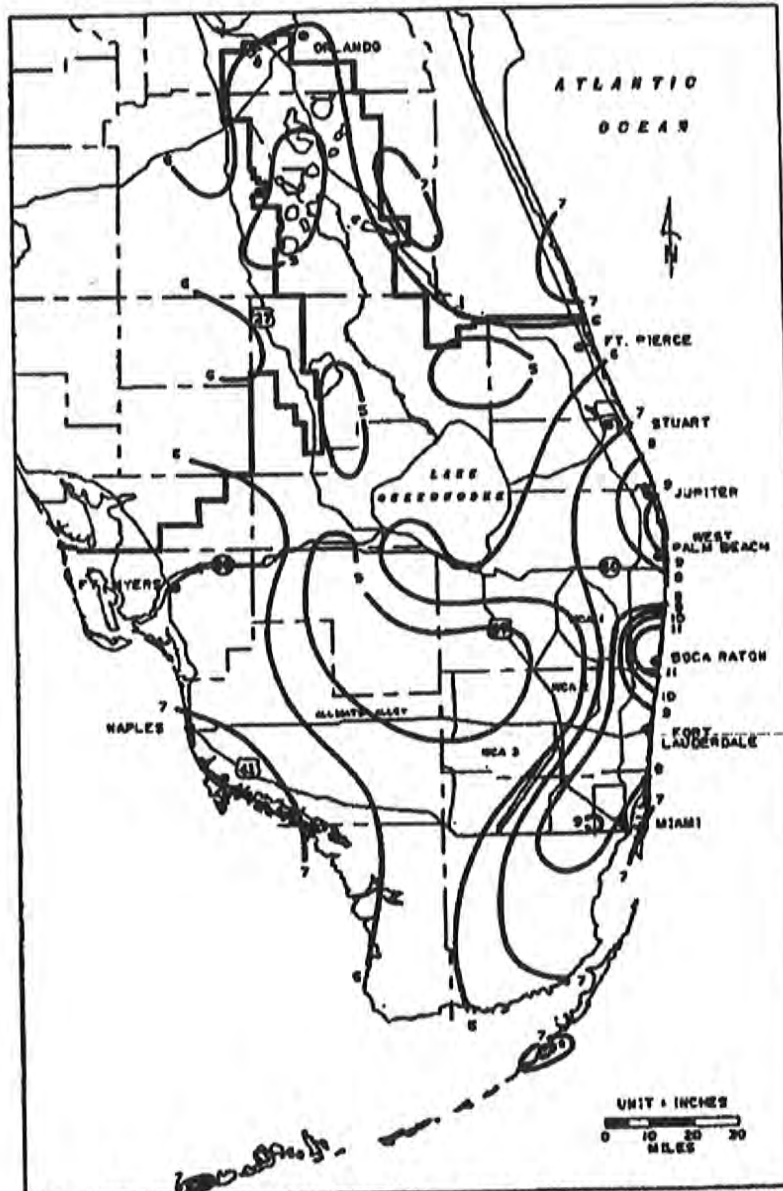


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

Figure 1: 1-Day Rainfall 10 Year Return Period

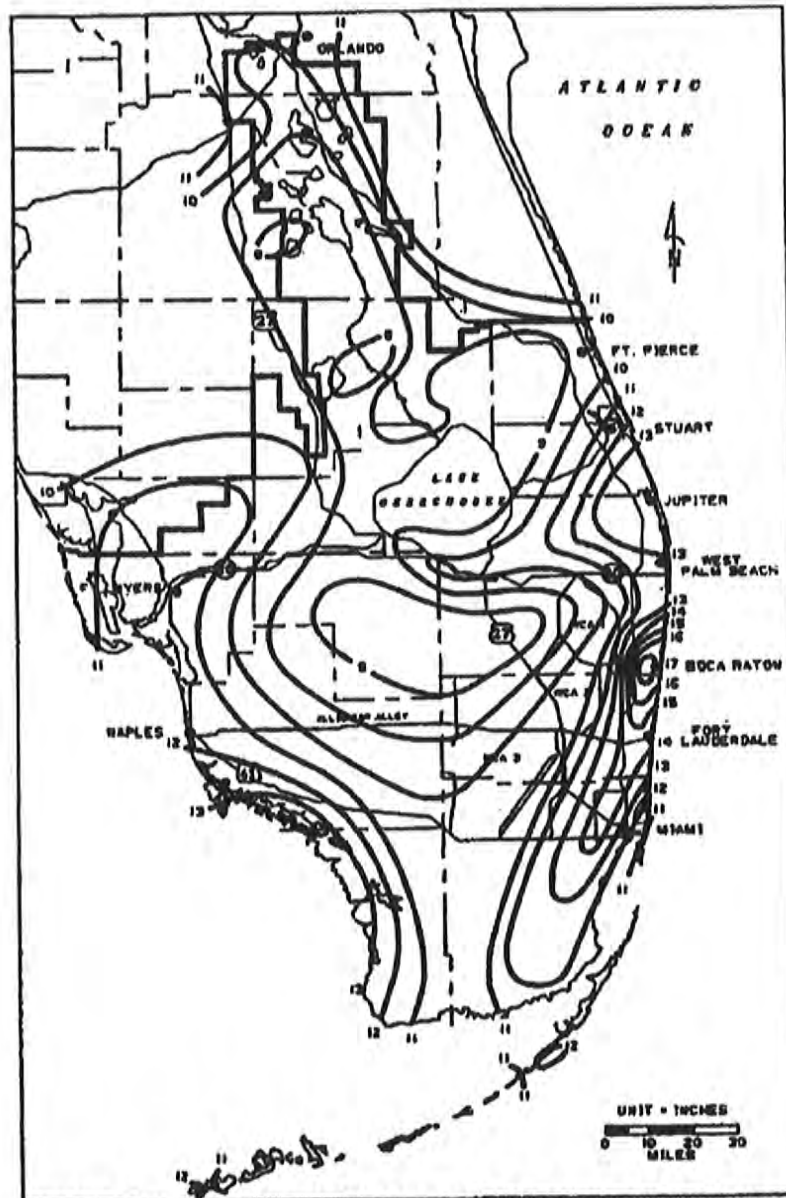


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Figure 2: 3-Day Rainfall 25 Year Return Period

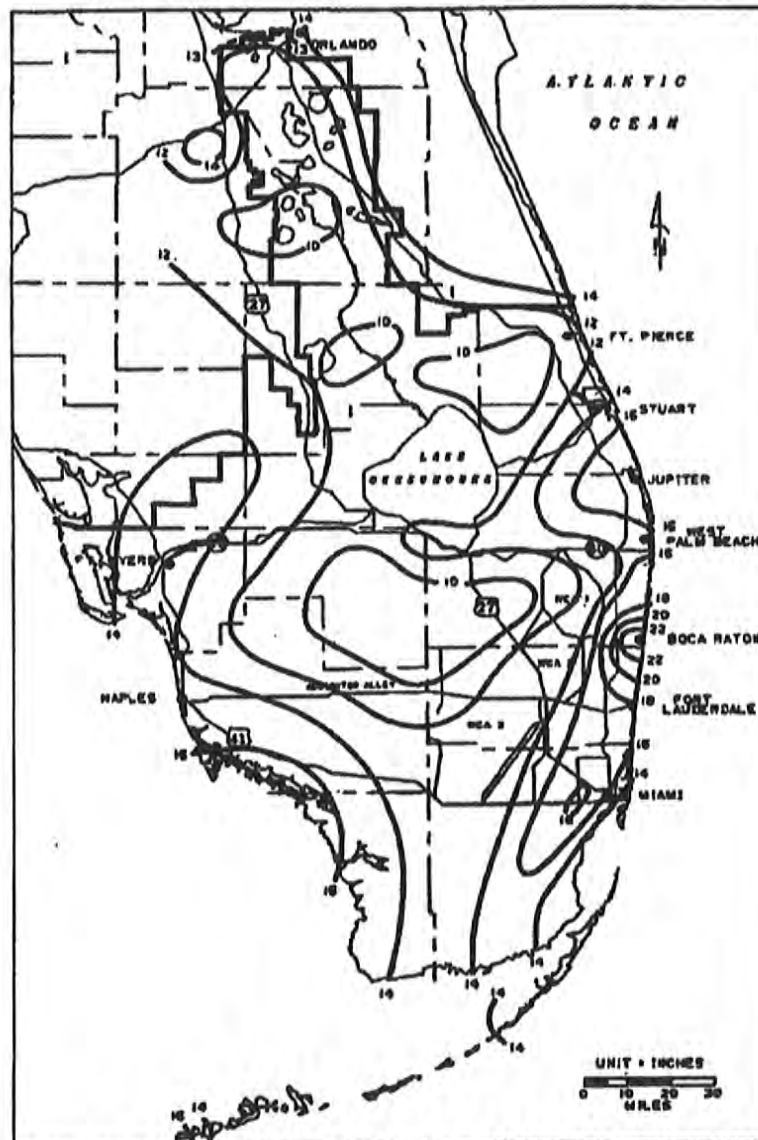


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Figure 3: 3-Day Rainfall 100 Year Return Period

6/1/2016

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Site Plan Review Comments (Dated 03.21.16):

- Response 1a: Please see Fire Protection Plan, Sheet F-1, with all turning radii and drive aisle widths and vertical clearances.
- Response 1b: Please see Fire Protection Plan, Sheet F-2, with all existing and proposed water main sizes. Please note that there will be no fire sprinkler systems used in the subject property.
- Response 2: Please see attached Fire Flow Demand Calculations, completed application for the approval of the Fire Protection Water Supply Design, and statement of verification signed and sealed by James F. Biagi, a licensed engineer.
- Response 3: Please see Fire Protection Plan, Sheet F-2, demonstrating fire lane locations and striping details and no parking sign locations.
- Response 4: Please see Fire Protection Plan, Sheet F-2, demonstrating locations of all post indicating valves or underground gate valves, double detector check valves, etc.
- Response 5: Please see Fire Protection Plan Details, Sheet F-3, for blue reflective marker note on fire hydrant installation detail.
- Response 6: Please see Sheet A-1.0. East Elevation Showing building address to be 3001A for first unit and 3001B for second unit.

Thank you for your time,





BIAGI CONSULTING ENGINEERS
1915 NE 45th STREET, #107 | FT. LAUDERDALE, FLORIDA 33308
T: 954.776.8004 | F: 954.776.8015

FIRE FLOW DEMAND

Job Name:	3001 SW 26 TERR., DANIA BEACH FL	Date:	May 9, 2016		
Job Number:	JB15-	Designer:	DC	Checker:	JB

formulas

CONSTRUCTION TYPE, $C_1 =$ GPM

$$NFF = (C_1) \times (O_1) \times [1 + (X+P)^i]$$

EFFECTIVE AREA, $A =$ FT²

$$C_1 = 18F(A)^{0.5}$$

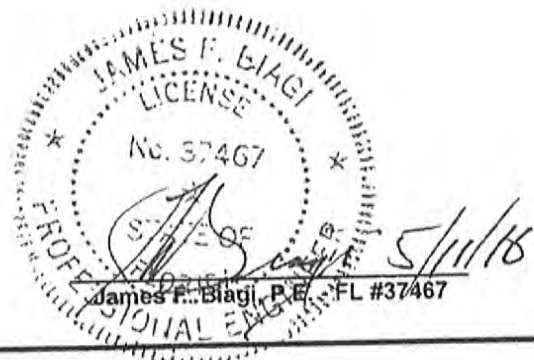
NOTE: ROUND C_1 TO NEAREST 250 GPM

CONS. TYPE COEFF., $F =$

EXPOSURES &
COMMUNICATIONS, $X+P =$

OCCUPANCY TYPE, $O =$

NEEDED FIRE FLOW, $NFF =$ GPM





BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 05/09/2016

Application #: _____

Name of Project/Development: Runway Lakes Warehouse

Address of Project/Development: 3001 SW 26 Terr., Dania Beach, FL 33312

Owner/Agent: Alex Nichols

Design Professional of Record: James F. Biagi, P.E.

Water Purveyor: Broward County Water and Wastewater Services

Water Purveyor Address: 2555 Capans Rd., Pompano Beach, FL 33069

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements

1. The "Type of Construction" is II in accordance with NFPA 220
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1913 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).

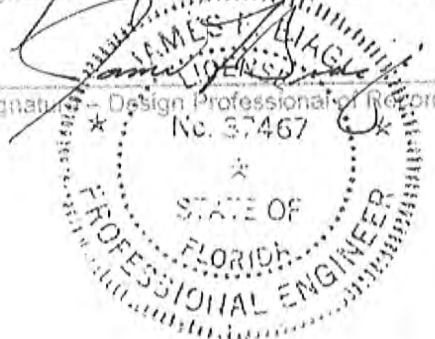
This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature: Alex Nichols
Owner/Agent/Occupant

5-11-16
Date

Signature: James F. Biagi
Design Professional of Record

5/11/16
Date





James F. Biagi, P.E.
CONSULTING ENGINEER

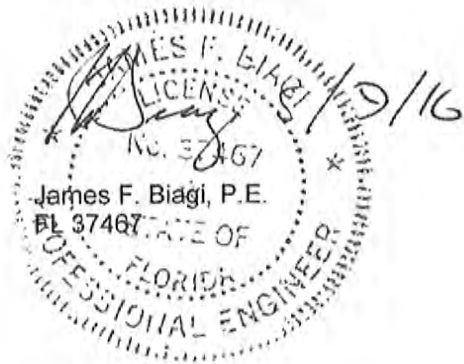
May 9, 2016

**RE: RUNWAY LAKES WAREHOUSE
3001 SW 26 TERRACE
DANIA BEACH, FL 33312**

To whom it may concern;

The proposed water main sizing and the existing fire hydrant locations and spacing are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code for Type II Construction with a fire flow demand of 191 gallons per minute.

Thank you for your time,



James F. Biagi, P.E.

Consulting Engineer

July 28, 2016

City of Dania Beach
Planning Supervisor

Ref: Response to Comment
Site Plan: SP-18-16
Runway Lakes Warehouse
Date June 30, 2016
3001 SW 26th Terrace.
Dania Beach, FL

To Whom it may Concern

Response to Comment 2:

Please see table on Site Plan, sheet SP, for total gross and net acreage.

Response to Comment 3:

Platting of the property remains as "Runway Lakes FLL Airport Plat (Plat (9) Survey named his work as Nichols Boundary Survey which is not the name of the plat

Response to Comment 7:

The only sign is the monument sign shown on the Architects submittal.

Response to comment 18

See dumpster detail on plans

Response to comment 20:

Dimension of entrance now shown on plan. Plan notes are now clarified.

Response to comment 25:

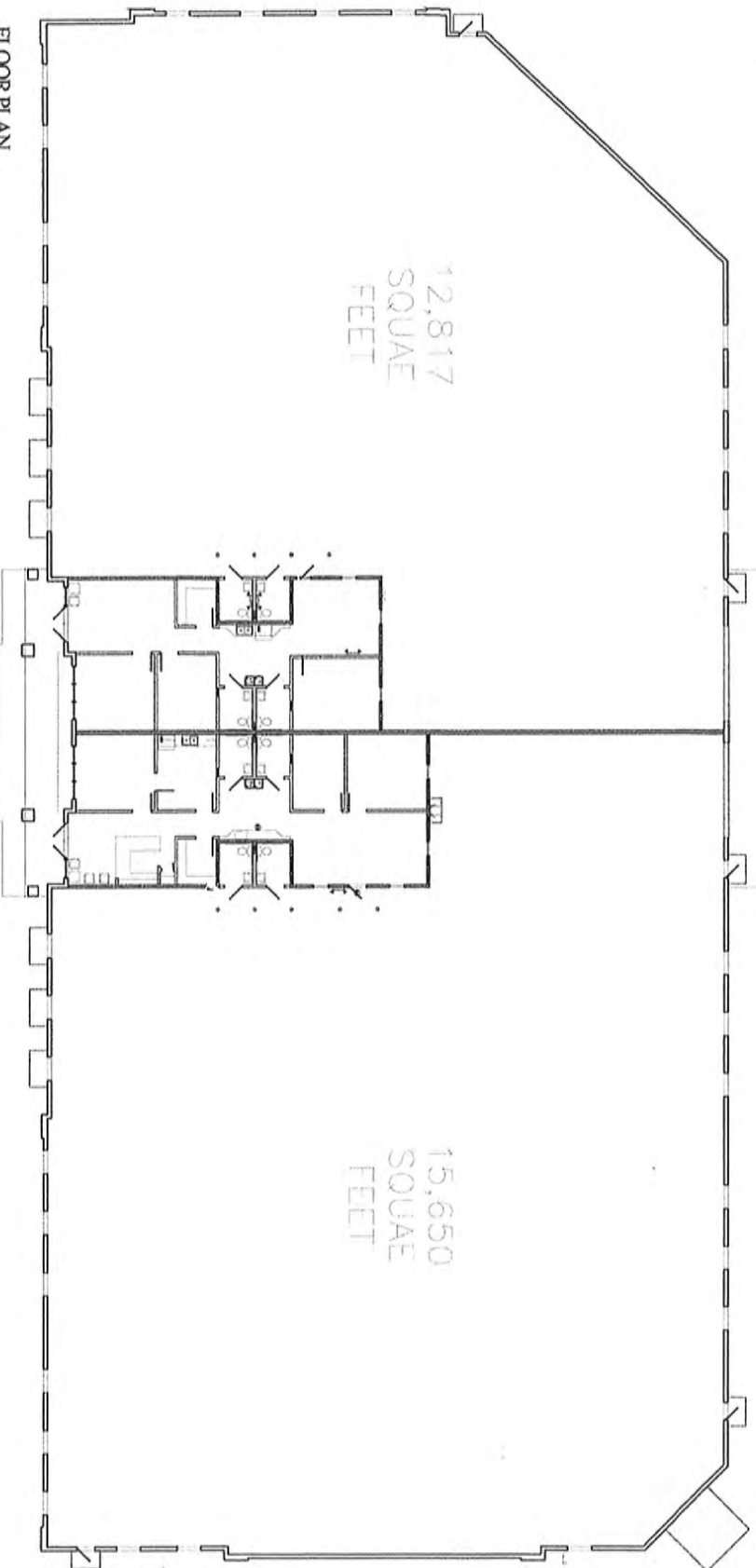
Changed west elevation from architect is forwarded herewith.

Response to comment 26:

Revised table on sheet SP is cleared up.



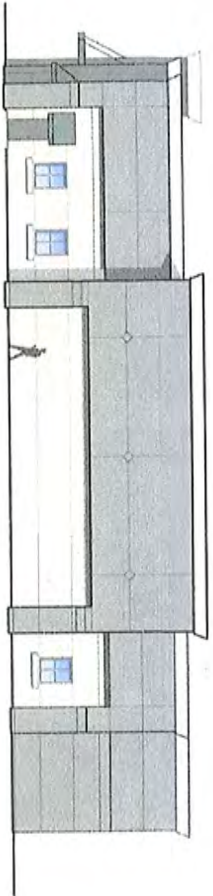
555 W. Prospect Rd. Oakland Park, FL 33309 Ph 954 776 8004



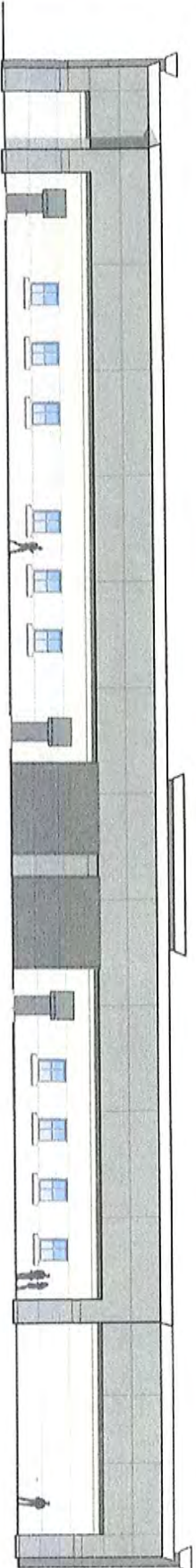
FLOOR PLAN
SCALE: NTS



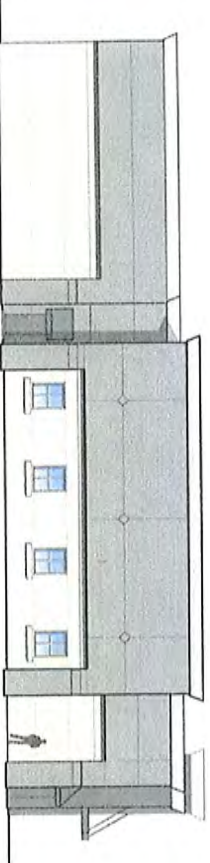
EAST ELEVATION
SCALE: NTS



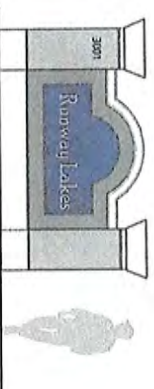
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MONUMENT ENTRANCE SIGN
SCALE: 1/8" = 1'-0"

James F. Biagi, P.E.

Consulting Engineer

July 28, 2016

**City of Dania Beach
Public Works
Ronnie Navarro, Engineer**

**Ref : Response to Comment
Site Plan: SP-18-16
Runway Lakes Warehouse
Date June 13, 2016
3001 SW 26th Terrace.
Dania Beach, FL**

To Whom It may Concern

Response to Comment #1:

The only reference found to the restrictions concerning the Utility and Drainage Easements were found on the Plat. Statement- "The easements and rights away shown hereon are hereby dedicated to the perpetual use of the public for proper purposes" Copy of Plat attached

Response to Comment #2:

The Plat name is Runway Lakes FLL Airport Plat (Plat 9) The surveyor labeled the survey Nichols Boundary Survey which pertains to his work on the survey. The original plat has not been renamed and remains its original name.

Response to Comment #3:

The application for approval of the fire protection has been changed to comply with the Broward County Land Use Code and revised chart on plan, see Site Plan. A Statement of design verification is attached.

James F. Biagi, P.E. FL 37467



FILE COPY



James F. Biagi, P.E.

Consulting Engineer

July 28, 2016

**Broward Sheriff's Department
Department of Fire Rescue and Emergency Services
Fire Marshal's Bureau
Dania Beach District
103 Wets Dania Beach Blvd.
Dania Beach, FL 33004**

**Ref: Letter of Verification for Compliance with
Broward County Land Use Code.
Site Plan: SP-18-16
Runway Lakes Warehouse
3001 SW 26th Terrace.
Dania Beach, FL**

To Whom It may Concern

Please be advised that design of the proposed water main sizing, fire hydrant locations, and fire hydrant spacing for the above referenced project complies with the Broward County Land Use Code and the Florida Fire Prevention Code

**James F. Biagi
FL 37467**





BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 7/28/16

Application #: _____

Name of Project/Development: RUNWAY LAKES WAREHOUSE

Address of Project/Development: 3001 SW 26TH TERRACE, DANIA BEACH FL

Owner/Agent: ALEX NICHOLS

Design Professional of Record: JAMES E. BIAGI P.E.

Water Purveyor: BROWARD COUNTY WATER SERVICES

Water Purveyor Address: 2555 COPANUS ROAD POMEROY BEACH FL

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is TYPE V in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1000 GPM gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant: _____

Date _____

Signature - Design Professional of Record _____

Date _____

Copy



BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265



Sheriff Scott Israel

APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 7/28/16

Application #: _____

Name of Project/Development: RUNWAY LAKES WAREHOUSE

Address of Project/Development: 3001 SW 26TH TERRACE, DANIA BEACH FL

Owner/Agent: ALEX NICHOLS

Design Professional of Record: JAMES E. BIAGI P.E.

Water Purveyor: BROWARD COUNTY WATER SERVICES

Water Purveyor Address: 2555 COPAN ROAD POMPANO BEACH FL

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:

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This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant: _____

Date _____

Signature - Design Professional of Record _____

Date _____



James F. Biagi, P.E.
CONSULTING ENGINEER

July 28, 2016

City of Dania Beach
Building Department
1201 Stirling Road
Dania Beach, Florida 33004

**RE: RESPONSE TO COMMENTS – SP-18-16MOD
RUNWAY LAKES**

Please see the following in response to the latest comments provided for the above referenced project:

1. [LANDSCAPE] Per Sec 275-100(b), 20% of VUA shall be devoted to interior . . .

R: The layout and calculations have been revised and meet the required areas. The 5' perimeter buffer has been excluded from the 20% requirement, and the VUA calculations meet and exceed the required.

2. [LANDSCAPE] Per Sec 275-140(a), Non-VUA is considered to be area in excess . . .

R: Please see the revised landscape plans and calculations tables which reflect that the requirements are being met.

3. [LANDSCAPE] Please indicate which trees are being used to fulfill . . .

R: The tabulations for the Landscape requirements have been listed on the plans. Please see the revised Landscape Plans.

4. [LANDSCAPE] There are arithmetic errors in the numbers of trees listed in the . . .

R: Please see the revised arithmetic on the Landscape Plans.

5. [LANDSCAPE] No irrigation plan was provided. Please provide irrigation . . .

R: Irrigation Plan has been added to this submission. Please see revised plan set.

Feel free to contact us with any further questions or comments you may have.

Best regards,



FILE COPY



James F. Biagi, P.E.

Consulting Engineer

July 28, 2016

**City of Dania Beach
Fire Marshal's Office
103 W. Dania Beach Blvd.
Dania Beach, FL 33004**

**Ref : Response to Comment
Site Plan: SP-18-16
Runway Lakes Warehouse
Date June 23, 2016
3001 SW 26th Terrace.
Dania Beach, FL**

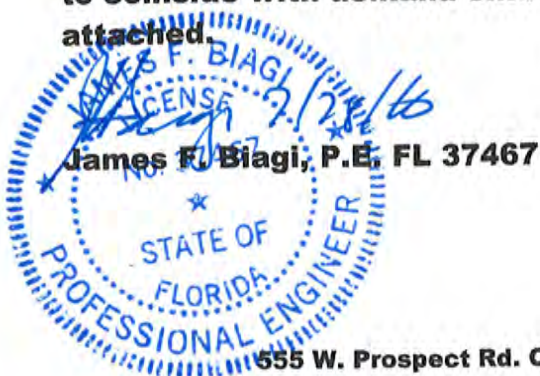
To Whom It may Concern

Response to Comment #1:

Enclosed herewith please find maps from Broward County Water services showing Water Main Sizes and hydrant locations in 2 - 3 Block area around the project. One hydrant has been added at the north side of the south entrance.

Response to Comment #2:

Note: Changed Application for Approval of the Fire protection Water Supply to coincide with demand chart. A Statement of design verification is attached.



FILE COPY



555 W. Prospect Rd. Oakland Park, FL 33309 Ph 954 776 8004

James F. Biagi, P.E.

Consulting Engineer

July 28, 2016

**Broward Sheriff's Department
Department of Fire Rescue and Emergency Services
Fire Marshal's Bureau
Dania Beach District
103 Wets Dania Beach Blvd.
Dania Beach, FL 33004**

**Ref: Letter of Verification for Compliance with
Broward County Land Use Code.
Site Plan: SP-18-16
Runway Lakes Warehouse
3001 SW 26th Terrace.
Dania Beach, FL**

To Whom It may Concern

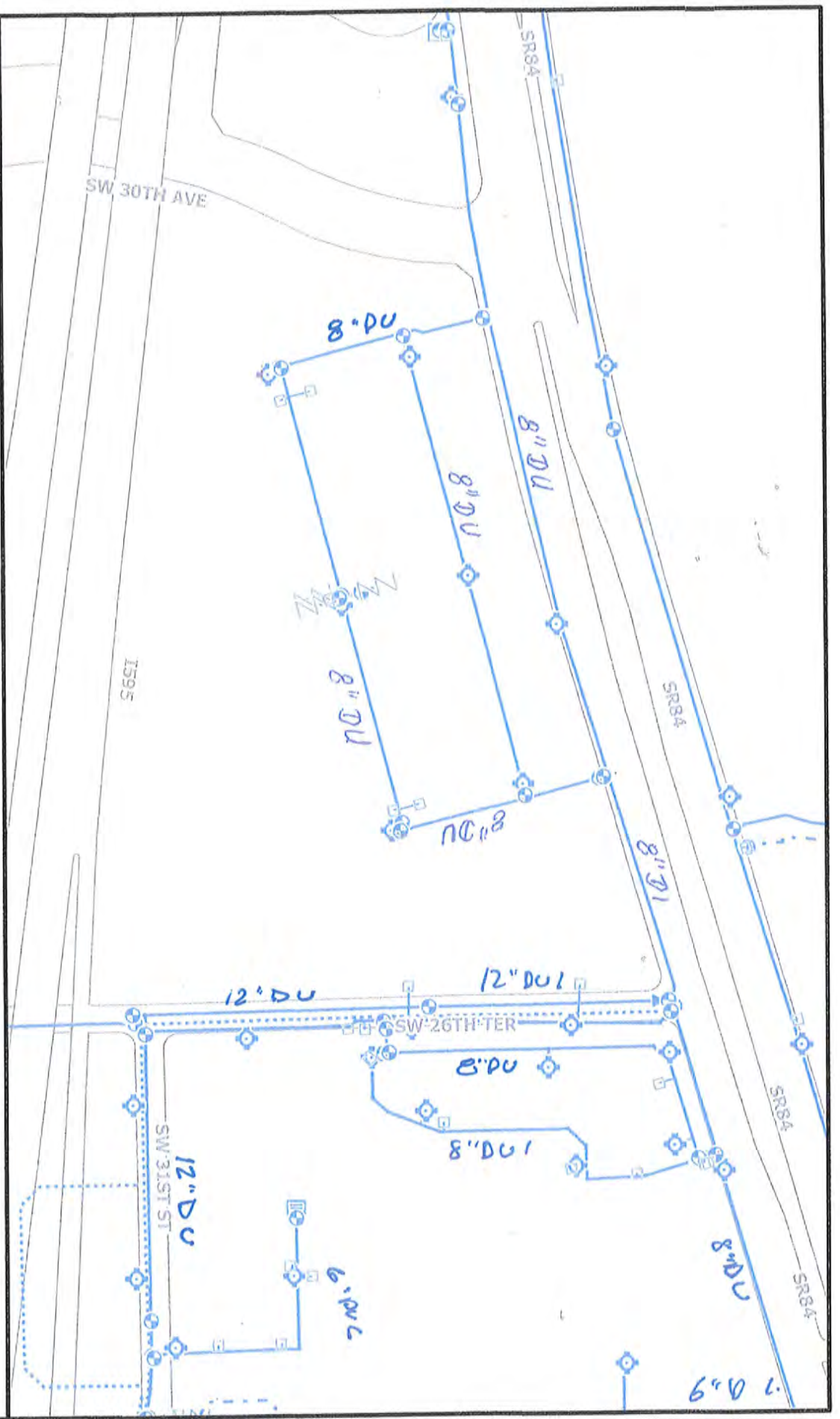
Please be advised that design of the proposed water main sizing, fire hydrant locations, and fire hydrant spacing for the above referenced project complies with the Broward County Land Use Code and the Florida Fire Prevention Code.



FILE COPY

POTABLE WATER AVAILABILITY

Data Date: 07-15-2016 at 15:35:07
 BCWWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 11N = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



Approx. Scale: 1 inch = 284 feet

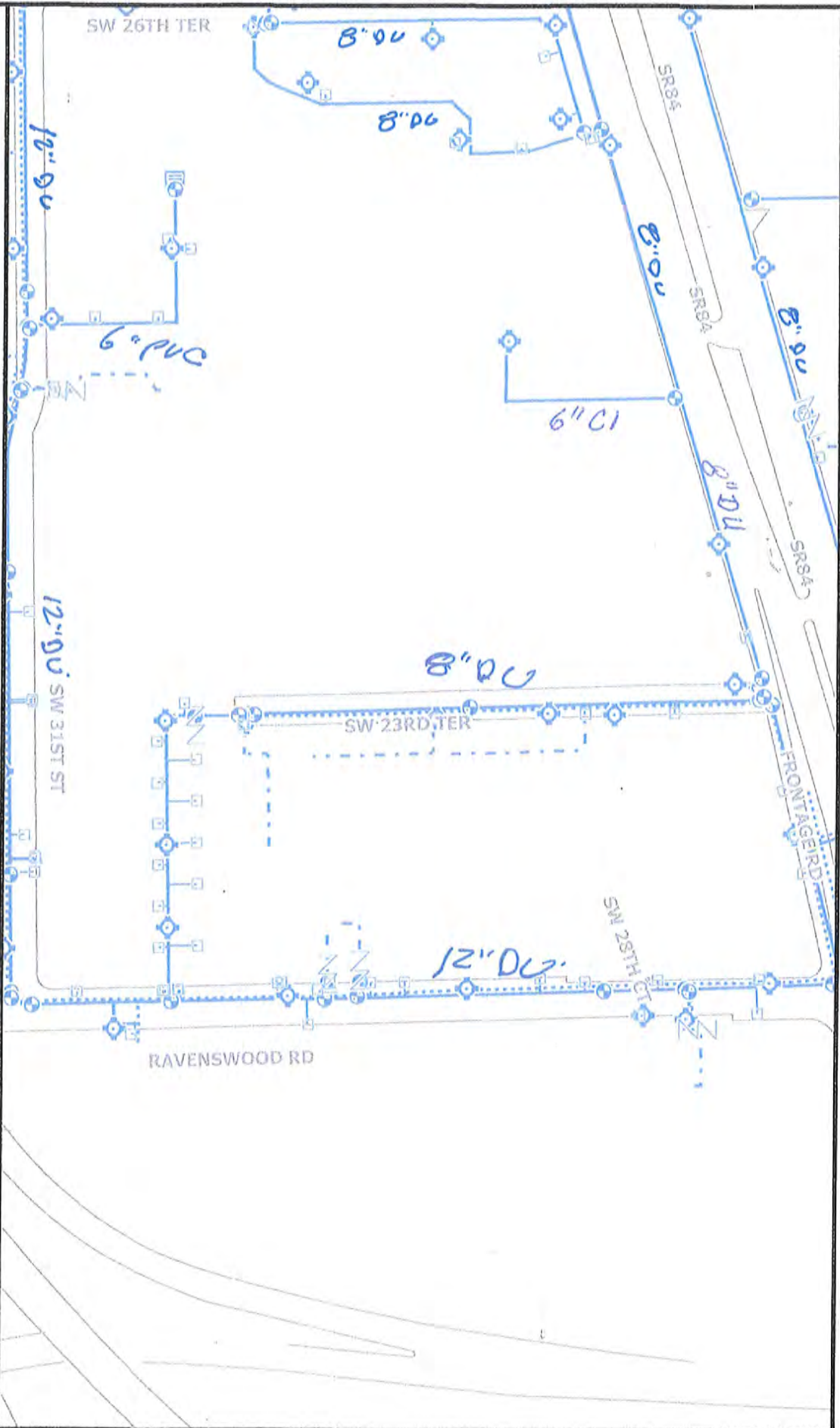


[One Inch At Original Size]

926002:637458



Data Date: 07-15-2016 at 15:35:07
BCWWS Facilities GIS information comes from a combination of field observations, record drawings and inherited maps from private utilities. Most of the locational data came from 11N = 150 FT scale paper maps. Mission critical data should be field verified. Broward County assumes no liability for damages arising from errors or omissions.



Approx. Scale: 1 inch = 284 feet



[One Inch At Original Size]

927762:637672



**BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
DANIA BEACH DISTRICT**
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265



Sheriff Scott Israel

APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 7/28/16

Application #: _____

Name of Project/Development: RUNWAY LAKES WAREHOUSE

Address of Project/Development: 3001 SW 26TH TERRACE, DANIA BEACH FL

Owner/Agent: ALEX NICKOLS

Design Professional of Record: JAMES E. BIAGI P.E.

Water Purveyor: BROWARD COUNTY WATER SERVICES

Water Purveyor Address: 2555 COPANUS ROAD POMPANO BEACH FL

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:

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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:

7/28/16
Date

[Signature]
Signature - Design Professional of Record

7/28/16
Date



James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Landscape Comments (Dated 02.19.16)

- Response 1: Please see Tree Disposition Plan, TS-2, attached.
- Response 2: Please see Landscape Plan, L-1, attached.
- Response 3: Please see Landscape Plan, L-1, and Site Plan for the intermediate peninsulas measuring 18' long with required trees.
- Response 4: Please see Landscape Plan, L-1, and Site Plan for terminal peninsulas measuring 18' long by 10' wide with required trees.
- Response 5: Please see Landscape Plan, L-1, for perimeter buffer with required trees.
- Response 8: Please see Landscape Plan, L-1, for table indicating required quantities and provided quantities.
- Response 9: Please see Tree Disposition Plan, TS-2, for tree disposition table.
- Response 10: Please see Landscape Plan, L-1, for plant materials table.
- Response 11: Please see Fire Protection Plan, F-1, for fire hydrant locations.
- Response 13: Please see Sheet L-2 for planting details and specifications.

Response to Site Plan Review Comments (Dated 02.19.16)

- Response 1: Please see site plan for revised parking calculation table, loading space, dumpster detail, use identified, bicycle parking, pervious area identified, driveway measurements, and property line dimensions.



Carrie, Anne-Christine

From: James Biagi <structural3@gmail.com>
Sent: Friday, February 26, 2016 10:46 AM
To: Carrie, Anne-Christine
Cc: alex@newrivermarina.net; Justin Fiorilli
Subject: Re: Runway Lakes DRC
Attachments: Standard Development Application-Fee Schedule Approved 8-23-_1 (1).pdf

Mrs. Carrie,

Please see attached the revised cover page for 3001 SW 26 Terrace, Dania Beach, Florida. The cover page now includes three (3) e-mail addresses for any correspondence to be sent to.

Best Regards,

Diana Correa

Regards,

BIAGI

CONSULTING ENGINEERS

1915 NE 45th Street, Suite 107

Fort Lauderdale, Florida 33308

T: 954.776.8004 | F: 954.776.8015

E-mail: structural3@gmail.com

On Fri, Feb 26, 2016 at 8:35 AM, Carrie, Anne-Christine <ACarrie@ci.dania-beach.fl.us> wrote:

Good morning:

I understand that there was some confusion regarding the scheduled DRC meeting yesterday for the Runway Lakes project. I had spoken to Mr. Nichols' lawyer and explained that a new application cover page would need to be provided listing the correct e-mail addresses for future communications. The document received this morning is the same as the previous which still only provides one e-mail address.

If you do not wish to attend your next DRC meeting, please notify us ahead of time so that you may be removed from the agenda.

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

"Established in History, Preparing for Tomorrow"



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

From: James Biagi [mailto:structural3@gmail.com]
Sent: Friday, February 19, 2016 1:22 PM
To: Carrie, Anne-Christine
Cc: alex@newrivermarina.net
Subject: Fwd: FW: Site Plan Application with Dania Beach

Mrs. Carrie,

Please see attached revised cover page for 3001 SW 26 Terrace, Dania Beach, Florida.

Regards,

Diana Correa

10/05/2016

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Landscape Comments (Dated 08.18.16)

- Response 1: Please revised plans indicating which trees are allocated towards the buffer/interior landscape area and VUA island requirements.
- Response 2: Please see modified landscape table indicating which trees are allocated toward each requirement.
- Response 3: Please see revised irrigation plan with all information required by section 275-80(M).
- Response 4: Please see revised plans with trees shifted to avoid the existing trees to remain along the norther property.

Thank you for your time.



James F. Biagi P.E.
FL 37467



10/05/2016

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Site Plan Review Comments Tier 1 (Dated 08.17.16):

Response 1a: Please see Fire Protection Plan, Sheet F-1, with the existing and proposed water main sizes, new water mains looped, and additional fire hydrants.

Response 1b: Please see Fire Protection Plan, Sheet F-2, with all existing and proposed water main sizes. Please note that there will be no fire sprinkler systems used in the subject property.



Thank you for your time.

James F. Biagi, P.E.

FL 37467



10/05/2016

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Engineering Comments (Dated 08. 17.16):

- Response 1: Please see attached documentation stating the process towards vacating the existing drainage easement has been commenced.
- Response 2: Please see Site Plan for a projection of water demand, and sewage and solid waste generation in tabular form.
- Response 3: Please see attached drawing file disk with site plan in Florida State Plane Coordinate (NAD 83).

Thank you for your time,



James F. Biagi, P.E.
FL 37467

10/05/2016

James F. Biagi PE

Consulting Engineer

In Reference to:

Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, FL

Response to Zoning Comments (Dated 08. 17.16):

- Response 3: Please see attached plat for subject property at 3001 SW 26 Terr., Dania Beach, FL.
- Response 7: Please see attached Site Plan with note stating, "All signage to be under separate review and permit."
- Response 8: Please see attached letter from BCAD and documentation indicating submission to FAA was completed and review is in progress.
- Response 16: Please see attached disk with latest revised set of plans.
- Response 25: Please see attached color rendering matching floor plans.
- Response 27: Please see attached building elevations.

Thank you for your time,

James F. Biagi, P.E.
FL 37467





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-24496-OE

Issued Date: 10/05/2016

Runway Lakes
Alex Nichols
3001 SW 26 Terrace
Dania Beach, FL 33312



**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Runway Lakes
Location:	Fort Lauderdale-Hollywood, FL
Latitude:	26-05-03.48N NAD 83
Longitude:	80-10-35.04W
Heights:	3 feet site elevation (SE) 27 feet above ground level (AGL) 30 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 L.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/05/2018 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (404) 305-6462. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-24496-OE.

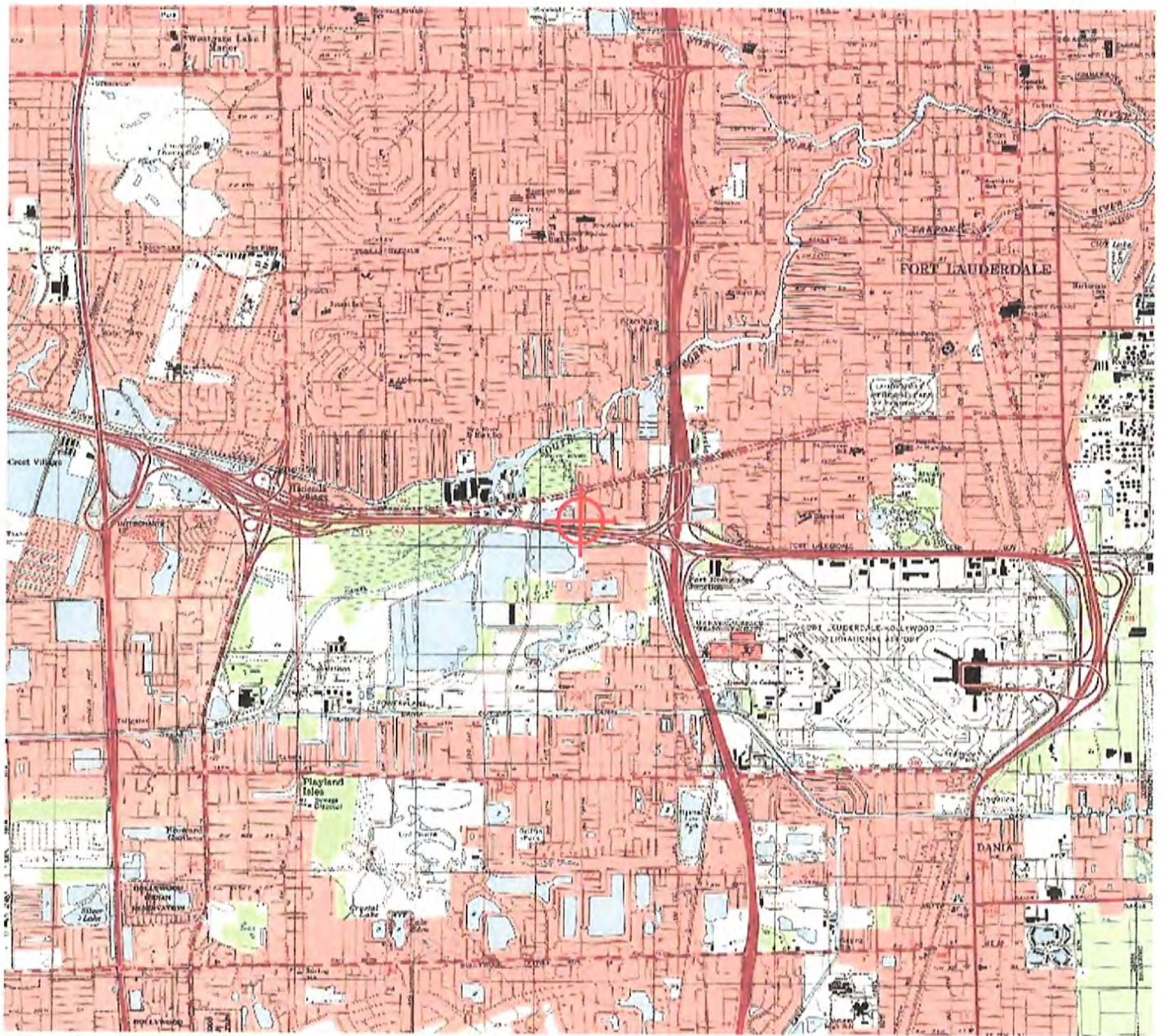
Signature Control No: 305007340-306606312

(DNE)

Michael Blaich
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2016-ASO-24496-OE



Diana Correa

From: Clarke, Howard <HOCLARKE@broward.org>
Sent: Monday, August 22, 2016 3:51 PM
To: Diana Correa
Subject: 3001 SW 26 Terrace, Dania

Good Afternoon Diana,

Please note that the above referenced address is located in a plat named Runway Lakes FLL Airport Plat (Plats3) which is in the City of Dania Beach. It was approved by the Broward County Commission on May 3, 1994 for Industrial Use.

Please feel free to call me if you need additional info.



HOWARD W. CLARKE, SENIOR PLANNER

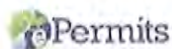
Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

One North University Dr., Suite 102A | Plantation, Florida 33324

Phone: 954.357.5760 Fax: 954.357.6521

Broward.org/Planning | [ePermits](#)



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.

95-102144

PLAT BOOK 158, PAGE 2
SHEET 1 OF 2 SHEETS

RUNWAY LAKES FILL 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

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 plat is approved and accepted for record this 22nd day of August, 1995.

By [Signature] Director

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of rights-of-way for trafficways, this 14th day of December, 1993.

By [Signature] Chairperson Date: March 24, 1994
This plat 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 March, 1994.
By [Signature] Administrator/Designee

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record.

By [Signature] Emilio V. Lufrio, Date: 2-16-95
County Surveyor, Reg. P.L.S. Reg. No. 4429
By [Signature] Henry P. Cook, Date: 2-16-95
Director of Engineering, Reg. P.E. Reg. No. 12506

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

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 27th 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 9th day of March, 1995 and recorded in Plat Book 158, Page 2, record verified.
By [Signature] Deputy
ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR



DESCRIPTION

A portion 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 07°35'23" West along the West line of the said Southwest One-Quarter a distance of 2,495.00 feet to the POINT OF BEGINNING;

THENCE continue North 07°35'23" West along said West line a distance of 343.19 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 Bureau's C-101 as recorded in Plat Book 50, Page 7, of the Public Records of Broward County, Florida;

THENCE N 69°29'30" E along the North line of the said Southwest One-Quarter, along the South line of said Parcel B a distance of 226.25 feet to the West Right-of-Way line of Southwest 22th Avenue (from Right);

THENCE S 07°05'18" E along the said West Right-of-Way line a distance of 175.00 feet;

THENCE N 69°29'30" E a distance of 15.00 feet;

THENCE S 89°03'50" W a distance of 208.32 feet to the POINT OF BEGINNING;

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 shown hereon, and that the survey was made under my responsible supervision and direction, and that the survey data shown complies with all the requirements of Chapter 177, Florida Statutes, and with the provisions of the Florida Surveyors' Code of Ethics. The survey data shown hereon are based on N.C.T.D. of 1929, and conform to third order accuracy.

[Signature] 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, a political subdivision of the State of Florida, owner of the lands described in the foregoing plat, has caused said lands to be subdivided and plotted as shown, said plat to be known as "RUNWAY LAKES FILL AIRPORT PLAT (PLAT 3)", a replat.

IN WITNESS WHEREOF: The County of Broward has caused these presents to be signed by its Chief Executive Officer, this 22nd day of August, 1995.

ACKNOWLEDGEMENT
STATE OF FLORIDA
S.S.
COUNTY OF BROWARD

BEFORE ME personally appeared [Signature] and [Signature], known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to me and before me that they executed the said instrument for the purposes and consideration therein expressed. They did not take an oath.

WITNESS: My hand and official seal this 16th day of January, 1995.
NOTARY PUBLIC, [Signature], STATE OF FLORIDA, My commission expires the 22nd day of April, 1997.
CITY OF DANIA PLANNING AND ZONING BOARD
THIS IS TO CERTIFY: That the City Planning and Zoning Board has approved this plat. This 8 day of November, 1993.

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

DANIA CITY COMMISSION
THIS IS TO CERTIFY: That the Plat of "Runway Lakes FILL Airport Platted (Plat 3)" was approved by the Board of City Commissioners by Ordinance No. 28-93, adopted by said commission on this 14 day of December, 1993.
By [Signature] Mayor
Attest: [Signature] City Clerk
Witness: [Signature]
As to both

REGISTERED	COUNTY CLERK	COUNTY ENGINEER (IN)	COUNTY ADMINISTRATOR	SCHOOL COUNTY COMMISSIONER	NOTARY SEAL
SEAL	SEAL	SEAL	SEAL	SEAL	SEAL

03-09-95-04:15 PM

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



- 085-MP-93



AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport
2200 SW 45th Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

FILE COPY

June 1, 2016

Marc LaFerrier, AICP
Planning Director
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, FL 33004



**RE: Runway Lakes Warehouse, 3001 SW 26th Terrace, Dania Beach FL
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Runway Lakes Warehouse project located northwest of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire

additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

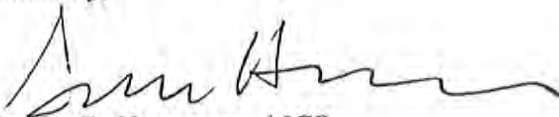
- No building, structure or vegetation on the site may exceed 30 feet AGL as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Runway Lakes Warehouse, and is based on the Site Plan, SP, dated March 8, 2016, prepared by James Biagi, Consulting Engineer and Architectural Plans, Sheets A-1.0 and A-2.0 dated May 17, 2016, prepared by Hawk Fulwider & Associates Inc. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This 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.

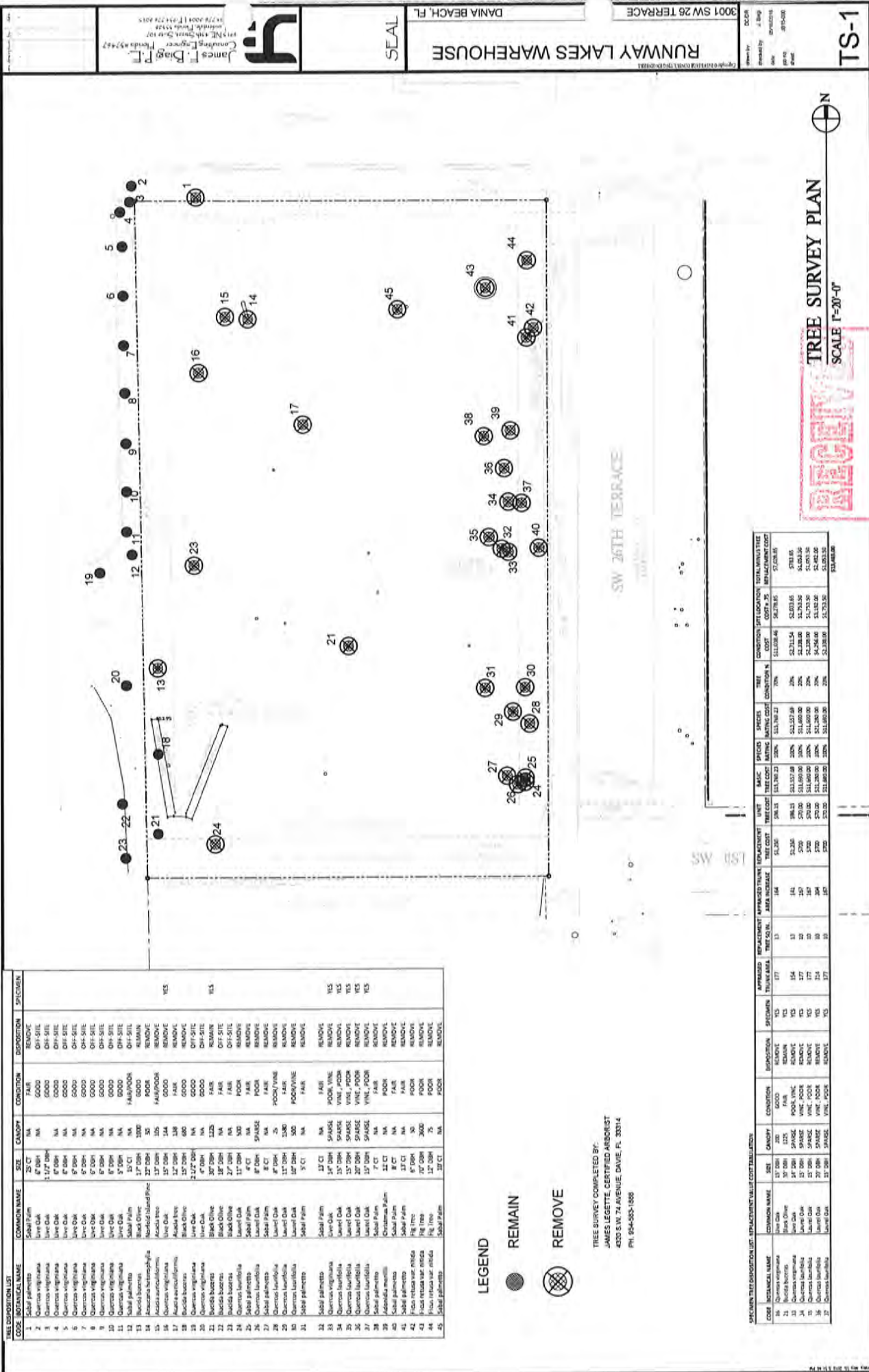
Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP
Principal Planner

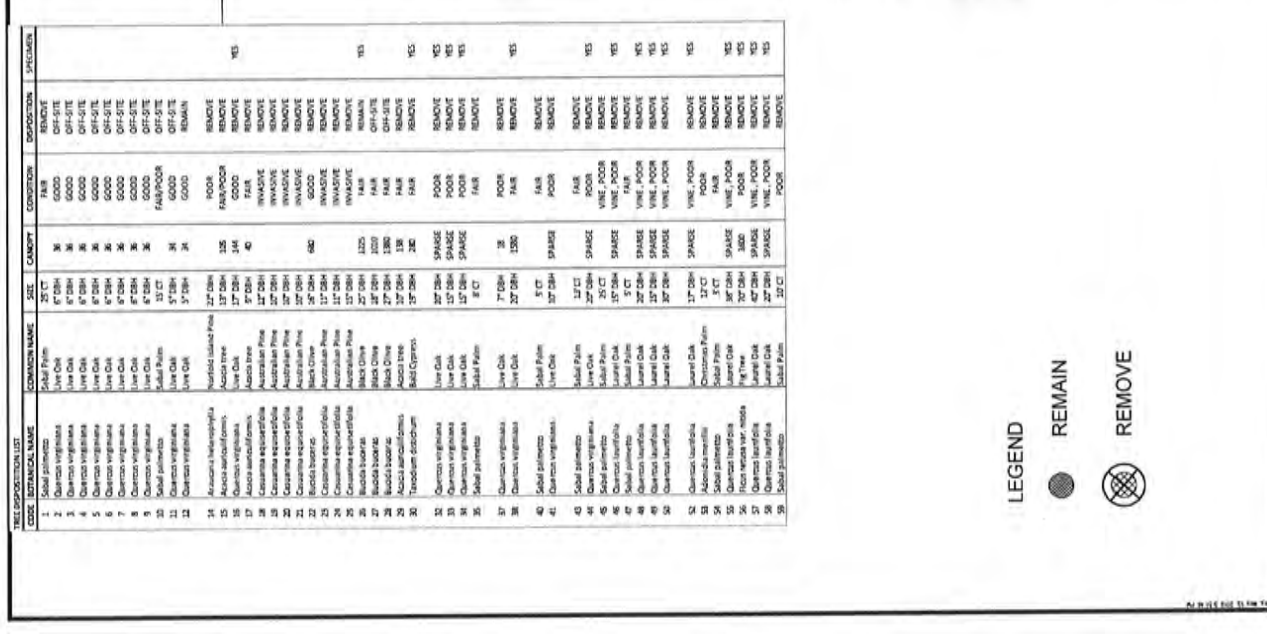
cc: Michael P. Pacitto, P.G., Director Planning and Environmental



CODE	SPERMATOPHYTES	CONIFERS	DECIDUOUS	SIZE	COMMON NAME	REMARKS	SPECIES
1				12" DBH	Live Oak	REMAIN	YES
2				12" DBH	Live Oak	REMAIN	YES
3				12" DBH	Live Oak	REMAIN	YES
4				12" DBH	Live Oak	REMAIN	YES
5				12" DBH	Live Oak	REMAIN	YES
6				12" DBH	Live Oak	REMAIN	YES
7				12" DBH	Live Oak	REMAIN	YES
8				12" DBH	Live Oak	REMAIN	YES
9				12" DBH	Live Oak	REMAIN	YES
10				12" DBH	Live Oak	REMAIN	YES
11				12" DBH	Live Oak	REMAIN	YES
12				12" DBH	Live Oak	REMAIN	YES
13				12" DBH	Live Oak	REMAIN	YES
14				12" DBH	Live Oak	REMAIN	YES
15				12" DBH	Live Oak	REMAIN	YES
16				12" DBH	Live Oak	REMAIN	YES
17				12" DBH	Live Oak	REMAIN	YES
18				12" DBH	Live Oak	REMAIN	YES
19				12" DBH	Live Oak	REMAIN	YES
20				12" DBH	Live Oak	REMAIN	YES
21				12" DBH	Live Oak	REMAIN	YES
22				12" DBH	Live Oak	REMAIN	YES
23				12" DBH	Live Oak	REMAIN	YES
24				12" DBH	Live Oak	REMAIN	YES
25				12" DBH	Live Oak	REMAIN	YES
26				12" DBH	Live Oak	REMAIN	YES
27				12" DBH	Live Oak	REMAIN	YES
28				12" DBH	Live Oak	REMAIN	YES
29				12" DBH	Live Oak	REMAIN	YES
30				12" DBH	Live Oak	REMAIN	YES
31				12" DBH	Live Oak	REMAIN	YES
32				12" DBH	Live Oak	REMAIN	YES
33				12" DBH	Live Oak	REMAIN	YES
34				12" DBH	Live Oak	REMAIN	YES
35				12" DBH	Live Oak	REMAIN	YES
36				12" DBH	Live Oak	REMAIN	YES
37				12" DBH	Live Oak	REMAIN	YES
38				12" DBH	Live Oak	REMAIN	YES
39				12" DBH	Live Oak	REMAIN	YES
40				12" DBH	Live Oak	REMAIN	YES
41				12" DBH	Live Oak	REMAIN	YES
42				12" DBH	Live Oak	REMAIN	YES
43				12" DBH	Live Oak	REMAIN	YES
44				12" DBH	Live Oak	REMAIN	YES
45				12" DBH	Live Oak	REMAIN	YES

TREE SURVEY COMPLETED BY:
 JAMES LEGGETTE, CERTIFIED ARBORIST
 4300 S.W. 74 AVENUE, DAVIE, FL 33314
 PH: 954-953-1888

--



100

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ALL FEE AND UNDERCARE TO RECEIVE 10% COVERAGE FROM AN AUTOMATIC
ORGANIC CYCLES WILL BE AN APPROVED VETERAN SOURCE

CITY OF DANIA BEACH STANDARD LANDSCAPE PLAN NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE DANIA BEACH CITY ENGINEER IS REQUIRED PRIOR TO ANY LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIP LINES IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
2. ALL EXISTING TREES SHALL BE PRUNED TO ANSI 4300 STANDARDS TO CORRECT POTENTIAL DEFECTS PRIOR TO ANY LANDSCAPING ACTIVITIES. PRUNING SHALL BE REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM CONTACT THE DANIA BEACH CITY ENGINEER AT 954-924-4460 FOR PERMIT INFORMATION.
3. LANDSCAPE CONTRACTOR SHALL NOTIFY RUNNING ONE CALL OF FLORIDA, INC. AT 1-800-424-4779 A MINIMUM OF 7 FULL BUSINESS DAYS PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
4. TREE RELOCATIONS:
 - a. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION.
 - b. LANDSCAPE CONTRACTOR SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

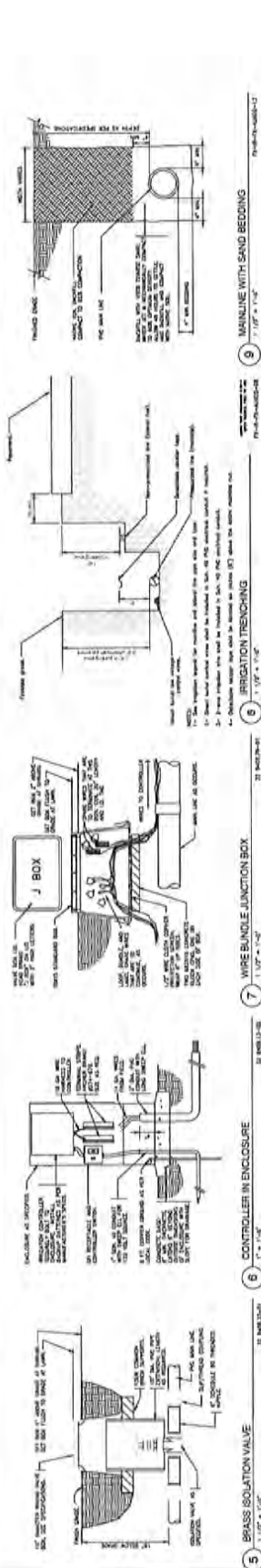
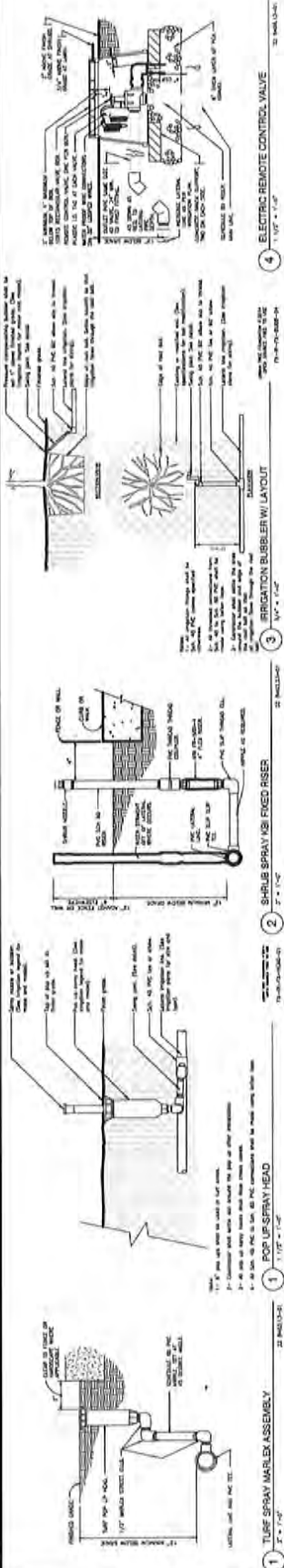
TRUNK BALL DIAMETER	ROOT BALL DIAMETER
1	16"
2	24"
3	32"
4	42"
5	54"
6	60"
7	70"
8	80"

8. 12 INCHES PER INCH OF TRUNK DIAMETER
- TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ENGINEER AND REPLACEMENT TREES MAY BE REQUIRED.
- c. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.

7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE DANIA BEACH CITY ENGINEER PRIOR TO USE.
9. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADING AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
10. ALL TREES AND PALMS SHALL BE PLANTED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
11. WHERE PLANT MATERIAL IS TO BE CONSIDERED NON-IRRIGATED.
12. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR.
13. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY ENGINEER.
14. ALL PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
15. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING. NO DRY PLANTING PERMITTED.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE, CABLES AND/OR FIBER OPTIC STRAPS SHALL BE FLAGGED WITH FLUORESCENT COLORED TAPE.
19. MULCHING:
 - a. ALL LANDSCAPE AREAS NOT COVERED BY SOIL SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
 - b. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER) IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
 - c. CYPRRESS MULCH SHALL NOT BE USED.
20. ALL NEW LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL.
21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPURE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A PROPER MULCH LAYER.

22. TYPICAL PLANT SPACING:

PLANT TYPE	SPACING
1" Tree	12' x 12'
2" Tree	18' x 18'
3" Tree	24' x 24'
4" Tree	30' x 30'
5" Tree	36' x 36'
6" Tree	42' x 42'
7" Tree	48' x 48'
8" Tree	54' x 54'
9" Tree	60' x 60'
10" Tree	66' x 66'
11" Tree	72' x 72'
12" Tree	78' x 78'
13" Tree	84' x 84'
14" Tree	90' x 90'
15" Tree	96' x 96'
16" Tree	102' x 102'
17" Tree	108' x 108'
18" Tree	114' x 114'
19" Tree	120' x 120'
20" Tree	126' x 126'
21" Tree	132' x 132'
22" Tree	138' x 138'
23" Tree	144' x 144'
24" Tree	150' x 150'
25" Tree	156' x 156'
26" Tree	162' x 162'
27" Tree	168' x 168'
28" Tree	174' x 174'
29" Tree	180' x 180'
30" Tree	186' x 186'
31" Tree	192' x 192'
32" Tree	198' x 198'
33" Tree	204' x 204'
34" Tree	210' x 210'
35" Tree	216' x 216'
36" Tree	222' x 222'
37" Tree	228' x 228'
38" Tree	234' x 234'
39" Tree	240' x 240'
40" Tree	246' x 246'
41" Tree	252' x 252'
42" Tree	258' x 258'
43" Tree	264' x 264'
44" Tree	270' x 270'
45" Tree	276' x 276'
46" Tree	282' x 282'
47" Tree	288' x 288'
48" Tree	294' x 294'
49" Tree	300' x 300'
50" Tree	306' x 306'
51" Tree	312' x 312'
52" Tree	318' x 318'
53" Tree	324' x 324'
54" Tree	330' x 330'
55" Tree	336' x 336'
56" Tree	342' x 342'
57" Tree	348' x 348'
58" Tree	354' x 354'
59" Tree	360' x 360'
60" Tree	366' x 366'
61" Tree	372' x 372'
62" Tree	378' x 378'
63" Tree	384' x 384'
64" Tree	390' x 390'
65" Tree	396' x 396'
66" Tree	402' x 402'
67" Tree	408' x 408'
68" Tree	414' x 414'
69" Tree	420' x 420'
70" Tree	426' x 426'
71" Tree	432' x 432'
72" Tree	438' x 438'
73" Tree	444' x 444'
74" Tree	450' x 450'
75" Tree	456' x 456'
76" Tree	462' x 462'
77" Tree	468' x 468'
78" Tree	474' x 474'
79" Tree	480' x 480'
80" Tree	486' x 486'
81" Tree	492' x 492'
82" Tree	498' x 498'
83" Tree	504' x 504'
84" Tree	510' x 510'
85" Tree	516' x 516'
86" Tree	522' x 522'
87" Tree	528' x 528'
88" Tree	534' x 534'
89" Tree	540' x 540'
90" Tree	546' x 546'
91" Tree	552' x 552'
92" Tree	558' x 558'
93" Tree	564' x 564'
94" Tree	570' x 570'
95" Tree	576' x 576'
96" Tree	582' x 582'
97" Tree	588' x 588'
98" Tree	594' x 594'
99" Tree	600' x 600'
100" Tree	606' x 606'
101" Tree	612' x 612'
102" Tree	618' x 618'
103" Tree	624' x 624'
104" Tree	630' x 630'
105" Tree	636' x 636'
106" Tree	642' x 642'
107" Tree	648' x 648'
108" Tree	654' x 654'
109" Tree	660' x 660'
110" Tree	666' x 666'
111" Tree	672' x 672'
112" Tree	678' x 678'
113" Tree	684' x 684'
114" Tree	690' x 690'
115" Tree	696' x 696'
116" Tree	702' x 702'
117" Tree	708' x 708'
118" Tree	714' x 714'
119" Tree	720' x 720'
120" Tree	726' x 726'
121" Tree	732' x 732'
122" Tree	738' x 738'
123" Tree	744' x 744'
124" Tree	750' x 750'
125" Tree	756' x 756'
126" Tree	762' x 762'
127" Tree	768' x 768'
128" Tree	774' x 774'
129" Tree	780' x 780'
130" Tree	786' x 786'
131" Tree	792' x 792'
132" Tree	798' x 798'
133" Tree	804' x 804'
134" Tree	810' x 810'
135" Tree	816' x 816'
136" Tree	822' x 822'
137" Tree	828' x 828'
138" Tree	834' x 834'
139" Tree	840' x 840'
140" Tree	846' x 846'
141" Tree	852' x 852'
142" Tree	858' x 858'
143" Tree	864' x 864'
144" Tree	870' x 870'
145" Tree	876' x 876'
146" Tree	882' x 882'
147" Tree	888' x 888'
148" Tree	894' x 894'
149" Tree	900' x 900'
150" Tree	906' x 906'
151" Tree	912' x 912'
152" Tree	918' x 918'
153" Tree	924' x 924'
154" Tree	930' x 930'
155" Tree	936' x 936'
156" Tree	942' x 942'
157" Tree	948' x 948'
158" Tree	954' x 954'
159" Tree	960' x 960'
160" Tree	966' x 966'
161" Tree	972' x 972'
162" Tree	978' x 978'
163" Tree	984' x 984'
164" Tree	990' x 990'
165" Tree	996' x 996'
166" Tree	1002' x 1002'
167" Tree	1008' x 1008'
168" Tree	1014' x 1014'
169" Tree	1020' x 1020'
170" Tree	1026' x 1026'
171" Tree	1032' x 1032'
172" Tree	1038' x 1038'
173" Tree	1044' x 1044'
174" Tree	1050' x 1050'
175" Tree	1056' x 1056'
176" Tree	1062' x 1062'
177" Tree	1068' x 1068'
178" Tree	1074' x 1074'
179" Tree	1080' x 1080'
180" Tree	1086' x 1086'
181" Tree	1092' x 1092'
182" Tree	1098' x 1098'
183" Tree	1104' x 1104'
184" Tree	1110' x 1110'
185" Tree	1116' x 1116'
186" Tree	1122' x 1122'
187" Tree	1128' x 1128'
188" Tree	1134' x 1134'
189" Tree	1140' x 1140'
190" Tree	1146' x 1146'
191" Tree	1152' x 1152'
192" Tree	1158' x 1158'
193" Tree	1164' x 1164'
194" Tree	1170' x 1170'
195" Tree	1176' x 1176'
196" Tree	1182' x 1182'
197" Tree	1188' x 1188'
198" Tree	1194' x 1194'
199" Tree	1200' x 1200'
200" Tree	1206' x 1206'
201" Tree	1212' x 1212'
202" Tree	1218' x 1218'
203" Tree	1224' x 1224'
204" Tree	1230' x 1230'
205" Tree	1236' x 1236'
206" Tree	1242' x 1242'
207" Tree	1248' x 1248'
208" Tree	1254' x 1254'
209" Tree	1260' x 1260'
210" Tree	1266' x 1266'
211" Tree	1272' x 1272'
212" Tree	1278' x 1278'
213" Tree	1284' x 1284'
214" Tree	1290' x 1290'
215" Tree	1296' x 1296'
216" Tree	1302' x 1302'
217" Tree	1308' x 1308'
218" Tree	1314' x 1314'
219" Tree	1320' x 1320'
220" Tree	1326' x 1326'
221" Tree	1332' x 1332'
222" Tree	1338' x 1338'
223" Tree	1344' x 1344'
224" Tree	1350' x 1350'
225" Tree	1356' x 1356'
226" Tree	1362' x 1362'
227" Tree	1368' x 1368'
228" Tree	1374' x 1374'
229" Tree	1380' x 1380'
230" Tree	1386' x 1386'
231" Tree	1392' x 1392'
232" Tree	1398' x 1398'
233" Tree	1404' x 1404'
234" Tree	1410' x 1410'
235" Tree	1416' x 1416'
236" Tree	1422' x 1422'
237" Tree	1428' x 1428'
238" Tree	1434' x 1434'
239" Tree	1440' x 1440'
240" Tree	1446' x 1446'
241" Tree	1452' x 1452'
242" Tree	1458' x 1458'
243" Tree	1464' x 1464'
244" Tree	1470' x 1470'
245" Tree	1476' x 1476'
246" Tree	1482' x 1482'
247" Tree	1488' x 1488'
248" Tree	1494' x 1494'
249" Tree	1500' x 1500'
250" Tree	1506' x 1506'
251" Tree	1512' x 1512'
252" Tree	1518' x 1518'
253" Tree	1524' x 1524'
254" Tree	1530' x 1530'
255" Tree	1536' x 1536'
256" Tree	1542' x 1542'
257" Tree	1548' x 1548'
258" Tree	1554' x 1554'
259" Tree	1560' x 1560'
260" Tree	1566' x 1566'
261" Tree	1572' x 1572'
262" Tree	1578' x 1578'
263" Tree	1584' x 1584'
264" Tree	1590' x 1590'
265" Tree	1596' x 1596'
266" Tree	1602' x 1602'
267" Tree	1608' x 1608'
268" Tree	1614' x 1614'
269" Tree	1620' x 1620'
270" Tree	1626' x 1626'
271" Tree	1632' x 1632'
272" Tree	1638' x 1638'
273" Tree	1644' x 1644'
274" Tree	1650' x 1650'
275" Tree	1656' x 1656'
276" Tree	1662' x 1662'
277" Tree	1668' x 1668'
278" Tree	1674' x 1674'
279" Tree	1680' x 1680'
280" Tree	1686' x 1686'
281" Tree	1692' x 1692'
282" Tree	1698' x 1698'
283" Tree	1704' x 1704'
284" Tree	1710' x 1710'
285" Tree	1716' x 1716'
286" Tree	1722' x 1722'
287" Tree	1728' x 1728'
288" Tree	1734' x 1734'
289" Tree	1740' x 1740'
290" Tree	1746' x 1746'
291" Tree	1752' x 1752'
292" Tree	1758' x 1758'
293" Tree	1764' x 1764'
294" Tree	1770' x 1770'
295" Tree	1776' x 1776'
296" Tree	1782' x 1782'
297" Tree	1788' x 1788'
298" Tree	1794' x 1794'
299" Tree	1800' x 1800'
300" Tree	1806' x 1806'
301" Tree	1812' x 1812'
302" Tree	1818' x 1818'
303" Tree	1824' x 1824'
304" Tree	1830' x 1830'
305" Tree	1836' x 1836'
306" Tree	1842' x 1842'
307" Tree	1848' x 1848'
308" Tree	1854' x 1854'
309" Tree	1860' x 1860'
310" Tree	1866' x 1866'
311" Tree	1872' x 1872'
312" Tree	1878' x 1878'
313" Tree	1884' x 1884'
314" Tree	1890' x 1890'
315" Tree	1896' x 1896'
316" Tree	1902' x 1902'
317" Tree	1908' x 1908'
318" Tree	1914' x 1914'
319" Tree	1920' x 1920'
320" Tree	1926' x 1926'
321" Tree	1932' x 1932'
322" Tree	1938' x 1938'
323" Tree	1944' x 1944'
324" Tree	1950' x 1950'
325" Tree	1956' x 1956'
326" Tree	1962' x 1962'
327" Tree	1968' x 1968'
328" Tree	1974' x 1974'
329" Tree	1980' x 1980'
330" Tree	1986' x 1986'
331" Tree	1992' x 1992'
332" Tree	1998' x 1998'
333" Tree	2004' x 2004'
334" Tree	2010' x 2010'
335" Tree	2016' x 2016'
336" Tree	2022' x 2022'
337" Tree	2028' x 2028'
338" Tree	2034' x 2034'
339" Tree	2040' x 2040'
340" Tree	2046' x 2046'
341" Tree	2052' x 2052'
342" Tree	2058' x 2058'
343" Tree	2064' x 2064'
344" Tree	2070' x 2070'
345" Tree	2076' x 2076'
346" Tree	2082' x 2082'
347" Tree	2088' x 2088'
348" Tree	2094' x 2094'
349" Tree	2100' x 2100'
350" Tree	2106' x 2106'
351" Tree	2112' x 2112'
352" Tree	2118' x 2118'
353" Tree	2124' x 2124'
354" Tree	2130' x 2130'
355" Tree	2136' x 2136'
356" Tree	2142' x 2142'
357" Tree	2148' x 2148'
358" Tree	2154' x 2154'
359" Tree	2160' x 2160'
360" Tree	2166' x 2166'
361" Tree	





James F. Biagi, P.E.
CONSULTING ENGINEER

February 4, 2016

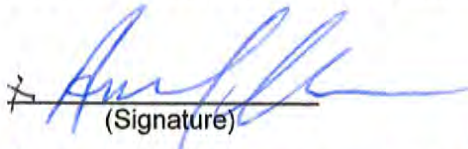
Alex Nichols
Runway Lakes Warehouse
3001 SW 26 Terrace
Dania Beach, Fl.

To whom it may concern;

Please sign below verifying you have received the following deliverables:

- (4) sets of 11"x17" plans and survey
- (4) sets of soil report; drainage report; photometric journal; property deed; and billboard lease agreement.
- (6) sets of 24"x36" plans and surveys
- (1) Dania Beach Department of Review Standard Application

Received by:


(Signature)

ANNE-CHRISTINE
(Print Name)



CARRIE

FILE COPY

7450 Griffin Road, Suite 140
Davie, FL 33314
Tel: 954-584-6115
Fax: 954-581-2415
E-mail: ppeana@soilprobe.net

Soilprobe Engineering & Testing, Inc.

October 30, 2015

Biagi Consulting Engineers
1915 NE 45th Street Suite 107
Fort Lauderdale, FL 33308

RE: Exfiltration Tests
Proposed Warehouse /Office Facility
3001 SW 26th Terrace
Dania Beach, FL

As per your request, representatives of this office performed one FDOT standard exfiltration test at the referenced site. The purpose of these test was to determine the type of soil underlying the site and their percolation characteristics required for the design of the storm water drainage system. The following presents the test data and evaluation:

A. Location of test: North side of property.

B. Soil profile:

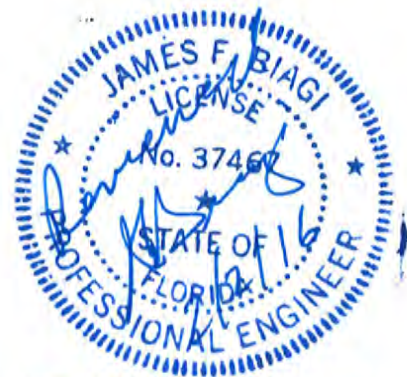
Depth in feet:	Soil description:
0'-0" to 1'-6"	Dark sand with some rock
1'-6" to 4'-6"	Gray and tan sand
4'-6" to 10'-0"	Tan sandy sandstone and limestone

C. Hydraulic conductivity:

$$K = \frac{4Q}{\Pi (20.25 H_2 - H_2^2 - 9)} = 1.263 \times 10^{-4} \text{ (CFS/FT}^2 \text{ -FT. HEAD)}$$

Q = Stabilized flow rate = 0.005555 CFS (2.50 GPM)

H₂ = Depth to water table = 4.00 FT.



FILE COPY



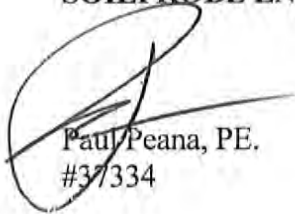
*Engineering is the essence
of science and technology*

Biagi Consulting Engineers
Proposed Warehouse /Office Facility
3001 SW 26th Terrace
October 30, 2015
Page 2 of 2

The above test was performed in substantial accordance with the DOT test method procedures as outlined in the attached Exhibit "A".

Should you have any questions regarding the above, or if you require additional information, please contact this office.

Sincerely,
SOILPROBE ENGINEERING & TESTING, INC.



Paul Peana, PE.
#37334

Enc.

Exhibit "A"

C. D.O.T. Standard Test

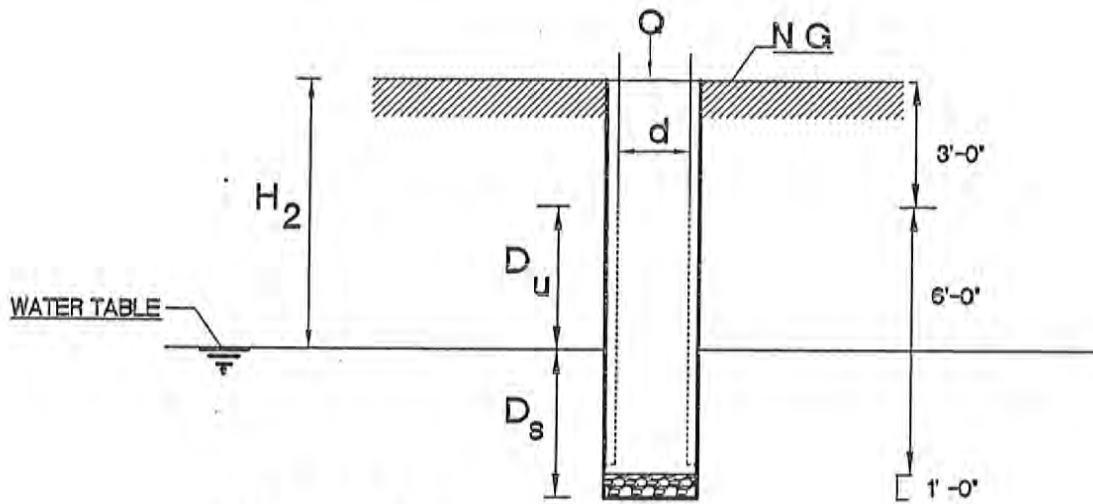
The Florida Department of Transportation utilizes a standard test for design of seepage trenches in conjunction with highway projects. The D.O.T. test procedures is as follows:

1. Auger a 7 inch diameter hole to a depth of 10 feet below normal ground surface.
2. Record distance from ground surface to water table prior to addition of test water.
3. Pour 1/8 cubic foot of 1/2 inch diameter gravel in hole to prevent scouring.
4. Lower a 6 inch diameter perforated 10 gauge aluminum casing into hole. Casing to be 9 feet in length with perforations in the bottom 6 feet of the casing.
5. Fill hole with water and maintain water level at ground surface. Record rate of pumping in g.p.m. giving direct readings from water meter at fixed intervals. Use one minute intervals or greater, depending on the hydraulic conductivity of the soil. Continue recording rate of pumping for 10 minutes following the stabilization of the recorded pumping rate.

A schematic cross-section of the D.O.T. test hole is shown in Figure 4 with a formula which relates the hydraulic conductivity to the field data.

EXHIBIT " A "

D.O.T. STANDARD TEST



FOR $H_2 > 3.0$ FEET

$$K = \frac{4Q}{\pi(2.025 H_2 - H_2^2 - 9)}$$

K = HYDRAULIC CONDUCTIVITY (CFS / FT.² - FT. HEAD)

Q = " STABILIZED " FLOW RATE (CFS)

d = DIAMETER OF TEST HOLE (FEET)

D_u = UNSATURATED HOLE DEPTH (FEET)

D_s = SATURATED HOLE DEPTH (FEET)

H_2 = DEPTH TO WATER TABLE (FEET)

FOR $H_2 < 3.0$ FEET

$$K = \frac{Q}{11.192 H_2}$$

7450 Griffin Road, Suite 140
Davie, FL 33314
Tel: 954-584-6115
Fax: 954-581-2415
E-mail: ppeana@soilprobe.net

Soilprobe Engineering & Testing, Inc.

October 30, 2015

Biagi Consulting Engineers
1915 NE 45th Street Suite 107
Fort Lauderdale, FL 33308

RE: Subsurface Investigation
Proposed Warehouse /Office Facility
3001 SW 26th Terrace
Dania Beach, FL



In accordance with your request and authorization, **Soilprobe Engineering & Testing, Inc.** has completed subsurface exploration and geotechnical studies at the above referenced project site. We explored the general subsurface conditions in order to evaluate their suitability for supporting the proposed commercial building, and to provide recommendations for site preparation and foundation design. Our work included standard penetration tests (SPT) borings and engineering analyses. This report describes our explorations and tests, reports their findings, and presents our recommendations developed from the investigation.

Our report has been prepared specifically for this project. It is intended for the exclusive use of **Biagi Consulting Engineers** their representatives and/or assigns. Our work has used methods and procedures consistent with local foundation engineering practices. No other warranty, expressed or implied, is made. We do not guarantee project performance in any respect, only that our work meets normal standards of professional care.

We understand that the existing vacant property is considered for a new commercial development consisting of warehouse/office buildings and associated infrastructure. The proposed construction layout and location of our soil tests are presented in the attached plot plan. The structures will be high volume ceiling constructed of conventionally poured in place concrete and concrete masonry unit (CMU). For the purpose of our evaluation we anticipated bearing wall loads in the order 6 kips per foot and column loads of not more than 200 kips. Bearing walls and columns will be supported by shallow, continuous and isolated footings dimensioned for an allowable soil bearing capacity of 2,500 PSF. Concrete slab will be supported by grade poured separate from walls and columns. Geotechnical recommendations presented in this report are based on the available project information, proposed building location and the assumed data described in this report. If any of the noted information is incorrect, please inform this office, so that we may amend the recommendations presented in this report as appropriate.

Biagi Consulting Engineers3001 SW 26th Terrace

October 30, 2015

Page 2 of 4

The subsurface conditions at the site were explored with six (6), engineering borings advanced to a depth of 16 feet below existing ground surface. Our representatives selected tests locations in the field as shown in the attached plot plan.

The tests were performed using a SIMCO 2800 truck mounted drill-rig. Samples of the in place materials were recovered at frequent intervals with a standard 24 inches split barrel sampler driven into the ground with a 140-pound hammer falling 30 inches. This work was completed on October 23, 2015 following closely the procedures recommended in ASTM Method D-1586. Detailed subsurface conditions encountered at the locations and depth explored is presented in the attached logs. Our drillers examined the soil recovered from the SPT sampler and maintained a log for each boring. Soil samples were inspected and classified with the Unified Soil Classification System (USCS). Classifications and other pertinent data obtained from our explorations and tests are reported on the attached boring logs. Stratification of soil, shown on the boring logs, is based on examination of recovered soil samples and driller's interpretation in the field. It indicates only the approximate boundaries between soil types. The actual transitions between the adjacent soil strata may be gradual and indistinct.

A review of boring logs revealed that, a surfacing layer of gravelly sand fill material, approximately 2.00 feet thick, mantles the site. Below this surfacing layer and extending to the boring termination depth, the soil consisted of layered gray and tan sand followed by soft to medium hard limestone at depths varying from 4.00 to 7.00 feet below grade. Standard penetration resistance, N-value, recorded during the tests indicated soil condition as predominantly loose in the upper 4 to 6 feet.

Groundwater, measured at the time of tests was found at an approximate depth of 4.00 feet below prevailing grades. Fluctuations in groundwater level should be anticipated throughout the year due to seasonal variations in rainfall, drainage and other factors. The groundwater level measured at the time of test is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not vary from this level. We recommend that the contractor determine the actual water table at the time of the construction to determine groundwater impact on his construction procedures.

Building Pad:

Based on our observations, results of boring, and evaluation of the existing soil conditions, it is our opinion that the soil at the site is generally suitable to support the proposed structure on spreadfootings foundations. However, the existing loose gravelly sand and sand, including any added fill material, shall be uniformly compacted to reduce post construction total and differential settlements. The following site preparation procedures are recommended prior to the installation of the foundations:

Biagi Consulting Engineers

3001 SW 26th Terrace

October 30, 2015

Page 3 of 4

1. Clear and grub the proposed building area plus a perimeter of minimum five feet outside the foundation limits removing surfacing vegetation and topsoil and dispose off-site.
2. Level and proof roll the construction pad area with a medium heavy vibratory roller, such as Dynapac CA-25S or equivalent in order to densify the existing sandy soils to a minimum 95% of maximum dry density as determined by ASTM Method D-1557. Soil densification operation shall extend a minimum 5 feet outside building perimeter. Each section of building shall receive a minimum of 10 passes in each direction with compactor speed not exceeding 2 miles per hour. During compacting operations, the sandy soil shall have moisture content close to the optimum of approximately 10%. **Compacting effort shall be verified by field density tests, prior placing any additional fill or foundation.**
3. Additional fill material, required to bring the building pad area to the design grade, shall be clean sand or sand rock mixture, free of organic or other deleterious materials and containing not more than eight percent passing the No. 200 sieve and having rocks not larger than 3 inches. The fill shall be placed and compacted in lifts not exceeding 12 inches in loose thickness. The compaction of **each lift shall be verified** by field density tests.
4. Providing that the above site preparations are implemented the slab supported on grade may be used for groundfloor. The slabs shall be designed for the anticipated loads that will support. For elastic method design analysis, a modulus of elasticity of 150 PCI (pounds per cubic inch) shall be employed. An impervious membrane, such as 6-mil thick polyethylene, shall be placed on the soil substrate for moisture barrier purposes.

It is our opinion that the building pad installed as specified above will provide an allowable bearing capacity of 2,500 PSF. Soils disturbed during foundation excavations shall be re-compacted to a min 95% (ASTM D 1557). Density tests, taken at the bottom shall verify compaction effort.

Pavement:

Flexible and rigid pavement sections may be used for driving areas and parking isles. For flexible pavement we recommend a section consisting of 1.5 inches asphaltic concrete over a rock base course which should meet the FDOT criteria and have a minimum Limerock Bearing Ratio (LBR) of 100 and compacted to a minimum 98% of ASHTO T-180. The stabilized subgrade should be 12 inches thick and consist of gravelly sand that has a minimum LBR value of 40 and is compacted to a minimum 98% of maximum dry density as determined by ASHTO T- 180.

The existing gravelly sand, appears to have an LBR value greater than 40, and may be suitable for subgrade material. The LBR value may be increased if necessary by adding and mixing the sandy soils with either sludge or rock before compaction.

Biagi Consulting Engineers

3001 SW 26th Terrace

October 30, 2015

Page 4 of 4

In all cases where vibrato-compaction is utilized, care must be taken to prevent damages to the nearby structures or utilities. Monitor the adjacent structures for induced vibrations and adjust the compacting operation as needed to prevent any damages to these buildings.

Soilprobe Engineering & Testing, Inc should approve any modification to the above-recommended procedures. Also, in order to verify compliance with these recommendations and specifications, we recommend that Soilprobe Engineering & Testing, Inc. tests the compacting effort if is desired that this office to certify bearing capacity of finished building pad. This office does not accept any responsibility for any conditions that deviate from those described in this report, nor for the performance of the foundation if not engaged to provide construction observation, testing and certification for this project.

In the event any changes occur in the design, nature or location of the proposed structure, Soilprobe Engineering & Testing, Inc. should be requested to review the conclusions and recommendations in this report.

Due to the fact that soils are generally, naturally deposited materials under variable conditions, it must be understood that major subsurface discontinuity may occur within short distances. It is unlikely that the tests used for this investigation revealed all subsurface conditions. Our office does not warrant or imply that the data collected on our log of borings are indicative of the subsurface features; except the locations where borings were taken. If unusual or variant conditions are found during construction, please notify this office for further evaluation and recommendation.

Should you have any question regarding the above, or if you required additional information, please do not hesitate to contact this office.

Sincerely,

SOILPROBE ENGINEERING & TESTING, INC.



PAUL PEANA, PE.
#37334

Enc. Soil Logs
Location sketch
SPT Appendix "A"

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	1	Date:	10/29/15
		Date started:	10/23/15
		Date completed:	10/23/15
		Driller (s):	PP/GC

CLIENT:		Biagi Engineering					Date started:		10/23/15	
PROJECT:		3001 SW 26 th Terrace, Dania Beach, FL					Date completed:		10/23/15	
LOCATION:		See attached location sketch					Driller (s):		PP/GC	
Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thickness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.		
	0.00					0'-0"				
		5	11	20	=	3'-2"		Grass, weeds		
	1.00	5								
		6								
	2.00	6	Tan sand, trace of rock							
		6	12	20						
	3.00	6								
		6								
	4.00	7	15	24				Dark grey sand		
		7								
	5.00	8						Grey sand		
		7	17	24				5'-0"		
	6.00	5								
		6						Brown sand		
	7.00	8	17	24				7'-0"		
		9								
	8.00	10								
		9	17	24						
	9.00	8						Pale tan, sandy limestone		
		9								
	10.00	9	24	24						
		11								
	11.00	12								
		12	25	24						
	12.00	14								
		11								
	13.00	13	24	24						
		12								
	14.00	15								
		12	24	24						
	15.00	13								
		11								
	16.00	11						16'-0"		
	17.00							End of Test 16'-0"		
	18.00									
	19.00									
	20.00									

TYPE of SAMPLE:

D - disturbed (2) - Penetrometer
 U.L. - Undist. Liner
 S.T. - Shelby tube
 S.S. - Sample Spoon
 R.C. - Rock Core

Cohesionless Density:

0-10 Loose
 10-30 Medium
 30-50 Dense
 50+ Very dense

Cohesive Consistency:

0-4 Soft
 4-8 Medium Stiff
 8-15 Stiff
 15-30 Very Stiff
 30+ Hard

140 Lb. WT. Hammer x 30" fall on 2" sampler

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	2	Date:	10/29/15
		Date started:	10/23/15
		Date completed:	10/23/15
		Driller (s):	PP/GC

Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thickness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.		
	0.00				=	0'-0"		Grass, weeds		
		5	12	20		2'-0"		Dark sand, some rock		
	1.00	6								
		6								
	2.00	8	11	22					3'-0"	Dark grey sand
		6								
	3.00	5							4'-0"	Tan brownish sand
		6								
	4.00	6	22	23						
		9								
	5.00	10							25	24
		12								
	6.00	13	19	24						
		13								
	7.00	14							28	24
		11								
	8.00	12	31	24						
		9								
	9.00	10							30	24
		9								
	10.00	7	30	24						
		6								
	11.00	13				30		24		
		15								
	12.00	18	31	24						
		16								
	13.00	17				30		24		
		14								
	14.00	13	30	24						
		14								
	15.00	15				30		24		
		15								
	16.00	17	30	24						
	17.00					30		24		
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	19.00					30		24		
	20.00		30	24						
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					30	24				

TYPE of SAMPLE:

D - disturbed (2) - Penetrometer
 U.L. - Undist. Liner
 S.T. - Shelby tube
 S.S. - Sample Spoon
 R.C. - Rock Core

Cohesionless Density:

0-10 Loose
 10-30 Medium
 30-50 Dense
 50+ Very dense

Cohesive Consistency:

0-4 Soft
 4-8 Medium Stiff
 8-15 Stiff
 15-30 Very Stiff
 30+ Hard

140 Lb. WT. Hammer x 30" fall on 2" sampler

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	3	Date:	10/29/15
		Date started:	10/23/15
		Date completed:	10/23/15
		Driller (s):	PP/GC

CLIENT:		Biagi Engineering				Date started:	10/23/15																										
PROJECT:		3001 SW 26 th Terrace, Dania Beach, FL				Date completed:	10/23/15																										
LOCATION:		See attached location sketch				Driller (s):	PP/GC																										
Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thickness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.																									
	0.00				=	0'-0"		Grass, weeds																									
		7	19	20		16'-0"			Dark sand w/some rock																								
	1.00	9																															
		10																															
	2.00	9	30	23									Dark grey sand																				
		12																															
	3.00	14																															
		16																															
	4.00	15	11	24													Grey sand																
		8																															
	5.00	6																															
		5																															
	6.00	10	24	24																	Tan sand												
		11																															
	7.00	12																															
		12																															
	8.00	14	27	24																					Tan sandy limestone								
		14																															
	9.00	13																															
		14																															
	10.00	12	19	24																													
		11																															
	11.00	10																															
		9																															
	12.00	10	31	24																													
		12																															
	13.00	15																															
		16																															
	14.00	18	32	24																													
		19																															
	15.00	16																															
		16																															
	16.00	18										End of Test 16'-0"																					
	17.00																																
	18.00																																
	19.00																																
	20.00																																

TYPE of SAMPLE:

D – disturbed (2) – Penetrometer
 U.L. – Undist. Liner
 S.T. – Shelby tube
 S.S. – Sample Spoon
 R.C. – Rock Core

Cohesionless Density:

0-10 Loose
 10-30 Medium
 30-50 Dense
 50+ Very dense

Cohesive Consistency:

0-4 Soft
 4-8 Medium Stiff
 8-15 Stiff
 15-30 Very Stiff
 30+ Hard

140 Lb. WT. Hammer x 30" fall on 2" sampler

End of Test 16'-0"

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	4	Date:	10/29/15
		Date started:	10/23/15
		Date completed:	10/23/15
		Driller (s):	PP/GC

CLIENT:		Biagi Engineering					Date started:	10/23/15	
PROJECT:		3001 SW 26 th Terrace, Dania Beach, FL					Date completed:	10/23/15	
LOCATION:		See attached location sketch					Driller (s):	PP/GC	
Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thickness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.	
	0.00				=	0'-0"			
		6	19	18		16'-0"			
	1.00	11							
		14							
	2.00	9	30	20					Tan sand w/little rock
		6							
	3.00	5							
		6							
	4.00	5	11	23					Dark sand
		6							
	5.00	6							
		5							
	6.00	6	24	24					Tan sand
		9							
	7.00	14							
		14							
	8.00	15	27	24					
		16							
	9.00	16							
		14							
	10.00	15	19	24					
		13							
	11.00	19							
		18							
	12.00	19	31	24					
		20							
	13.00	20							
		21							
	14.00	19	32	24					
		18							
	15.00	19							
		19							
	16.00	20							
	17.00								
	18.00								
	19.00								
	20.00								

TYPE of SAMPLE:

D - disturbed (2) - Penetrometer
 U.L. - Undist. Liner
 S.T. - Shelby tube
 S.S. - Sample Spoon
 R.C. - Rock Core

Cohesionless Density:

0-10 Loose
 10-30 Medium
 30-50 Dense
 50+ Very dense

Cohesive Consistency:

0-4 Soft
 4-8 Medium Stiff
 8-15 Stiff
 15-30 Very Stiff
 30+ Hard

140 Lb. WT. Hammer x 30" fall on 2" sampler

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	5	Date:	10/29/15
		Date started:	10/23/15
		Date completed:	10/23/15
		Driller (s):	PP/GC

Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thickness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.
	0.00					0'-0"		
		4	11	19		0'-6"		Dark sand, roots
	1.00	6						
		5						Grey sand
	2.00	6						
		3	9	20		3'-0"		
	3.00	5						
		4						
	4.00	4						
		3	7	23	=	4'-0"		Brown sand
	5.00	3						
		4						
	6.00	8						
		9	17	24		6'-0"		
	7.00	8						
		9						
	8.00	10						
		10	26	24				
	9.00	12						
		14						Tan sandy limestone
	10.00	13						
		13	29	24				
	11.00	14						
		15						
	12.00	16						
		15	25	24				
	13.00	14						
		11						
	14.00	12						
		10	26	24		16'-0"		
	15.00	13						
		13						
	16.00	17						
								End of Test 16'-0"
	17.00							
	18.00							
	19.00							
	20.00							

TYPE of SAMPLE:

D - disturbed
U.L. - Undist. Liner
S.T. - Shelby tube
S.S. - Sample Spoon
R.C. - Rock Core

(2) - Penetrometer

Cohesionless Density:

0-10 Loose
10-30 Medium
30-50 Dense
50+ Very dense

Cohesive Consistency:

0-4 Soft
4-8 Medium Stiff
8-15 Stiff
15-30 Very Stiff
30+ Hard

140 Lb. WT. Hammer x 30" fall on 2" sampler

LOG OF BORING

JOB #:		Sheet:	1 of 1
Boring:	6	Date:	10/29/15
		Date started:	10/23/15
		Date completed:	10/23/15
		Driller (s):	PP/GC

CLIENT:		Biagi Engineering					Date started:	10/23/15
PROJECT:		3001 SW 26 th Terrace, Dania Beach, FL					Date completed:	10/23/15
LOCATION:		See attached location sketch					Driller (s):	PP/GC
Sample number	Depth In Feet	Blows / 6 inches	N Value	Sample Recovery (inches)	Water	Layer thickness	Symbol	DESCRIPTION: Soil type, color, texture, and consistency. Notes on drilling conditions.
	0.00				=	0'-0"		
		6	14	17		1'-6" 2'-0"		Dark sand, roots, trace of rock
	1.00	7						
		7						
	2.00	6	10	19		3'-8" 4'-0"		Dark sand
		6						
	3.00	5						
		5	10	24		5'-0"		Grey sand
	4.00	4						
		5						
	5.00	1	10	24		16'-0"		Brown sand
		9						
	6.00	11						
		11	31	24				Tan sandy limestone
	7.00	16						
		15						
	8.00	16	23	24				
		14						
	9.00	12						
		11	30	24				
	10.00	12						
		12						
	11.00	14	34	24				
		16						
	12.00	17						
		17	43	24				
	13.00	16						
		18						
	14.00	20	43	24				
		20						
	15.00	21						
		22						
	16.00	23						
	17.00						End of Test 16'-0"	
	18.00							
	19.00							
	20.00							

TYPE of SAMPLE:

D – disturbed
U.L. – Undist. Liner
S.T. – Shelby tube
S.S. – Sample Spoon
R.C. – Rock Core

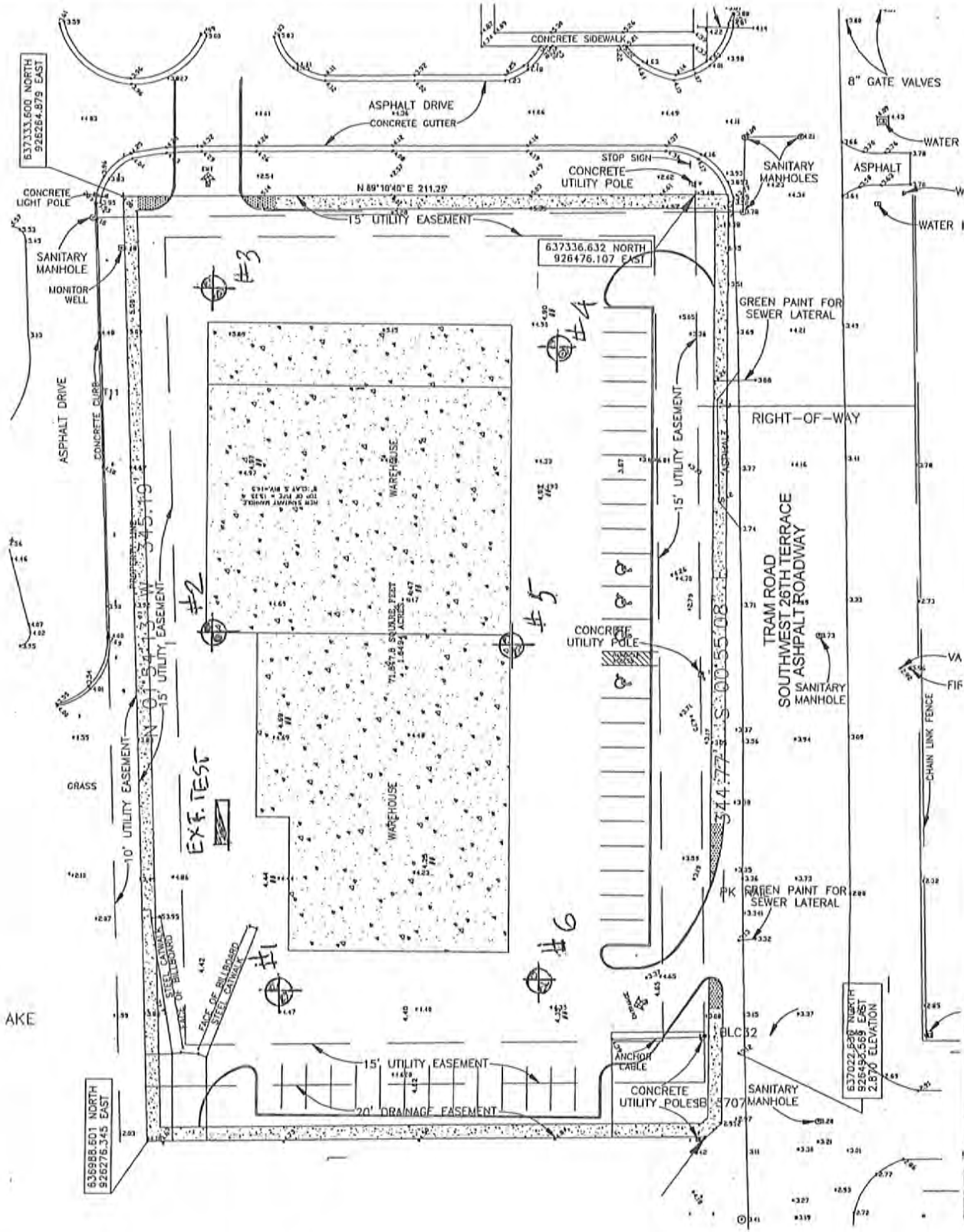
Cohesionless Density:

0-10 Loose
10-30 Medium
30-50 Dense
50+ Very dense

Cohesive Consistency:

0-4 Soft
4-8 Medium Stiff
8-15 Stiff
15-30 Very Stiff
30+ Hard

140 Lb. WT. Hammer x 30" fall on 2" sampler



SOILPROBE ENGINEERING AND TESTING

7450 Griffin Road #140
 Davie, FL 33314
 Tel. (954) 584-6115
 Fax. (954) 581-2415

Biagi Engineering Consulting

SOIL TESTS
 Location Sketch
 3001 SW 26th Terrace
 Dania Beach, FL

Soilprobe Engineering & Testing, Inc.

APPENDIX "A" SUBSURFACE EXPLORATION INFORMATION

Our borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, subsurface conditions that differ from those observed in the borings may exist and should be anticipated.

The groundwater depth shown on our boring logs is the water level the driller(s) observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that no groundwater will be encountered at that boring location.

Standard Penetration Test Borings

The Standard Penetration Test (SPT) is a widely accepted method of testing foundation in place. The N-value obtained from the test has been correlated empirically with various soil properties. These empirical correlations allow satisfactory estimates to be made of how the soil is likely to behave when subjected to foundation loads. Tests are usually performed in the boreholes at intervals of five feet. In addition, our Firm performs tests continuously in the interval directly below the expected foundation-bearing grade where the soil will be most highly stressed.

Boreholes where SPT will be performed are drilled with a truck mounted SIMCO 2800 drill-rig. The boreholes are advanced by rotary drilling with a winged bit that makes a hole about seven inches in diameter. After the borehole has been advanced to the depth where a SPT will be performed, the soil sampler used to run the test is attached the end of drill rods and lowered to the bottom of the borehole. The testing procedure used conforms closely to the methods recommended in ASTM D-1586. The sampler has a split-barrel 24 inches long and an outside diameter of 2.0 inches. It is driven into the ground below the bottom of the borehole using a hammer that weights 140 pounds and falls freely 30 inches. The driller records the number of hammer blows needed to advance the sampler the second and third six-inches increments. The total number of blows required to advance the sampler the second and the third six-inches increments constitutes the test results; that is N-Value at the depth. The test is completed after the sampler has been driven not more than 24 inches or when refusal is encountered, whichever occurs first. Refusal occurs when 100 hammer blows advance the sampler six inches or less.

After the test is completed, the sampler is removed from the borehole and opened. The driller examines and classifies the soil recovered by the sampler. He places representative soil specimen from each test in closed jars or plastic bags and takes them to our laboratory. In the laboratory, additional evaluations and tests are performed, if needed. Jar samples are retained in our laboratory for thirty days, then discarded unless our clients request otherwise.

Hand Auger Borings

Hand auger borings are used if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 6 feet) depth, or when access is not available for our truck-mounted or portable mounted drill-rigs. A three inches diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately six inches increments and its content emptied for inspection. Sometimes posthole diggers are used, especially in the upper three feet or so. The soil samples obtained are described and representative samples put in jars or plastic bags and transported to the laboratory for further classification and testing, if necessary.



James F. Biagi, P.E.
CONSULTING ENGINEER

February 2nd, 2015

Florida Department of Transportation
3400 West Commercial Blvd.,
Fort Lauderdale, Fl. 33309
954-776-400

RE: ON-SITE DRAINAGE REPORT: RUNWAY LAKES WAREHOUSE
ALEX NICHOLS
3001 SW 26 TERRACE
DANIA BEACH, FLORIDA

Existing Site and Proposed Improvements

The proposed location for Runway Lakes Warehouse is located at 3001 SW 26 Terrace, Dania Beach, Florida. Currently the existing site is comprised of vacant land covered with low-lying grasses and some tree growth.

The proposed location is within the Everglades Watershed and is presently controlled by South Florida Water Management District (SFWMD). The existing land surface elevations are approximately 5.01 feet above NAVD88. The proposed site is currently classified as poorly drained with no frequent flooding or ponding and under hydrologic soil group A.

The proposed drainage improvements are to meet the water-quantity requirements for stormwater-management systems as set out by SFWMD. The off-site discharge rate will be limited to rates that do not cause adverse effects to existing off-site properties, historic discharge rates, rates determined in previous District permit actions, or any other rates specified by the District. Storm events having a 25 year/3-day, 10 year/3-day, and 100-year/1-day duration return frequency will be analyzed in computing off-site discharge rates and in ensuring adequate aboveground onsite storage to accommodate the 100-year/1-day storm. All the roadways and building structures will be designed to the 100-year/1-day storm event criteria.

Drainage Analysis Methodologies

The South Florida Water Management District (SFWMD) has jurisdiction over the stormwater quality criteria for this project. Most contaminants are considered to be contained in the first inch of runoff; the retention of at least the first inch of runoff would meet the water quality objectives of most stormwater-management systems. However, when assessing the water quality of the proposed site we used the total runoff from 2.5 inches times the impervious area.

The primary method of complying with storm water treatment requirements in South

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Florida is through the use of exfiltration trenches. Exfiltration systems will be used to prevent flooding and maintain runoff inside the property.

A detailed hydrologic/hydraulic analysis was performed to develop flood discharges and stages for the Runway Lakes Warehouse. The following sections describe the methodology and results of the hydrologic/hydraulic analysis completed for the existing conditions of the proposed site. The analysis was run for the following three design storm events: 25 year/72, 10 year/72-hour, and 100-year/24-hour. The method used for hydrograph generation is the Soil Conservation Service (SCS) Unit Hydrograph procedure which is a recommended SFWMD procedure.

As is typical in South Florida, a dimensionless unit hydrograph with a peak factor of 256 was used for analysis.

The SCS unit hydrograph procedure requires data describing the physical features of the drainage basin in the system and generates runoff hydrographs using the following hydrologic parameters:

1. Basin areas (acres);
2. Curve Numbers (CN);
3. Rainfall precipitation;
4. Rainfall distribution;
5. Storm Duration;
6. Time of Concentration (TOC).

Total Drainage Area Impacted

The total drainage area impacted is the lot located at 3001 SW 26 Terrace, Dania Beach, Florida. The vacant lot is designated as industrial use.

Curve Number (CN)

The Curve Number is dependent on land use, soils and topography. Soil types for the proposed area were determined from the United States Department of Agriculture (USDA) Natural Resource Conservation Service for Broward County, Florida, East Part. Please see Appendix A for the Curve Number calculations.

Rainfall Precipitation

Rainfall data was analyzed using hyetographs of rainfall intensities versus time. The following design storm events were analyzed:

1. 25 year/ 72-hour
2. 10 year/ 72 hour
3. 100 year/ 24-hour

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Table 1 depicts the design rainfall precipitation depths as obtained from the SFWMD



Environmental Resource (ERP) Basis of Review (BOR) Manual rainfall maps. See Appendix B for the SFWMD rainfall maps.

Table 1: Design Rainfall Depths, inches

Return Period	24-Hour	72-Hour
25	10.30	14.00
10	8.0	--
100	11.77	16.00

Rainfall Distribution

The unit hydrograph was distributed over time using the South Florida 72-hour and 24-hour Distribution. The design rainfall distribution defines how the mass rainfall is distributed throughout the storm event.

Time of Concentration (TOC)

The drainage basin TOC is the time for a drop of water to reach the basin discharge point from the most hydraulically remote point in the basin. It is typically computed utilizing the kinematic wave equation for overland flow as outlined in the NRCS publication TR-55.

Exfiltration Trench Modeling

Exfiltration trenches are used as the primary source of stormwater runoff disposal for the proposed project. Modeling exfiltration trenches begin with identifying the required volume that must be retained to meet the applicable water quality criteria. The first step is to determine the hydraulic conductivities, or the k factor, for the drainage basins. The k factor of the drainage basins at the proposed site was 1.26×10^{-4} ; this value was obtained from the Geotechnical Investigation Report. The minimum length of exfiltration trench required was determined using equations provided by SFWMD, see appendix A for the water quality calculations for the proposed exfiltration trench systems.

Pre-Development Pervious and Impervious Areas

The current condition of the proposed site is comprised mostly of low-lying grasses and some trees. The total area of the site is 71,874 square feet and to date predominately pervious.

Post-Development Pervious and Impervious Areas

The proposed site will be comprised of 23,670 square feet of paved (hardscape) area, 19,780 square feet green (landscape area), and a 28,424 square foot building. Therefore there are a total of 19,780 square feet of pervious land and 52,095 square feet of impervious lands. The percent of impervious land is 54.48%.

Stage-Storage Relationship

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Site storage and stormwater management facility storage are combined. Please see appendix A for the Stage vs. Storage graph.

Discharge to Department Right of Way

All existing and proposed drainage will be within the proposed property lines. No post-development discharge will be released to the Department's Right of Way.





Appendix A

SCS Curve Number

$$\text{SCS Curve Number} = 1000 / (S + 10)$$

$$\text{Available Soil Storage} = 8.18 * 0.454 \text{ acres} = 3.681 \text{ Ac-in.} = 0.307 \text{ Ac-ft.}$$

$$\text{Soil Storage Entire Site (S)} = 0.307 \text{ Ac-ft} / 1.65 \text{ Ac.} = 0.1859 \text{ feet} = 2.23 \text{ inches}$$

$$\text{SCS Curve Number} = 1000 / (2.23 + 10) = 81.76$$

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EXFILTRATION TRENCH CALCULATION

3001 SW 26 TERRACE | DANIA BEACH, FLORIDA

DATA INPUTS:

PERCOLATION RATE	(K)	1.26E-04
TRENCH WIDTH	(W)	4.0 FT
DEPTH TO WATER TABLE	(H2)	4.00 FT
UNSATURATED TRENCH	(Du)	2.50 FT
SATURATED TRENCH	(Ds)	0.50 FT
WATER TABLE ELEV.	(WT)	2.9 NGVD

RUNOFF INPUTS:

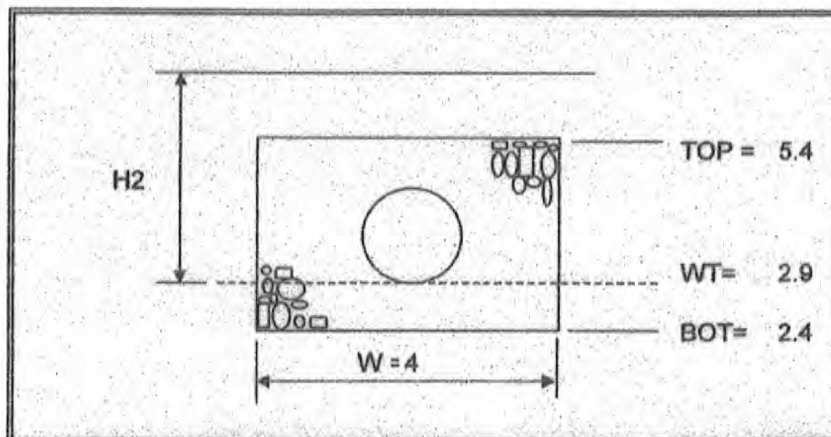
INCHES OF RAIN TO BE TREATED	2.50 INCHES
COEFFICIENT (C)	1.00
AREA IN ACRES	1.20 ACRES
VOLUME TO BE TREATED	2.99 AC-IN
VOLUME TO BE TREATED	10863.68 CU-FT

STANDARD FORMULA

$$L = \frac{V}{\{K(H2W + 2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10E-4)WDu\}}$$

FORMULA when $Ds > Du$ or when W is twice the height

$$L = \frac{V}{\{K(2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10E-4)WDu\}}$$



LENGTH OF TRENCH NEEDED = 529.444 FEET

529 feet of trench provided==> System OK



**WATER QUALITY AND STAGE /STORAGE CALCULATIONS**

PROJECT INFO: RUNWAY LAKES WAREHOUSE
PROJECT #: JB15-345
DESIGNER: TLP / JB
DATE: December 15, 2015 REVISED: December 18, 2015

LAND USE AND SITE GRADING

DESCRIPTION	AREA SF	GRADING		REMARKS
		FROM	TO	
BUILDING	28424.00	--	--	NO STORAGE
ROADS	0.00	0	0	LINEAR
WALKS & DRIVES	23670.00	6.13	6.91	LINEAR
GARAGE/ PATIO	0.00	0	0	LINEAR
OTHER PERV	0.00	0	0	LINEAR
GREEN	19780.00	5.45	6.5	LINEAR
SLOPES	0.00	0	0	LINEAR
LAKE	0.00	0	UP	VERTICAL
DRY RETENTION	0.00	0	UP	VERTICAL
TOTAL	71874.00			

SEE PAGE THREE FOR STAGE-STORAGE TABLE**SOIL STORAGE**

A. AVERAGE PERVIOUS ELEVATION=	5.98 ' NGVD
B. WATER TABLE ELEVATION=	2.90 ' NGVD
C. DEPTH TO WATER TABLE=	4.00 ' NGVD
D. PERVIOUS AREA SOIL STORAGE FOR COMPACTED SOIL, PER SFWMD VOL IV.=	8.18 INCHES
E. SITE-WIDE SOIL STORAGE= S =	2.25 INCHES
F. TOTAL PERVIOUS AREA =	19780.00 SF
G. TOTAL IMPERVIOUS AREA (INCLUDING LAKES) =	52094.00 SF
H. % IMPERV. (EXCLUDING ROOFS AND LAKES) =	54.48 %

WATER QUALITY

VOLUME FROM 1 INCH OF RUNOFF FROM THE SITE =	5989.50 CU-FT
VOLUME FROM 2.5 INCHES OF RAINFALL TIMES THE % IMPERVIOUS SHOWN IN (H) =	8157.16 CU-FT
WATER QUALITY VOLUME USED	8157.16 CU-FT
WATER QUALITY STAGE (IF REQUIRED) (Does not include exfiltration trench)	6.34 ' NGVD
VOLUME NEEDED FOR 1/2" OF PRE-TREATMENT =	2994.75 CU-FT
IF PRE-TREATMENT IS REQUIRED THEN STAGE IN DRY RETENTION AREA TO MEET PRE-TREATMENT = (Does not include exfiltration trench)	6.01 ' NGVD
WATER QUALITY VOLUME STORED IN EXFILTRATION	10863.68 CU-FT



**RAINFALL**

	1-DAY	3-DAY
10 - YEAR STORM	8.00	---
25 - YEAR STORM	10.30	14.00
100 - YEAR STORM	11.77	16.00

RUN-OFF

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

WHERE P = RAINFALL (INCHES),

S = SITE WIDE SOIL STORAGE (INCHES), AND

Q = RUN-OFF (INCHES)

FOR 10 - YEAR, 1 - DAY STORM

$$Q = 5.82 \text{ in.}$$

$$V = 34833 \text{ cu-ft}$$

FOR 25 - YEAR, 3 - DAY STORM

$$Q = 11.62 \text{ in.}$$

$$V = 69580 \text{ cu-ft}$$

FOR 100 - YEAR, 3 - DAY STORM

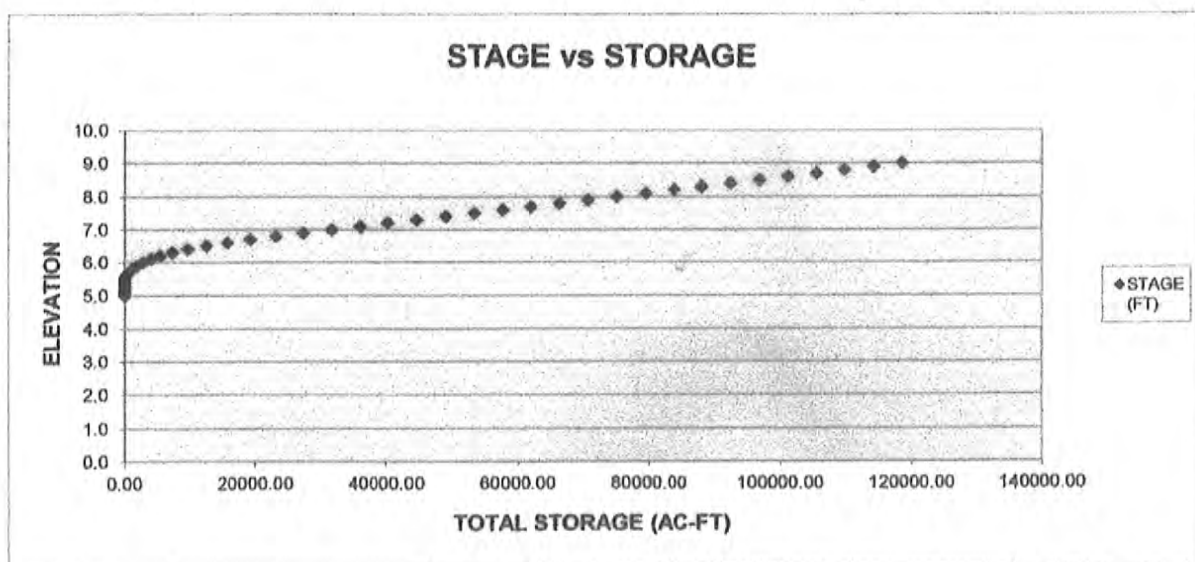
$$Q = 13.58 \text{ in.}$$

$$V = 81330 \text{ cu-ft}$$

**STORM STAGE**

FROM THE STAGE-STORAGE TABLE ON THE NEXT PAGE, THE STORMWATER STAGES ARE AS FOLLOWS:

EVENT	DAYS	STAGE	REMARK
10 YEAR	1 DAY	6.82	-
25 YEAR	3 DAY	7.62	BASED ON ZERO DISCHARGE
100 YEAR	3 DAY	7.89	BASED ON ZERO DISCHARGE



Appendix B

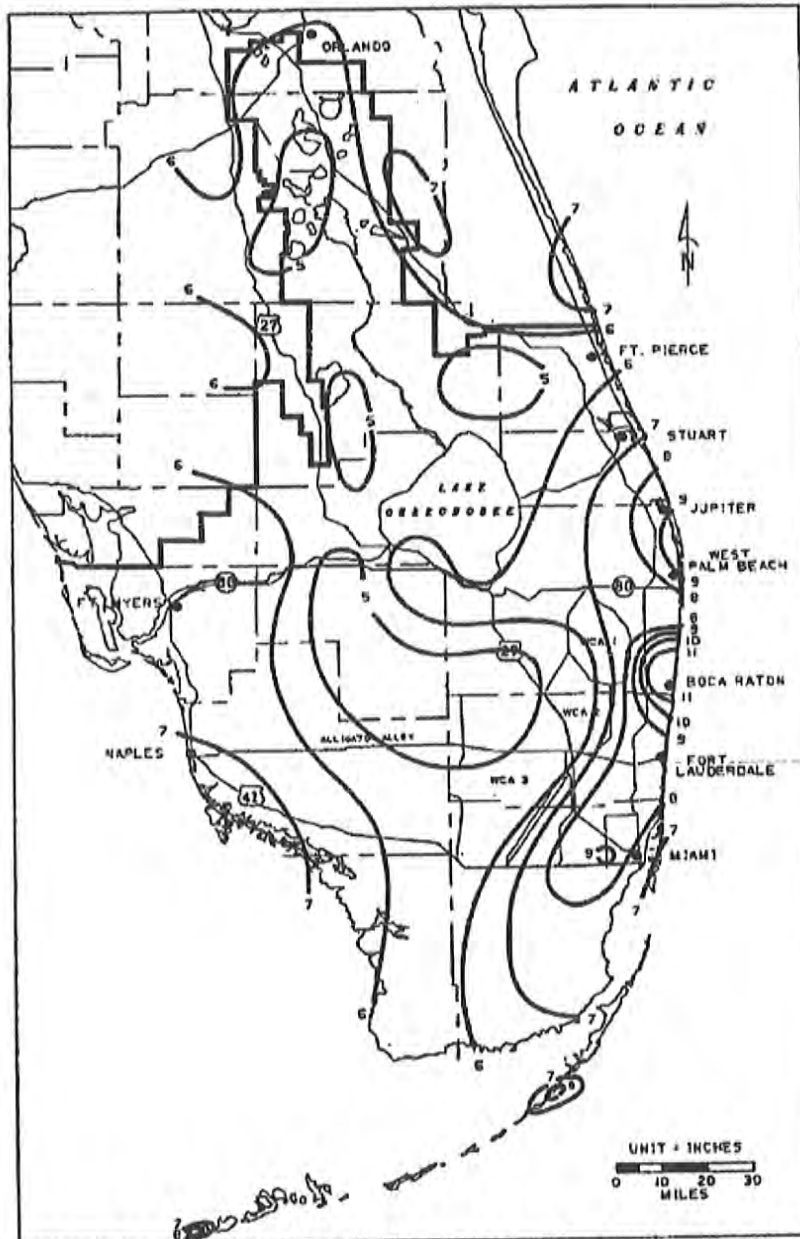


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

Figure 1: 1-Day Rainfall 10 Year Return Period

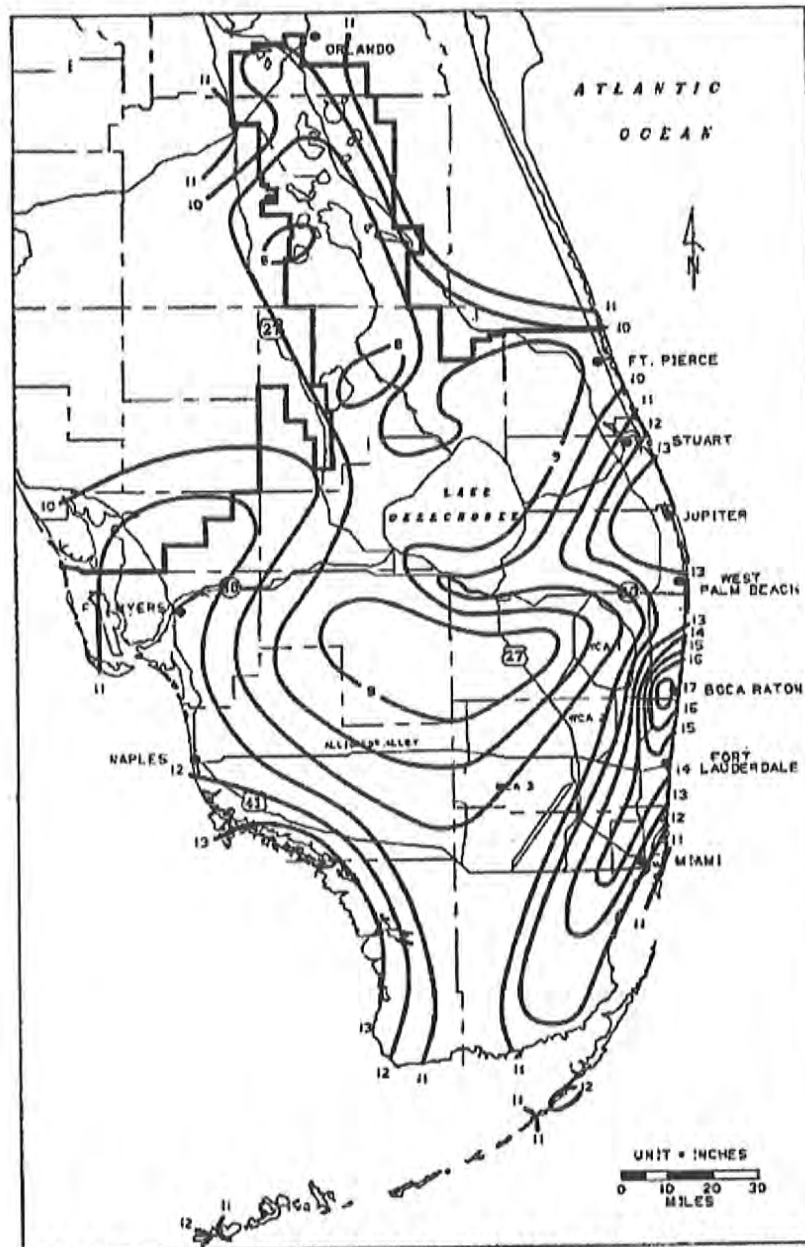


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Figure 2: 3-Day Rainfall 25 Year Return Period

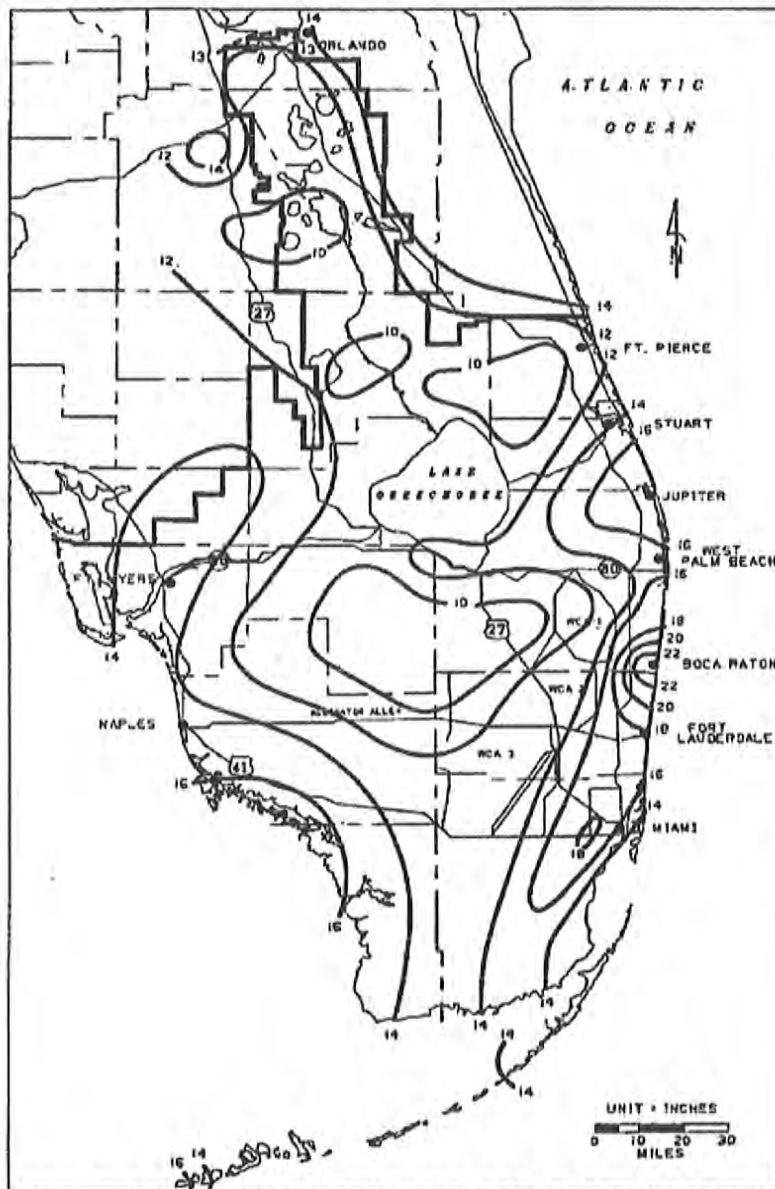


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Figure 3: 3-Day Rainfall 100 Year Return Period



James F. Biagi, P.E.
CONSULTING ENGINEER

February 2nd, 2015

Florida Department of Transportation
3400 West Commercial Blvd.,
Fort Lauderdale, Fl. 33309
954-776-400

RE: PHOTOGRAPHIC JOURNAL: RUNWAY LAKES WAREHOUSE
ALEX NICHOLS
3001 SW 26 TERRACE
DANIA BEACH, FLORIDA

Existing Site



Figure 1: View from South end of Property



Figure 2: View from South end of Property



Figure 3: Northeast corner of Property



Figure 4: Birdseye View from Google Earth

WATSON TITLE INSURANCE, INC.
1800 N.W. 49th ST.
SUITE 120
FT. LAUDERDALE, FL 33309

RECORD AND
RETURN TO

Prepared by and Return to:
Kathleen Angione, Esq.
Watson Title Insurance, Inc.
1800 N.W. 49th Street, Suite 120
Ft. Lauderdale, FL 33309

Folio Nos.: 10220-02-04020; 10220-02-04300; 10220-02-04500;
10220-02-04520; 10220-02-04600

COUNTY DEED

(Pursuant to F. S. 125.411)

THIS DEED, made this 29 th day of July 2005, by BROWARD COUNTY, a political subdivision of the State of Florida ("Grantor"), whose address is 115 South Andrews Avenue, Suite 423, Fort Lauderdale, Florida 33301, and Alex Nichols, a married man, ("Grantee"), whose address is: 2400 Sunrise Key Boulevard, Fort Lauderdale, Florida 33304.

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, the real property described on Exhibit A, attached hereto and made a part hereof ("Property"), lying and being in Broward County, Florida.

THIS CONVEYANCE IS SUBJECT TO: all zoning rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property, including any rules and regulations which may be imposed by the Federal Aviation Administration (or any successor agency) or the Florida Department of Transportation (or any successor agency) designating any limitation on the uses of property located in the vicinity of an airport; all easements and other matters of record; taxes for the year of closing and subsequent years; that certain Declaration of Covenants, Restrictions and Easements, recorded in Official Records Book 33028, Pages 679 through 737, of the Public Records of Broward County, Florida, the terms, conditions and provisions of which are hereby incorporated herein and made a part hereof by this reference; and that certain Lease Agreement entered into on April 14, 1989 by and between Golden Communications, Inc., a Michigan Corporation and Sam and Madeline Glaberman, as recorded in Official Records Book 16365, Page 248, and rerecorded in Official Records Book 16391, Page 943 of the Public Records of Broward County, Florida, the terms, conditions and provisions of which are hereby incorporated herein and made a part hereof by this reference.

The term "GRANTOR" and "GRANTEE" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.

INSTR # 105275934
OR BK 40295 Pages 450 - 459
RECORDED 08/15/05 14:10:41
BROWARD COUNTY COMMISSION
DOC STMP-D: \$18814.60
DEPUTY CLERK 3075
#1, 10 Pages

This document is being re-recorded to include the Doc Stamps due on Parcel 6. The Doc Stamps due on Parcels 2, 3, 4 and 5 were paid on 8/15/2005 at the time of the original recording. The duplicate legal attachments for Parcels 2, 3, and 4 have also been removed from this document.

25-00452/Nichols

5

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

**BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS**

By: *Kristin Jacobs*
Printed Name: _____
Mayor/Vice Mayor *Kristin Jacobs*

ATTEST:

By: *Kristin Jacobs*
Printed Name: KRISTIN JACOBS
County Administrator/
Deputy County Administrator as
Ex-Officio Clerk of the Board
of County Commissioners of
Broward County, Florida

Zachary L. Williams For
RSD
Zachary L. Williams
Assistant County Administrator
Per delegated authority from the
County Administrator

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

By: *Christine C. Lee*
Christine C. Lee, Assistant County Attorney

EXHIBIT "A"

A/K/A Parcel #6

**PARCEL "A", RUNWAY LAKES FLL AIRPORT PLAT,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 158, PAGES 2 AND 3, PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.**

Parcel 6
25-00458-FL



VIACOM OUTDOOR INC.
DATE: July 1, 2005
SIZE: 14x 48
REP NAME: Scherer
SIGN LOCATION LEASE

LEASE NO. 618 DIV. 313
VENDOR NO.
DISPLAY NO. 10038

1. ALEX NICHOLS (hereinafter called LESSOR), hereby leases and grants to NATIONAL ADVERTISING COMPANY d/b/a VIACOM OUTDOOR (hereinafter called LESSEE) the premises (with free access to and upon same) described as: Parcel 6, Plat 3, 3101 SW 26th Terrace (the "Property") in the City of Dania Beach, County of Broward, in the State of Florida, commencing on the transfer of the Property from the Airport Authority to Alex Nichols (The Commencement Date), for the purpose of erecting, constructing, installing, placing, operating, and maintaining LESSEE'S advertising sign(s) thereon including supporting structures, illumination facilities and connections, service ladders and other appurtenances and ancillary equipment. (Folio: 5042 2048 0010)
2. LESSEE shall pay to LESSOR rental pursuant to the Special Provisions Addendum beginning on the Commencement Date. Rental payments shall be limited to one (1) check per payment payable to no more than two (2) payees.
3. LESSOR warrants that LESSOR is the OWNER of the above-described real estate and has full authority to make this agreement; the premises are not encumbered by mortgage that would be superior to this Lease; and the LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the maintenance of LESSEE's sign(s) at the. All such permits shall always remain the property of LESSEE.
4. LESSEE shall save the LESSOR harmless from all damage to persons or property by reason of accidents resulting from the negligent or willful acts of its agents, employees or others employed in the construction, maintenance, repair or removal of its sign(s) on the premises. Lessee agrees to carry in force at all times liability and personal property damage insurance in the amount of One Million Dollars (\$10000000). An insurance certificate will be provided at the request of the Lessor.
5. The Lessor will have the right to submit to Lessee, a written request to have a Certified Structural Engineer verify that the subject Sign Structure (Sign) meets all safety and maintenance standards. The Lessee, upon receipt of such request, will remit to the Lessor within a reasonable time, an Engineer's letter verifying the structural integrity of the Sign. This verification will be performed at the Lessee's expense every Five (5) years. Should the Lessor require Engineer's verification within the five (5) year interval, it will be performed at the Lessor's expense. Either party shall not unreasonably withhold all notices and verifications.
6. This agreement is a Lease (not a License), and all sign(s), structure(s), improvements and appurtenances thereto placed on the premises by or for the LESSEE, its agent or predecessor, shall remain the property of the LESSEE and LESSEE shall have the right to remove the same at any time during the term of the Lease subject to Paragraph 8 of this lease or, within thirty (30) after the expiration of the Lease. If LESSEE removes its structure(s), only above grade portions of said structure(s) shall be removed. The future existence of below grade improvements shall not constitute continued occupancy of the premises by LESSEE.
7. The term of this Lease will be Twenty (20) years beginning on the Commencement Date. This Lease shall continue in full force and effect for its term.
8. In the event that all or any part of the Property is acquired or sought to be acquired by any entity having or delegated the power of eminent domain, Lessee shall, at its election and its sole discretion, be entitled to: (i) contest the acquisition or defend against the taking of Lessee's interest in the Property; and/or (iii) be compensated from any award or consideration payable by the acquiring entity for all costs, damages and value loss incurred by Lessee relating to its leasehold, as improved with the outdoor advertising structure. Lessor may not terminate this lease under any right or circumstance if the Property has been taken or is threatened to be taken by eminent domain, or if the Property is conveyed to any entity or its agent with eminent domain authority. No contemporary or subsequent modification of this Lease or the foregoing sentence shall be effective unless it specifically references this paragraph and the foregoing sentence.
9. In the event that, in LESSEE's sole opinion; (a) LESSEE is unable to secure or maintain any required permit or license from any appropriate governmental authority; (b) federal, state or local statute, ordinance regulation or other governmental action precludes or materially limits use of the premises for outdoor advertising purposes; (c) LESSEE's sign(s) on the premises become entirely or partially obstructed or destroyed; (d) the view of LESSEE's signs are obstructed or impaired in any way by any object or growth on the premises or on any neighboring premises; (e) the advertising value of the structure(s) is impaired or diminished; (f) there occurs a diversion of traffic from, or a change in, the direction of traffic past the structure(s); (g) LESSEE is prevented from maintaining electrical power to the premises or illuminating its sign(s); (h) LESSEE finds that, in LESSEE's sole opinion, the continued maintenance/operation of the structure(s) is impractical or uneconomical; (i) maintenance will be hampered or made unsafe due to conditions caused by nearby properties, land uses, or utilities, then LESSEE shall, at its option, have the right to terminate this Lease upon thirty (30) days notice in writing to LESSOR and LESSOR shall refund to LESSEE any rental payment paid in advance for the remainder of the un-expired term.
10. Deleted
11. This Lease shall not obligate the LESSEE in any way until it is accepted and executed by a Vice President, General Manager or Regional Director of Real Estate who is responsible for executing LESSEE's duties under this Lease. It is understood that this written lease between parties constitutes the entire Lease and understanding between the parties and supersedes all prior representations, understandings, and agreements relating to the property site(s). This Lease may not be modified except in writing and signed by LESSOR and an authorized signatory of LESSEE.
12. This Lease shall be binding upon heirs, executors, personal representatives, successors and assigns for the parties hereto and LESSOR agrees to notify LESSEE of any change of ownership of the premises related hereto or of LESSOR's mailing address within seven (7) days of such change. LESSOR agrees to hold LESSEE harmless from any action resulting from failure to provide said notice.
13. All rents to be paid pursuant to this Lease and all notices are to be forwarded to the undersigned LESSOR at the address noted below the LESSOR's signature. Rental payments shall be deemed received by LESSOR upon deposit by LESSEE with



the United States Postal Service.

14. In the event that either party is in default under the terms of this Lease, the non-defaulting party shall deliver written notice via the United States Postal Services by certified or registered return receipt mail to the defaulting party, and said party may cure such failure within fourteen (14) days of receipt of such notice provided that for any non-monetary default, if a cure cannot reasonably be effected in 14 days, the defaulting party may continue such cure past 14 days from notice if it commences such cure within fourteen days from notice and pursues such cure to completion.
15. Concurrently with the execution of this Lease, or at any other time upon request of the other, LESSOR and LESSEE shall execute, acknowledge and deliver to the other a short form memorandum of this Lease for recording purposes. The Party requesting recordation shall be responsible for payment of any fees or taxes applicable thereto.
16. To the extent permitted by applicable law, Lessor hereby waives any statutory right to a landlord's lien or any other lien on any property of Lessee located on the premises.
17. Lessee shall have the absolute unencumbered right to trim, cut or remove any trees or other vegetation or any other debris from Lessor's property, which in any way impairs the operation or maintenance of lessee's sign(s) or the view thereof.
18. ADDENDUM ATTACHED (please initial)

LESSEE: X YES ☐ NO *[Signature]*

LESSOR: X YES ☐ NO

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

FOR LESSOR: ALEX NICHOLS
VIACOM OUTDOOR INC.

FOR

LESSEE:

BY: *[Signature: Alex Nichols]*

Title

BY: *[Signature: Joe Little]*

Title

DATE: 8/3/05

DATE: 8/25/05

EXECUTED by the LESSOR in the presence of
[Signature]
Who is hereby requested to sign as witness.

EXECUTED by the LESSEE in the presence of
[Signature: Christine Jones]
Who is hereby requested to sign as witness.

BY: *[Signature: Jody Obenoltz]*

Title

EXECUTED by the LESSOR in the presence of
[Signature]
Who is hereby requested to sign as witness.

DATE: _____

EXECUTED by the LESSOR in the presence of
[Signature: Alex Nichols]
Who is hereby requested to sign as witness.

075325584
LESSOR'S SOCIAL SECURITY/TAX I.D. NO.

LESSOR'S MAILING ADDRESS:

2400 SUNNYSIDE KEY BLVD
Street Address
FT. LAUDERDALE FL
City
FL 33304
State Zip

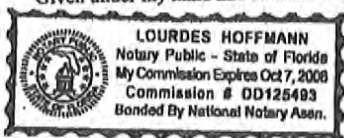
954-467-1940
Telephone Number

954-467-1908
Fax Number

STATE OF Florida)
COUNTY OF Broward)^{ss}

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that ALEX NICHOLS
_____, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before
me this day in person and acknowledge that ALEX NICHOLS signed, sealed and delivered the said instrument as a free and voluntary
act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of August, 2005



Lourdes Hoffmann
Notary Public

STATE OF FL)
COUNTY OF Dillsborough)^{ss}

I, the undersigned, a notary public in and for the above said County and State do hereby certify that Joe Little
_____, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before
me this day in person and acknowledge that he signed, sealed and delivered the said instrument as a
free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th of Aug, 05



Christine Torres
Notary Public



LEASE NO. 618

ADDENDUM A

AGREEMENT made this 28th day of July, 2005, between the undersigned, as LESSOR, and VIACOM OUTDOOR INC., LESSEE.

WHEREAS, for consideration of \$10.00 and other goods and valuable considerations from LESSEE to LESSOR, the parties or their predecessors entered into a sign location lease agreement dated July 1, 2005 (the "Lease").

WHEREAS, the parties desire to amend the Lease to establish their respective rights and obligations.

NOW THEREFORE, in consideration of the promises set forth herein, and in the subject Lease, the parties agree as follows:

Rentals will be paid "ANNUALLY" in advance at all times over the entire term of this lease. "Together with all rentals, Lessee shall remit applicable state sales tax due on rental income." Note: \$40,000 X 6% = \$2,400 per year due in state sales taxes at the current Broward County rate of six percent.

For years One thru Ten (1-10) Beginning on July 1, 2005 thru June 30, 2016:

LESSEE shall pay to LESSOR rental of Forty Thousand Dollars (\$40000.00) per year.

For years Eleven thru Twenty (11-20) Beginning on July 1, 2016 thru June 30, 2026:

LESSEE shall pay to LESSOR rental of Fifty Thousand Dollars (\$50000.00) per year.

THE PARTIES further agree that this Addendum shall supersede any contrary or conflicting provisions of the Lease.

FOR LESSOR:

FOR LESSEE: VIACOM OUTDOOR INC.

BY: [Signature]

BY: [Signature]

Title

Title

DATE: 8/3/05

DATE: 8/25/05

EXECUTED by the LESSOR in the presence of

EXECUTED by the LESSEE in the presence of

[Signature] who is hereby requested to sign as witness.
sign as witness.

[Signature] who is hereby requested to

BY: [Signature]

X [Signature]

Title

DATE: 8/3/05

EXECUTED by the LESSOR in the presence of

[Signature]
who is hereby requested to sign as witness.

584220 060
190

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into as of this 14th day of April, 1989, by and between GOLDEN COMMUNICATIONS, INC., a Michigan corporation (referred to herein as the "Lessee") and SAM GLABERMAN and MADELINE GLABERMAN, husband and wife (collectively referred to herein as the "Lessor").

R E C I T A L S:

WHEREAS, Lessor is the owner of the following described parcels of real property which are situated in Broward County, Florida:

The South 85 feet of the North 345 feet of the NW 1/4 of the NW 1/4 of the SE 1/4 (lying west of Tram Road) of Township 20, Section 50, Range 40, lying and being in Broward County, Florida (Tax Folio No. 5042-20-00043601), located at 3101 S.W. 26th Terrace; and, 50 42 20 04 3701

The South 85 feet of the North 260 feet of the NW 1/4 of the NW 1/4 of the SE 1/4 (lying west of Tram Road) of Township 20, Section 50, Range 40, lying in Broward County, Florida (Tax Folio No. 5042-20-00043701), located at 3091 S.W. 26th Terrace ("Property"); and

WHEREAS, Lessee is desirous of obtaining a long-term lease of a certain portion of the Property for the purpose of erecting an outdoor advertising display sign of (i) a height no less than thirty-five (35) feet and no greater than eighty-five (85) feet above the roadway surface elevation of the I-595 highway and/or ramp proximate to the Property, and (ii) a dimension no less than 14' x 48' ("Billboard"); and

WHEREAS, Lessor is desirous of entering into a long-term lease with Lessee for the purpose of enabling Lessee to erect the Billboard on the Property in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct in all respects and are hereby incorporated herein by this reference and made a part hereof.

2. Rent. During and for the Term (hereinafter defined) of this Lease, Lessee shall pay to Lessor as Rent (herein so called) the sum of One Hundred Eighty Thousand Dollars (\$180,000.00), plus sales tax, payable (i) annually without demand by Lessee in the amount of Fifteen Thousand Dollars (\$15,000.00) per year for each of the twelve (12) years of the Term, and (ii) once every year on each anniversary of the Commencement Date (hereinafter defined). The Rent shall be subject to increase every year on each anniversary of the Commencement Date by an amount equal to the product obtained by multiplying the previous year's annual Rent payment by the result obtained by subtracting the Consumer Price Index - Seasonally Adjusted U.S. City Average For All Items For All Urban Consumers (1982-1984=100) published in the "Monthly Labor Review" of the Bureau of Labor Statistics of the United States Department of Labor ("CPI-U") for the immediately preceding year from the CPI-U on each such anniversary date; provided, however, that the Rent for any year shall not increase by an amount more than five percent (5%) over the Rent paid for the immediately preceding year. In no event shall the Rent be decreased below that of the Rent paid for the preceding year. If the CPI-U is discontinued, the Consumer Price Index - Seasonally Adjusted U.S. City Average For All Items For Urban Wage Earners and Clerical Workers (1982-1984=100) published monthly in the "Monthly Labor Review" by the Bureau of Labor Statistics of the U.S. Department of Labor ("CPI-W") shall be used for making the computations provided for herein. If the CPI-W is discontinued, comparable statistics on the purchasing power of the consumer dollar published by the Bureau of Labor Statistics of the United States Department of Labor shall be used for making the computations. If the Bureau of Labor Statistics shall --

the CPI-U, CPI-W or other index are taken into account notwithstanding any such change in the base year. Lessee shall pay to Lessor the increase CPI-U amount together with each annual payment of Rent made on each anniversary of the Commencement Date.

3. Term. The term of this Lease shall be for a period of twelve (12) years ("Term"), commencing on the first day of the second (2nd) month next following the date that Lessee obtains the Governmental Approvals (hereinafter defined) in accordance with the provisions of Paragraph 4 hereof ("Commencement Date"). Lessor does hereby grant Lessee the right following the expiration of the Term to match any bona fide offer from any third party to erect a sign similar in purpose to the Billboard, whereupon Lessee shall have the option to extend the Term on and for the same terms and conditions as those set forth in the said bona fide offer.

4. Governmental Approval. Lessor understands, acknowledges and agrees that Lessee's obligation to perform under this Lease is conditioned, subject to and wholly contingent upon Lessee obtaining, at Lessee's sole cost, expense and undertaking, a final and unconditional building permit enabling Lessee to construct the Billboard on the Property in accordance with the terms hereof, together with all preliminary approvals related thereto or necessary in connection therewith (collectively referred to herein as the "Governmental Approvals"). Lessor agrees to fully, completely and promptly cooperate with Lessee and to exercise good faith and shall use Lessor's best efforts and due diligence in executing, expediting and submitting any and all necessary applications, permits, petitions and any and all other official documentation necessary or desired by Lessee in connection with Lessee obtaining or endeavoring to obtain the Governmental Approvals. Lessor understands and agrees that included within the process of obtaining the Governmental Approvals may be the voluntary annexation of the Property into the municipality of the City of Dania, Florida, and the procurement from the City of Dania of a variance to finally and unconditionally permit construction of the Billboard. Lessor agrees to execute any and all instruments or documents which may be necessary or desired by Lessee to accomplish such purposes, including but not limited to any and all petitions, contracts, agreements and other official or unofficial documentation, and shall promptly cause the Property to be affected in such manner. Notwithstanding the foregoing, Lessee shall obtain the necessary Governmental Approvals within one hundred eighty (180) days from the date hereof, and Lessor shall have the right to terminate this Lease after said period if the Governmental Approvals have not been obtained by Lessee.

5. Billboard Remains the Property of Lessee. Lessor and Lessee understand and agree that Lessee, or such other person as Lessee may delegate, shall remain the owner of the Billboard, and all advertising structures and improvements associated or connected therewith, and that, notwithstanding the fact that same may be deemed to constitute real estate fixtures, Lessee, or such other person, shall have the sole and exclusive right to remove and/or replace the Billboard, and all structures and improvements associated or connected therewith, at any time during the Term of this Lease or after the expiration thereof. Lessee shall have the right, and said right is hereby granted to Lessee by Lessor, to sell, assign and set over Lessee's right, title and interest in and to the Billboard and in and to this Lease to any financially responsible assignee upon the express and written assumption by said assignee of all of the obligations of Lessee provided for herein. In the event of condemnation or the threat of condemnation by any lawful governmental authority, Lessee shall have the right to participate in any condemnation award or settlement to the extent of Lessee's damages for the loss of the use of the Billboard, the cost of removal or replacement thereof and the loss of the leasehold interest created hereby. This right shall not diminish, mitigate or in any manner subtract from any awards granted to Lessor for the Property.

6. Indemnification of Lessor. Lessee shall save, defend, indemnify and hold Lessor harmless from any and all damage to any persons or to the Property occasioned by reason of accidents on the Property resulting from the negligent or willful acts of Lessee, or Lessee's agents, servants, employees or others hired by Lessee in the construction, maintenance, repair or removal of the Billboard. Lessee shall, at his *

7. Right of First Refusal to Purchase Property. In the event Lessor enters into an agreement to sell or lease the Property, Lessor shall within ten (10) days after the

transfer, properly given, shall be deemed to be an offer to sell or lease the Property, as the case may be, to Lessee, or to Lessee's designee, whether corporate or otherwise, on the exact same terms and conditions as are contained in any such Outside Offer. The giving of any such notice of transfer shall constitute a warranty and representation by Lessor to Lessee that Lessor that the Outside Offer is bona fide in all respects. The Lessee shall within fifteen (15) days after receipt of such notice of transfer (the "Lessee's Exercise Period"), notify Lessor, in writing, electing either to purchase or lease the Property on the same terms and conditions as contained in the Outside Offer or electing not to purchase or lease the Property. In the event Lessee exercises the right of first refusal herein set forth within Lessee's Exercise Period and accepts Lessor's offer, title shall close at the office of Lessee's attorney ("Closing") on the later to occur of (i) the date specified in the Outside Offer, or (ii) thirty (30) days after the expiration of Lessee's Exercise Period. At Closing, there shall be delivered to Lessee, or to Lessee's designee, a warranty deed representing title to be good and marketable in all respects or a lease in such form as originally contained in the Outside Offer. If the Property is subject to liens and encumbrances at the time of Closing, such liens and encumbrances shall be discharged out of the Closing proceeds or Lessee shall have the right to accept title subject to such liens or encumbrances and deduct from the purchase price the sum necessary to discharge same. All items which are subject to customary apportionments shall be pro rated between the parties at Closing. The right of first refusal granted by Lessor to Lessee hereunder shall exist during and throughout the Term, and any extensions, modifications or renewals thereof, and shall not terminate unless and until this Lease shall terminate. In any event, whether or not Lessee shall exercise its right of first refusal and accept Lessor's offer to purchase or lease the Property, any subsequent holder of title to the Property, whether fee simple title or a leasehold interest, shall take title to the Property subject and subordinate to Lessee's right, title and interest in and to the Property under and pursuant to the terms of this Lease. In that regard, Lessee shall have the right to record this Lease, or a duly executed memorandum hereof, in and among the Public Records of Broward County, Florida, to serve as constructive notice to the public of Lessee's interest in and to the Property.

8. Location of Billboard on Property. Lessor agrees that the Billboard shall be situated on such portion of the Property as shall best serve Lessee's business interests in erecting the Billboard and shall be of sufficient size to accommodate Lessee's erection of the Billboard. Lessee agrees that Lessor shall have the right to locate the Billboard on the Property in a manner which least intrudes upon any incompatible uses for the Property. With these guidelines controlling, Lessee and Lessor shall, in their respective exercise of good faith and due diligence, mutually select a suitable site on the Property to locate the Billboard prior to the time that application is made for the Governmental Approvals.

9. Miscellaneous. This Lease shall constitute the exclusive agreement and understanding between Lessor and Lessee relating to this Lease and to the Property. Neither party hereto will be bound by any statements, warranties or promises, whether oral or written, unless such statements, warranties or promises are specifically set forth herein. This Lease shall be binding upon and shall inure to the benefit of Lessor and Lessee, and to their respective successors, heirs, assigns, administrators and personal and legal representatives. This Lease shall be governed by and construed under the laws of the State of Florida, and may be executed simultaneously in one or more counterparts, any one of which shall be deemed an original and all of which together shall constitute one and the same agreement. Lessor and Lessee agree that the business relationship created by this Lease is solely that of landlord and tenant, and nothing contained herein shall make Lessor or Lessee an agent, legal representative, partner, subsidiary, joint venturer, employer or employee of the other. Neither party shall have the right or power to bind or obligate the other in any way, manner or thing whatsoever, nor represent that they have the right to do the same. Time shall be of the essence with respect to each and every performance obligation under this Lease. This Lease shall become immediately binding upon Lessor and Lessee on the date the last party signs same, notwithstanding that the Term of this Lease shall commence on a future date; i.e., the Commencement Date. The paragraph headings hereof are inserted solely for convenience of reference and shall not constitute a part of this Lease, nor limit, define or describe the scope or intent of any of the provisions of this Lease. In the event any litigation or dispute shall arise in connection with the subject

Florida 33014, with a copy to Berger, Blasi & Shapiro, P.A., 100 N.E. Third Avenue, Suite 400, Fort Lauderdale, Florida 33301, Attention: Andrew B. Blasi, Esq.; and, if to Lessor, at 27 Breton Drive, Pine Brook, New Jersey 07058, or to such other address as either party shall provide to the other with prior written notice given in the manner above stated.

10. Default. If Lessee shall default in the payment of Rent for ten (10) days after same shall be due, then Lessor, after having given Lessee notice of such default and ten (10) days opportunity to cure same, may proceed to evict Lessee from the Property pursuant to Chapter 83 of the Florida Statutes, whereupon this Lease shall terminate and Lessee shall have no further rights to the Property hereunder; provided, however, that the Billboard shall be and remain the property of Lessee in any such event. Lessor and Lessee shall have all available remedies at law or in equity for any breach of this Lease by the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the day and year first above written.

WITNESSES:

Andrew B. Blasi
Donna Rendo

WITNESSES:

Sam Glaberman
Madeline Glaberman

LESSOR:

GOLDEN COMMUNICATIONS, INC., a Michigan corporation

By: Daniel L. Hardin
Daniel L. Hardin, Vice President

LESSEE:

Sam Glaberman
SAM GLABERMAN SS#
Madeline Glaberman
MADELINE GLABERMAN

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

BEFORE ME, the undersigned officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared Daniel L. Hardin, as the Vice President of GOLDEN COMMUNICATIONS, INC., a Michigan corporation, to me personally known and known to me to be the person described in and who executed the foregoing instrument, and who acknowledged before me that he executed same.

WITNESS my hand official seal in the State and County aforesaid this 14th day of April, 1989.

Andrew B. Blasi
Notary Public, State of Florida
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: OCT. 25, 1991;
BONDED THRU NOTARY PUBLIC UNDERWRITER;



"OFFICIAL NOTARY SEAL"
ANDREW B. BLASI

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

BEFORE ME, the undersigned officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared SAM GLABERMAN and MADELINE GLABERMAN, husband and wife, to me personally known and known to me to be the person described in and who executed the foregoing instrument, and who



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

Standard Development Application

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

Date Rec'd: _____

Petition No.: SP-12-16

(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: 3001 SW 26 TERRACE, DANIA BEACH, FLORIDA

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

Recorded Plat Name: RUNWAY LAKES FLL AIRPORT PLAT

Folio Number(s): 50-42-20-48-0010 Legal Description: RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3) 158-2 B PARCELA

Applicant/Consultant/Legal Representative (**circle one**) ALEX NICHOLS

Address of Applicant: 3001 STATE ROAD 84, FORT LAUDERDALE, FL. 33312

Business Telephone: (954) 584-2500 Home: (954) 816-5993 Fax: (954) 791-7522

E-mail address: ALEX@NEWRIVERMARINA.NET STRUCTURAL3@GMAIL.COM;

Name of Property Owner: ALEX NICHOLS JUSTINF@MY YACHTMANAGEMENT.COM

Address of Property Owner: 3001 STATE ROAD 84, FORT LAUDERDALE FL 33312

Business Telephone: (954) 584-2500 Home: (954) 816-5993 Fax: (954) 791-7522

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

Existing Use: VACANT Proposed Use: MARINE SALES & STORAGE

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 Fiorelli (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

BEFORE ME THIS 3 DAY OF February, 2016

By:

Justin Fiorelli
(Print name of person acknowledging)

[Signature]
(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 APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus retainer for staff/consultant review, administrative and notice cost \$5,000.00 Minimum fee = \$6,100.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus retainer for staff/consultant review, administrative and notice cost \$4,000.00 Minimum fee = \$5,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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SPECIAL EXCEPTION	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SPECIAL EXCEPTION (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Additional Resubmittal (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
VARIANCES, APPEALS & WAIVERS	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 PLUS any outside costs incurred by the city as per "Section 685-10"

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

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	3001 SW 26 TERRACE, DANIA BEACH	ID #	5042 20 48 0010
Property Owner	ALEX NICHOLS	Millage	0412
Mailing Address	2400 SUNRISE KEY BLVD FORT LAUDERDALE FL 33304	Use	40

Abbreviated Legal Description	RUNWAY LAKES FLL AIRPORT PLAT (PLAT 3) 158-2 B PARCEL A
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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	\$701,650		\$701,650	\$661,380	
2015	\$701,650		\$701,650	\$601,260	\$14,226.73
2014	\$705,550		\$705,550	\$546,600	\$13,614.46

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$701,650	\$701,650	\$701,650	\$701,650
Portability	0	0	0	0
Assessed/SOH	\$661,380	\$701,650	\$661,380	\$661,380
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	\$661,380	\$701,650	\$661,380	\$661,380

Sales History			
Date	Type	Price	Book/Page or CIN
10/20/2005	DR*	\$1,643,000	40781 / 1439
7/29/2005	D*	\$2,687,800	40295 / 450

Land Calculations		
Price	Factor	Type
\$9.75	71,564	SF
\$9.75	400	OA
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

04								
A								
165								

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from:

Requested Action (Identify appropriate Action or Motion)

APPROVING THE SUBMITTAL OF AN APPLICATION BY BK STERLING INVESTMENT, LLC FOR THE VACATION OF A PORTION OF RIGHT OF WAY LOCATED ADJACENT TO 1800 STIRLING ROAD, DANIA BEACH, FLORIDA, PURSUANT TO A REQUEST FOR A WAIVER FROM THE REQUIREMENTS FOR A NEW PLAT SUBMISSION AND APPROVAL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Applicaiton and Backup



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

DATE: January 24, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director 

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

SUBJECT: **OT-121-16:** The applicant, Greenspoon Marder, on behalf of the property owner BK Sterling Investment, LLC. is requesting a waiver of replatting for property located at 1800 Stirling Road.

WAIVER OF REPLAT

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

PROPERTY INFORMATION

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

VIOLATIONS ON PROPERTY

There are no open violations on this property.

The applicant is proposing to vacate the east half of SW 18 Court, which is a public right-of-way. This request is in connection with the current development plans for the site, which are currently going through Development Review Committee site plan review.

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

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

STAFF RECOMMENDATION

Approve the waiver of replat request.

RESOLUTION NO. 2017-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION BY BK STERLING INVESTMENT, LLC FOR THE VACATION OF A PORTION OF RIGHT OF WAY LOCATED ADJACENT TO 1800 STIRLING ROAD, DANIA BEACH, FLORIDA, PURSUANT TO A REQUEST FOR A WAIVER FROM THE REQUIREMENTS FOR A NEW PLAT SUBMISSION AND APPROVAL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, BK Sterling Investment, LLC, property owner and applicant, has requested that the City Commission waive the requirement of a new plat to allow the applicant to submit a request for vacation of a portion of right-of-way located adjacent to 1800 Stirling Road in the City of Dania Beach, Florida; and

WHEREAS, the City Commission has determined that the submission and approval of a new plat associated with the requested right-of-way vacation would cause an undue hardship to the property owner and pursuant to LDC Section 655-30(D), the City Commission grants a waiver to the requirements for new plat submission and approval;

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

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

Section 2. That the City Commission has agreed to waive the requirement for the submittal and approval of a new plat in connection with an application for a vacation of a portion of right-of-way located adjacent to 1800 Stirling Road in the City of Dania Beach, Florida.

Section 3. That this Resolution allows the applicant to submit and process a right-of-way vacation without the need to replat the property but does not grant the vacation itself nor constitute the approval of such vacation.

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

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

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

PASSED AND ADOPTED on January 24, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

TRANSMITTAL LETTER

TO: Corinne Lajoie, AICP, LEED GA
Planning and Zoning Manager
City of Dania Beach, FL

DATE: November 21, 2016
SUBJECT: SW 18th Court Vacation
Plat Waiver Request I

TRANSMITTED:

() Plat(s) (x) Justification Statement () Legal(s) () Franchise Utility Requests
() Survey(s) () Report (x) Fee (x) Signed Application

Copies	Date	No.	Description
1			Plat Waiver Application (signed)
1	11/8/2016	#1000576	Check for \$500
1			Justification Statement

() For Approval () Review and Comment () Approved As Noted
(x) For DRC () Approved As Submitted () Per Your Request
() For Your Information () For Records/Client () For Recordation

SENT VIA:

() First Class Mail () Messenger
() Express Service () Courier
() Parcel Post (x) Hand Delivery

REMARKS:

Attached is the executed application requesting the City Commission to waive the replatting requirement for vacation of a platted right-of-way. It is intended to accompany the application to vacate the eastern 25 feet of SW 18th Court.

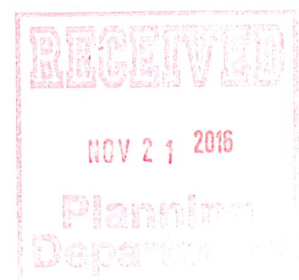
Please contact me if you have questions or need anything else to schedule these requests for DRC.

Linda Strutt Consulting, Inc.
Planning - Zoning - Development Services
227 Goolsby Boulevard
Deerfield Beach, Florida 33442
(954) 426-4305 (754) 264-2184 cell

Attachments

Copies to: Peter Flint
Melibe Thomas
Steven Wherry
File

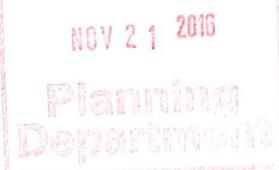
By: Linda C. Strutt





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: Plat waiver for vacation (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

Date Rec'd: _____

Petition No.: OT-121-16

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: 1800 Stirling Road

Lot(s): 7 thru 17 Block: 1 Subdivision: Douglas Hill

Recorded Plat Name: Douglas Hill Plat

Folio Number(s): 504233090030 Legal Description: property abutting proposed SW 18 Ct. vacation
Lots 7 thru 17, Block 1, Douglas Hill, see attached

Applicant/Consultant/Legal Representative (circle one) GreenspoonMarder

Address of Applicant: 200 E. Broward Blvd., Suite 1800 Fort Lauderdale, FL 33301

Linda Strutt:
Business Telephone: 954-426-4305 Home: _____ Fax: 954-725-3342

E-mail address: linda@struttconsulting.com/ dennis.mele@gmlaw.com

Name of Property Owner: BK Sterling Investment, LLC

Address of Property Owner: 48 E Flagler St. PH-101 Miami, FL 33313

Business Telephone: (305) 373-6541 Home: _____ Fax: (305) 373-9731

Explanation of Request: *waiver of replatting requirement in association with right-of-way vacation*
For Plats please provide proposed Plat Name for Variances please attach Criteria Statement as per
Section 625.40 of the Land Development Code.

Prop. Net Acreage: _____ Gross Acreage: 0.88 Prop. Square Footage: _____

Existing Use: Burger King Proposed Use: Relocated Burger King

Is property owned individually, by a corporation, association, or a joint venture? abutting owner: limited liability company

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize GreenspoonMarder (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*) MR

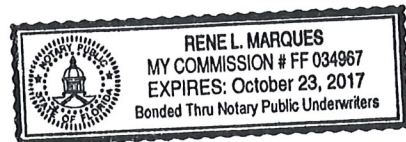
BEFORE ME THIS 10 DAY OF November 20 16

By:

JORGE LERMAN
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



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.**

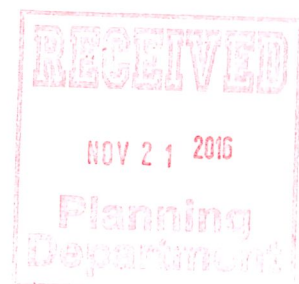
**REQUEST FOR WAIVER OF REPLATTING IN ASSOCIATION WITH
APPLICATION TO VACATE PORTION OF SW 18TH COURT RIGHT-OF-WAY
DESCRIPTION AND JUSTIFICATION STATEMENT**

The owner applicant, BK Sterling Investment, LLC, is requesting that the City Commission waive the requirement of Section 655-30 of the City's Land Development Code that platted right-of-way be vacated by replat.

The applicant is submitting an application to vacate the eastern 25 feet of the right-of-way dedicated by the Douglas Hill plat for SW 18th Court north of Stirling Road adjacent to Lots 14 through 17 of Block 1 of the plat. This additional land is necessary to accommodate a westward shift of the Burger King development parcel in conjunction with the dedication of additional right-of-way to the City for SW 18th Avenue on the east side of the Burger King site. This site is under purchase contract by the owners of the Dania Pointe property and an application is being submitted to rezone the property to be included in the Dania Pointe PMUD. The proposed improvements to SW 18th Avenue are included in the approved Dania Pointe site plan.

The Broward County Planning Council has issued a written determination that the proposed modifications to the platted site would not require replatting by Broward County standards. Section 655-30 of the City's Land Development Code, however, precludes the vacation of a platted street except by a new plat unless the City Commission determines that "the submission and approval of such new plat would cause an undue hardship to the property owner requesting such a vacation or abandonment" in which case the City Commission may waive the platting requirement.

Replatting this site would represent an undue hardship for the applicant who is striving to minimize the impact to the existing tenant (Burger King) and to the contract purchaser as it would delay the Dania Pointe project and off-site road improvements by 10-12 months. Since the County would not otherwise require this site to be replatted and the site will be included in the Dania Pointe PMUD plans, this situation is unique and replatting would not serve any significant purpose. Moreover, the propose vacation will result in additional right-of-way dedication to the City and an improved access to Stirling Road via SW 18th Avenue.



FILE 601

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, Calm Site Plan, Application and Backup, Public Correspondence



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

DATE: January 24, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

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 a new fourteen (14) story, 384 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, 384 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)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

PUBLIC HEARING NOTICE

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

The subject property is approximately four and a half (4.55) net acres in size and located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road. The applicant is proposing to construction of a 14-story, 384 unit, mixed-use building with 4,800 square feet of commercial on the ground floor.

This property is located in the Regional Activity Center (RAC), which allows for a mix of uses, and an urban style development with high densities which are meant to encourage redevelopment. The zoning designation of the property is Beach Gateway Mixed-Use, which is intended to encourage redevelopment by allowing relatively tall buildings, but also requiring more front setback than other mixed-use zoning districts.

The subject property is the current location of the Danians Shopping Center. The building was constructed in 1974 and is currently 42 years old. The property is underutilized, as approximately a quarter of the property is undeveloped. The existing commercial building has a high vacancy rate.

SITE PLAN

The applicant is proposing to construct a 14-story, 384 units, mixed-use building with 4,800 square feet of commercial on the ground floor. The location of the property necessitates Broward County Aviation Department (BCAD) and Federal Aviation Administration (FAA) review. On August 19, 2016 the BCAD granted conditional approval of the project with six (6) conditions, one of which is to obtain FAA approval.

This project is located in the Regional Activity Center (RAC), which necessitates RAC Traffic Impact Mitigation. The applicant submitted an engineering statement from Langan Engineering dated September 27, 2016 stating the project would generate 166 net new P.M. peak hour trips. The RAC Traffic Impact Mitigation fee, which was approved by the City Commission, is \$26.21 per P.M. peak hour trip; therefore \$3,529.16 ($166 \times 21.26 = 3,529.16$) is required to be paid prior to issuance of a building permit.

In addition, the project will generate local impact fees, which are paid prior to issuance of a building permit. These impact fees are inclusive of Fire, Police, Administrative and Parks and Recreation. The City's Park and Recreation fee is \$1,364.00 per multi-family dwelling unit; therefore, \$523,776 ($38 \text{ units} \times \$1,364 = \$523,776$) is required to be paid prior to issuance of a building permit. Impact fees will also be required by Broward County prior to the issuance of building permit.

The LDC, in Section 309-10, entitled Complete Streets, requires the construction of on street improvements or payment-in-lieu of construction.

The City Engineer has stated that the traffic study submitted for this project by Langan Engineering and Environmental Services has been accepted and deemed complete based on agreed scope and methodology for a Traffic Impact Study (TIS).

Incentives

The applicant is utilizing the public parking incentive which provides for the additional height and density for the project. The zoning of the property permits a building height of seven (7) stories with opportunities to increase heights and density with various performance based incentives (see Figure 303-22 in the Land Development Code). Section 305-20 of the Land Development Code (LDC) states "The developer can determine the type and extend of amenities to provide in order to reach the maximum permissible height shown on the height maps." Section 305-60 of the LDC identifies a "Bonus of one (1) story, five (5) du/ac, 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 through city approval of dedication of the spaces for public use, or for payment in lieu of off street parking...". In order to achieve the fourteen (14) story building height and 384 dwelling units proposed in the site plan the applicant is providing seventy (70) public parking spaces on the ground level of the proposed site plan in accordance with the LDC.

At the request of staff, the applicant met with the adjacent neighbors on June, 14, 2016 and again on December 1, 2016.

Development Review Committee (DRC)

The site plan was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to

issuance of a building permit, or otherwise specified time frame, which are provided below. The DRC comments are listed as conditions of approval in the resolution and provided below.

Conditions of Approval

1. Additional Fire Department access information needed as follows:
 - a) Fire Lane locations and striping detail (demonstrated)
 - b) "NO PARKING" sign locations and sign details
 - c) Fire Department Access Routes during Construction. Must be addressed prior to issuance of permit (BSO Fire).
2. 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).
3. A detail sheet accompanying the Civil Plans with the following details:
 - b) Fire Hydrant Detail Bollard / Impact Protection Detail for Hydrants, FDC's & 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 Preventer / 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).
4. Address Detail Must be provided prior to issuance of permit (BSO Fire).
5. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. Must be addressed prior to issuance of permit (BSO Fire).
6. The proximity to the airport will require FAA review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2nd time requested.
7. RAC TRAFFIC IMPACT MITIGATION: The engineering statement from Langan Engineering dated September 27, 2016 stated the project would generate 166 net new P.M. peak hour trips. The RAC Traffic Impact Mitigation fee is \$26.21 per P.M. peak hour trip, therefore \$3,529.16 (166 X 21.26 = 3,529.16) is required to be paid prior to issuance of a building permit.
8. Compliance with Article 309 "Complete Streets Improvements" is required. Construction of improvements or payment-in-lieu of construction is required.

9. 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.
10. Improve Gulfstream Road to rehabilitate the entire roadway width, including resurface, pavement markings, signage, new sidewalk and new right turn lane onto Dania Beach Boulevard and any necessary transitions. ROW easement dedications to be shown on site plan and recorded in Broward County Public Record prior to issuance of a building permit.
11. All garage lights to be shielded from residential property to the north so as not to shine on, or in the direction of the neighboring property. Provide details.
12. Must provide updated School Capacity Availability Determination letter from Broward County School Board.
13. Provide an eight (8) foot wide by fourteen (14) foot long bus shelter easement on Dania Beach Boulevard commencing 150 feet east of west plat limit and continuing east for fourteen (14) feet, per Broward County Development Review Report.
14. Provide a two (2) foot wide by forty (40) foot long paved bus landing pad (8' total expanded sidewalk) on Dania Beach Boulevard commencing 150 feet east of west plat limit & continuing east for forty feet, per Broward County Development Review Report.
15. Revise all site plans to show property line consistent with plat and civil plans.

The City has received various correspondence related to this development application which is attached for reference. Specifically, the staff has met with nearby residents on several occasions to provide information about the project and receive questions and comments. One such recent correspondence of comments from the Sea Oaks residents is attached with staff responses included.

CITY COMMISSION PREVIOUS ACTION

On January 10, 2017 the City Commission continued the item.

On June 14, 2016 the City Commission continued the item to allow the site plan, with incentives, to be approved concurrently.

RECOMMENDATION

The site plan request meets the requirements identified in the City's Land Development Code (LDC) and density and height incentives provided the outstanding DRC comments are made a condition of the approval. Approve the resolution.

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 (384 units) multifamily residential development, and forty-eight hundred (4,800) square feet of commercial 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, pursuant to Chapter 28, Part 3 "Special Zoning District," Article 305, entitled "Incentives," the Applicant has utilized Section 305-60 "Provide Public Parking" as the incentive to obtain increased density, height and stories; 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. Additional Fire Department access information needed as follows:
 - a) Fire Lane locations and striping detail (demonstrated)
 - b) “NO PARKING” sign locations and sign details
 - c) Fire Department Access Routes during Construction. Must be addressed prior to issuance of permit (BSO Fire).
2. Additional Water Supply Information as follows:
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8. Compliance with Article 309 “Complete Streets Improvements” is required. Construction of improvements or payment-in-lieu of construction is required.
9. 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.
10. Improve Gulfstream Road to rehabilitate the entire roadway width, including resurface, pavement markings, signage, new sidewalk and new right turn lane onto Dania Beach Boulevard and any necessary transitions. ROW easement dedications to be shown on site plan and recorded in Broward County Public Record prior to issuance of a building permit.
11. All garage lights to be shielded from residential property to the north so as not to shine on, or in the direction of the neighboring property. Provide details.
12. Must provide updated School Capacity Availability Determination letter from Broward County School Board.
13. Provide an eight (8) foot wide by fourteen (14) foot long bus shelter easement on Dania Beach Boulevard commencing 150 feet east of west plat limit and continuing east for fourteen (14) feet, per Broward County Development Review Report.
14. Provide a two (2) foot wide by forty (40) foot long paved bus landing pad (8’ total expanded sidewalk) on Dania Beach Boulevard commencing 150 feet east of west plat limit & continuing east for forty feet, per Broward County Development Review Report.
15. Revise all site plans to show property line consistent with plat and civil plans.

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 24, 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



INDEX OF DRAWINGS:

SURVEY:
BOUNDARY AND TOPOGRAPHIC SURVEY
TREE SURVEY

ARCHITECTURAL:
A0 COVER SHEET
A1 DATA SUMMARY/VICINITY PLAN
A2 ELEVATIONS
A2.1 CONCEPTUAL BUILDING CROSS SECTION THRU EAST TOWER
A3 SITE PLAN
A4 LOWER LEVEL OVERALL PLAN
A5 GROUND LEVEL OVERALL PLAN
A6 LEVEL 2 OVERALL PLAN
A7 LEVEL 3 OVERALL PLAN
A8 LEVEL 4-5 OVERALL PLAN
A9 LEVEL 6-11 OVERALL PLAN
A10 LEVEL 11-12 OVERALL PLAN
A10.1 LEVEL 13 OVERALL PLAN
A10.2 LEVEL 14 OVERALL PLAN
A11 ROOF LEVEL PLAN
A12 CONCEPTUAL BUILDING CROSS SECTION
A13 CONCEPTUAL LONGITUDINAL SECTION / SHADOW STUDIES

LANDSCAPE:
TD-1 TREE DISPOSITION PLAN
LP-1 LANDSCAPE PLAN
LL-1 LIGHTING PLAN
LH-1 HARDSCAPE MATERIALS AND FURNITURE PLAN

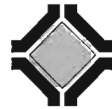
PHOTOMETRICS:
PH1 SITE PHOTOMETRIC PLAN
PH2 SITE PHOTOMETRIC NOTES & DETAILS

CIVIL:
C-3.0 CIVIL SITE PLAN
C-4.0 GRADING AND DRAINAGE PLAN
C-5.0 UTILITY PLAN
C-5.1 SEWER PROFILES
C-9.0 FIRE TRUCK MOVEMENT PLAN



FILE COPY

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) 891-2975

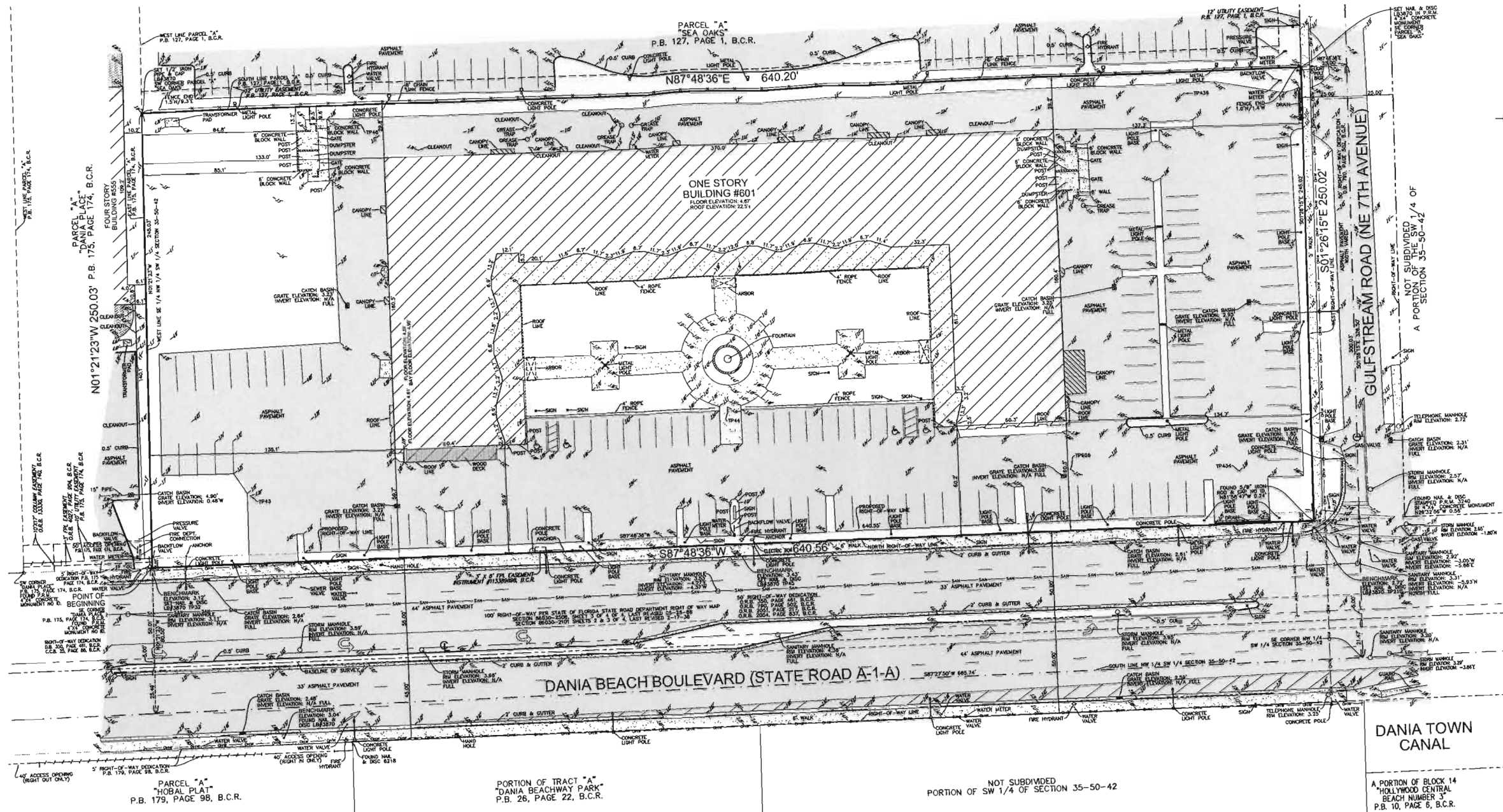
COVER /
INDEX OF DRAWINGS

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.
- D.B.
- O.R.B.
- B.C.R.
- TP
- PALM TREE
- MAHOGANY TREE
- GUMBO LIMBO TREE
- TAMARIND TREE
- STRANGLER FIG TREE
- UNIDENTIFIED TREE



NOTES:

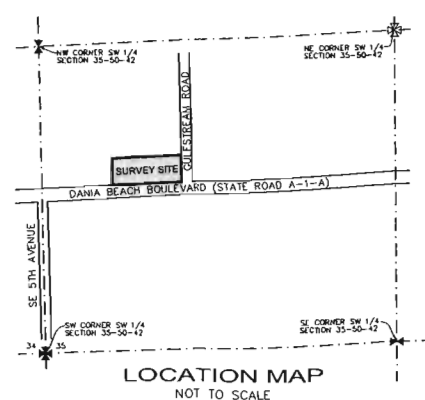
- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 2) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 6 FEET; PANEL: 120034-0567H; MAP DATE: 8/18/14.
- 3) THIS SITE LIES IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY 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 THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 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 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 6-28-68; 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).

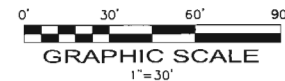


CERTIFICATION

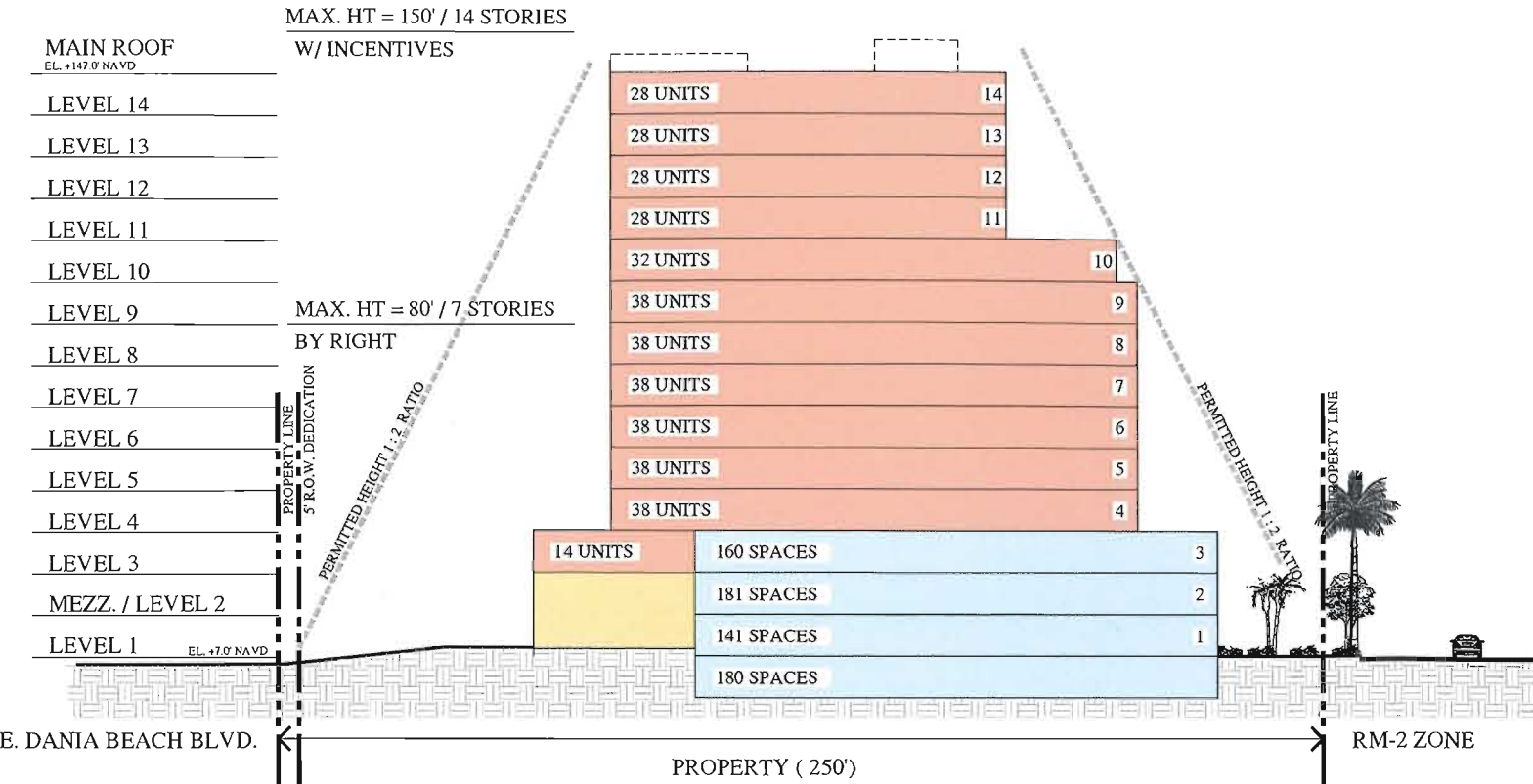
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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
 JETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 STATE OF FLORIDA



BOUNDARY AND TOPOGRAPHIC SURVEY		
CALM SITE 601 EAST DANIA BEACH BOULEVARD DANIA BEACH, BROWARD COUNTY FLORIDA 33004		
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		
NO. _____ REVISIONS _____ BY _____	SCALE: 1" = 30' SURVEY DATE: 03/28/16	FILE: LANGAN ENGINEERING AND ENVIRONMENTAL ORDER NO.: 60785



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: 384 DWELLING UNITS (84 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 = 733 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 62'-3" 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	86	49,450
TOTAL STUDIO		130 (34%)	72,770
1-BR	750	60	45,000
	765	14	10,710
	785	98	76,930
	890	44	39,160
TOTAL 1-BR		216 (56%)	171,800
2-BR	900	16	14,400
	955	16	15,280
	1180	4	4,720
TOTAL 2-BR		36 (9.5%)	34,400
TOTAL 3-BR	1245	2 (0.5%)	2,490
GRAND TOTALS		384	281,390

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:

548 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)

CONCEPTUAL BUILDING SECTION

601 EAST DANIA BEACH BLVD.



LOCATION MAP

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



ROBERT M. SWEDROE
ARCHITECTS
PLANNERS

1200 DISCA YNE BOULEVARD, SUITE 602
PHONE: (305) 891-2555
FAX: (305) 891-2975
MIAMI, FL 33181

PROJECT DATA,
CONCEPTUAL SECTION
LOCATION MAP

DRAWN

CHECKED

DATE

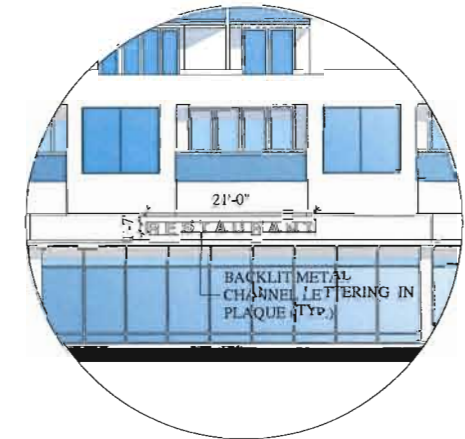
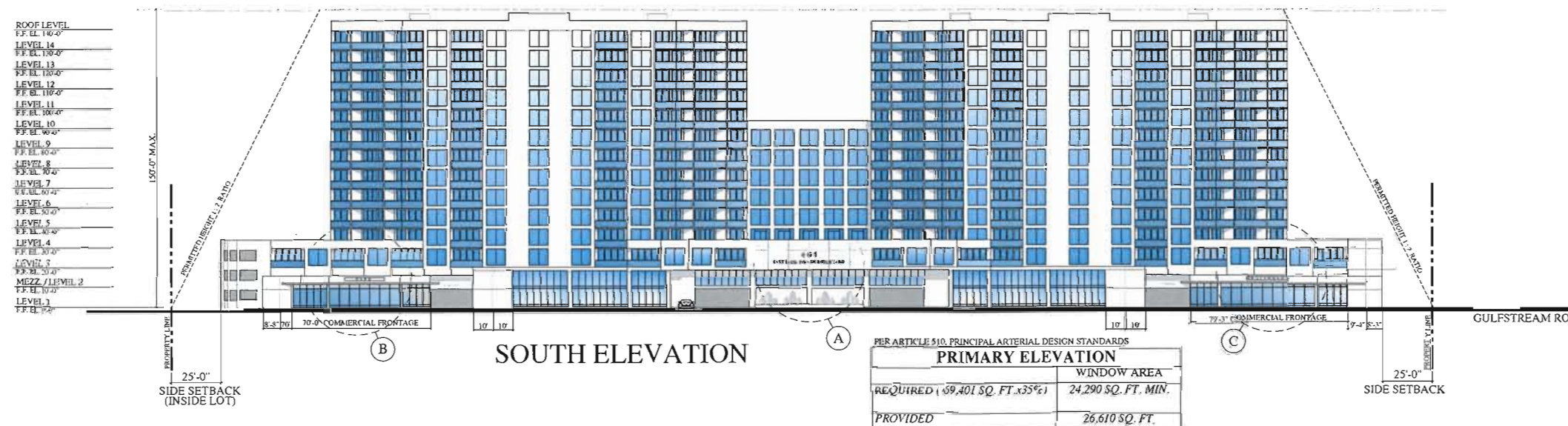
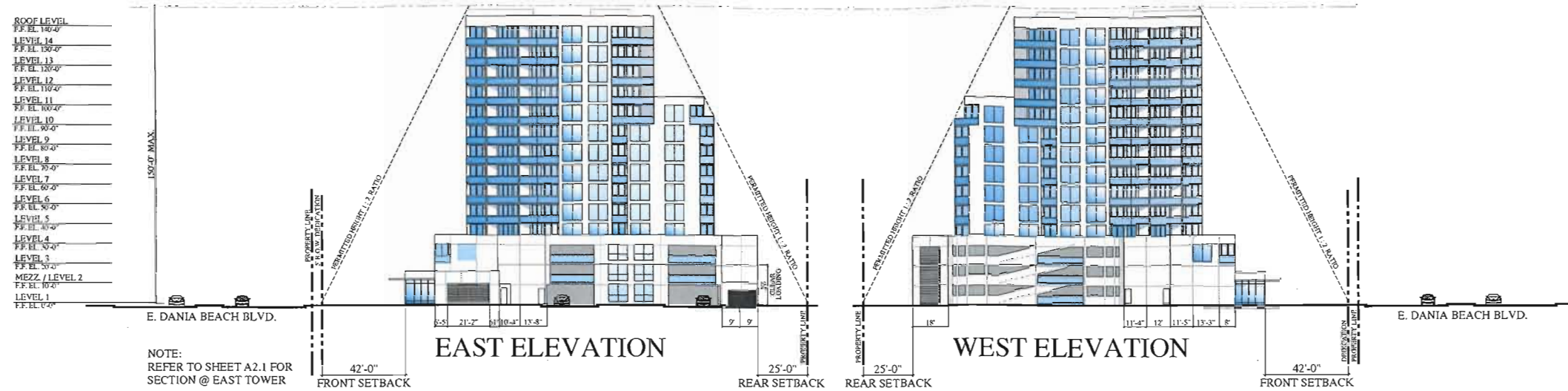
SCALE

JOB NO.

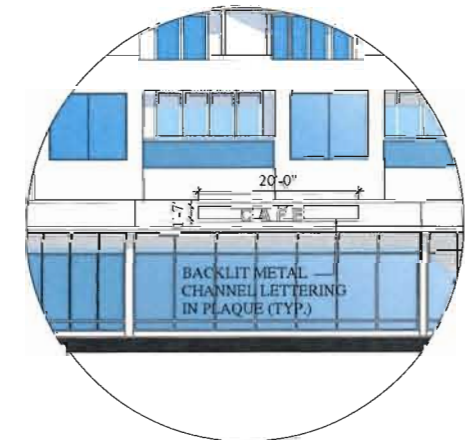
SHEET

A1

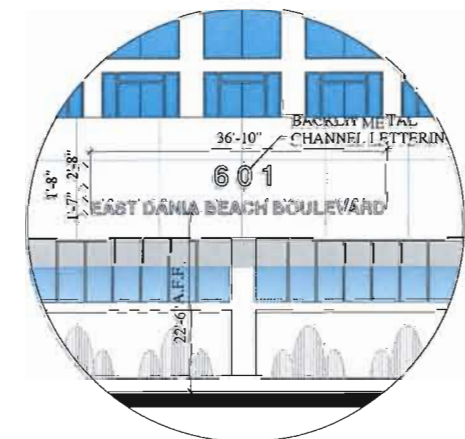
PER ARTICLE 510, PRINCIPAL ARTERIAL DESIGN STANDARDS	
SECONDARY ELEVATION	
REQUIRED (18,276 SQ. FT. x15%)	WINDOW AREA
	2,769 SQ. FT. MIN.
PROVIDED	4,553 SQ. FT.



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



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ARCHITECTS PLANNERS
12000 DISCANYE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2975

OVERALL ELEVATIONS

DRAWN
CHECKED
DATE 7-5-16
SCALE
20' B. NO.
SHEET

A2

- MAIN ROOF
EL. +147.0' NAVD
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- MEZZ. / LEVEL 2
- LEVEL 1
EL. +7.0' NAVD

MAX. HT = 150' / 14 STORIES
W/ INCENTIVES

70' SETBACK
65' SETBACK

ALLOWABLE ENCROACHMENT
ABOVE ALLOWABLE HEIGHT FOR
ELEVATOR SHAFTS PER SECTION
220-10-(B) (2) OF THE CODE OF
ORDINANCES

PROPERTY LINE
@ RIGHT TURN LANE

PERMITTED HEIGHT 1:2 RATIO

PERMITTED HEIGHT 1:2 RATIO

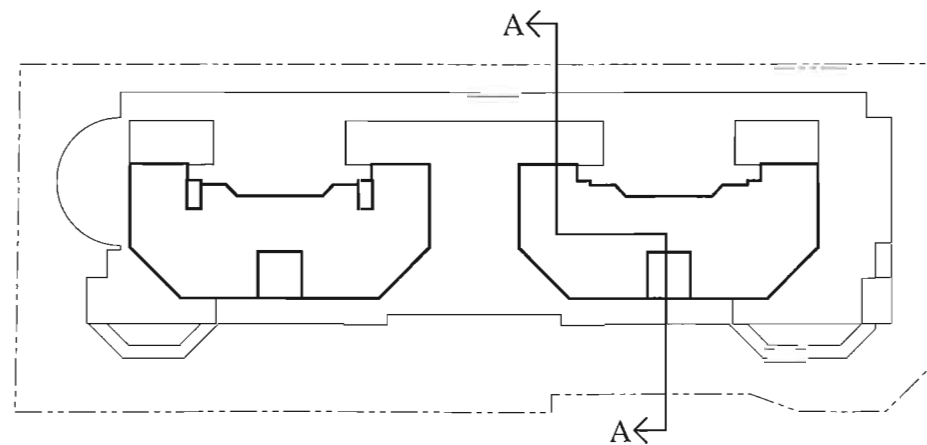
PROPERTY LINE

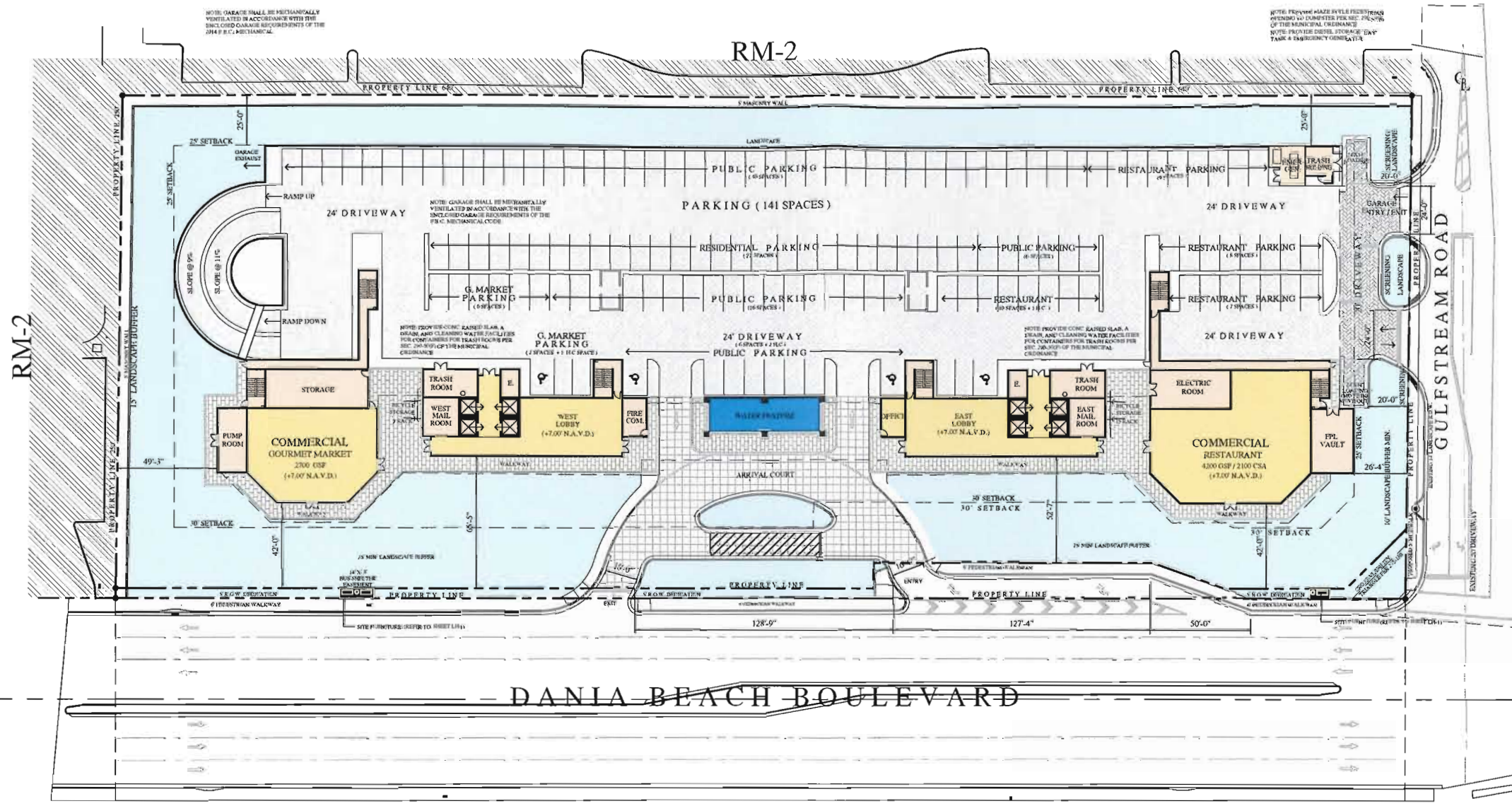
SEA OAKS

E. DANIA BEACH BLVD.

RT. TURN
LANE

SECTION A-A THRU EAST TOWER





SITE PLAN CONCEPT

NORTH
SCALE: 1"=30'-0"

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



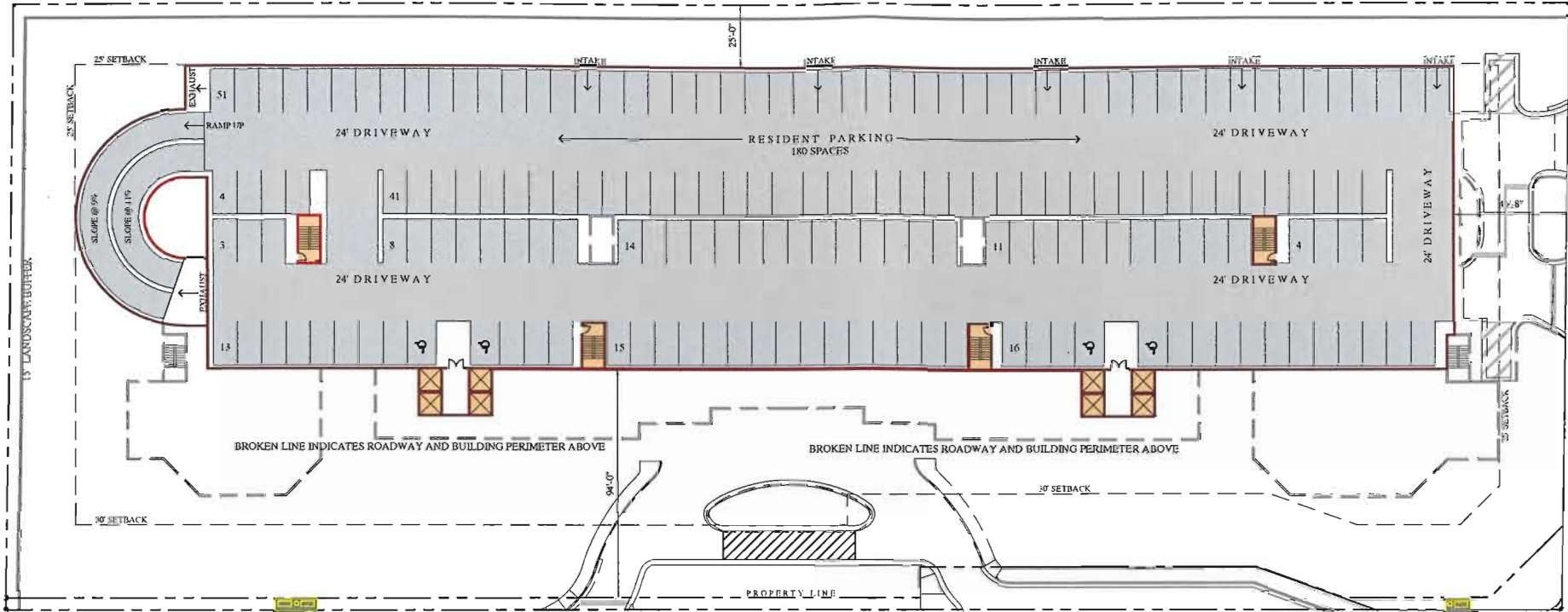
ROBERT M. SWEDROE
ARCHITECTS
PLANNERS

12000 DISCAYNE BOULEVARD, SUITE 602, MIAMI, FL 33161
PHONE: (305) 991-2555 FAX: (305) 991-2975

GROUND FLOOR LEVEL
SITE PLAN

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A3



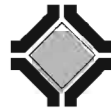
LOWER LEVEL PARKING PLAN CONCEPT

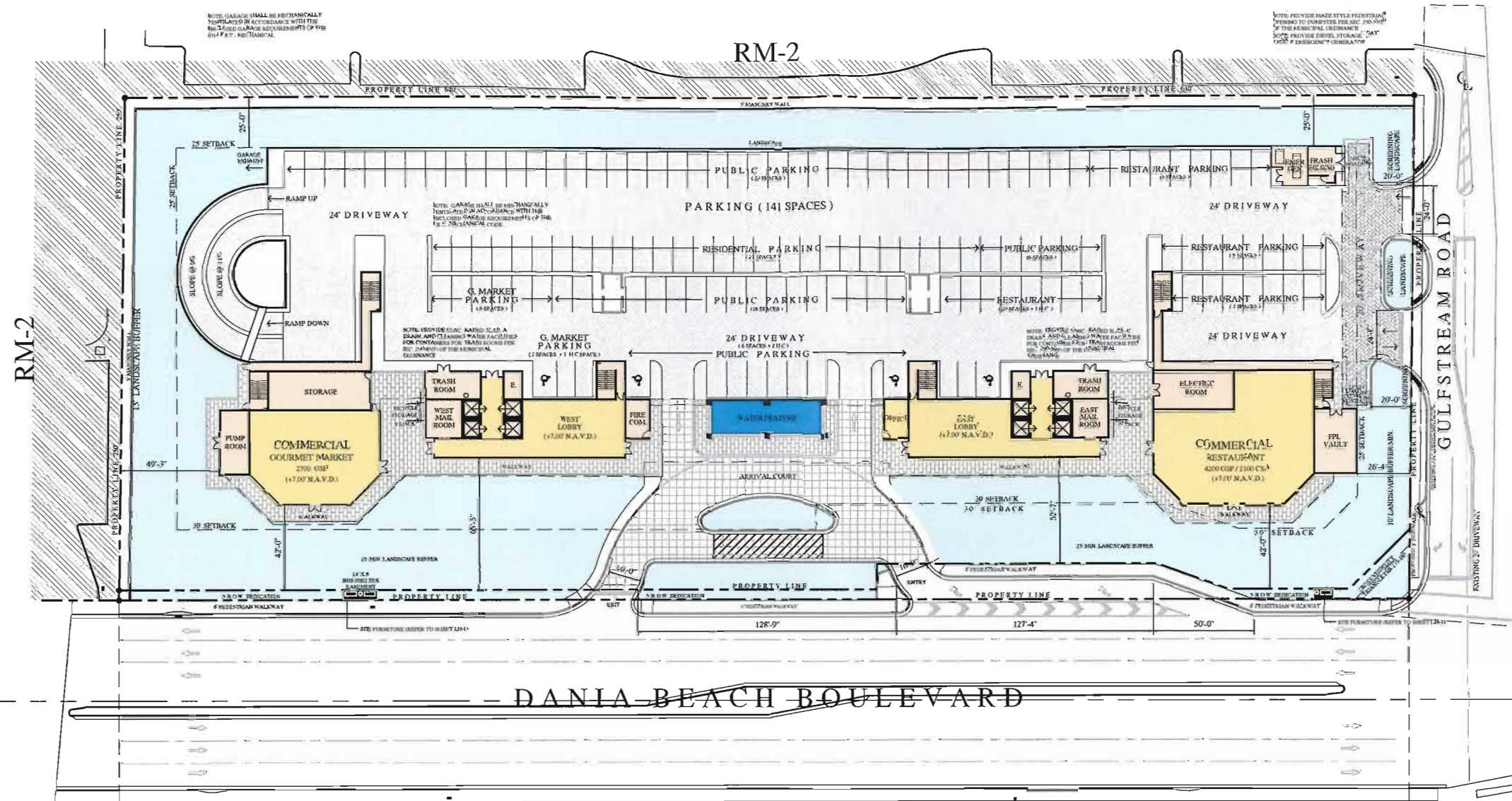
180 RESIDENTIAL PARKING SPACES TOTAL



SCALE: 1"=30'-0"

LOWER GARAGE LEVEL AREAS	
PARKING GARAGE AREA (S-2)	69971 SQ. FT.
TOTAL GROSS FLOOR AREA	69,971 SQ. FT.





GROUND FLOOR PLAN CONCEPT

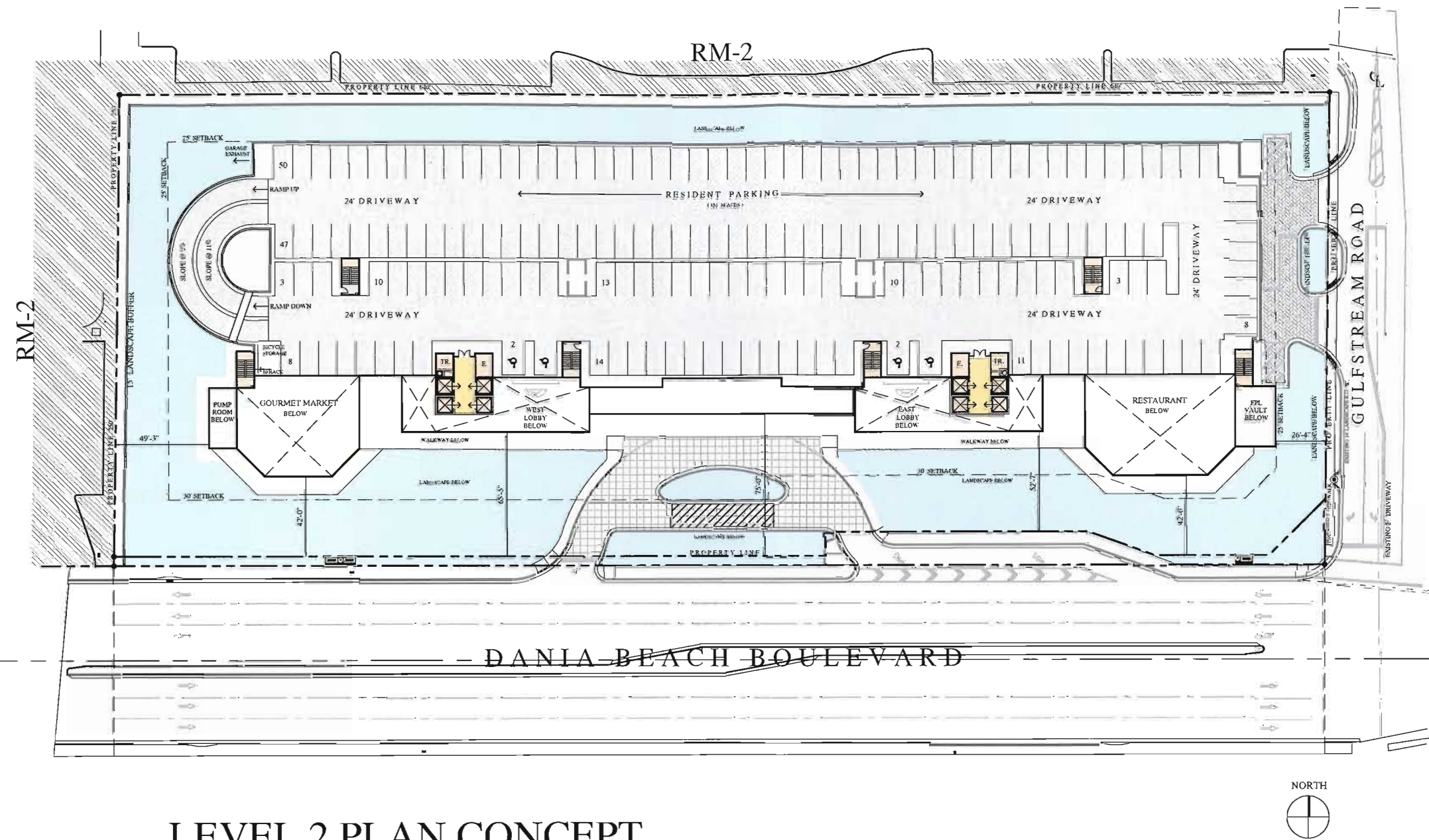
141 PARKING SPACES TOTAL

SCALE: 1"=30'-0"

- 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.





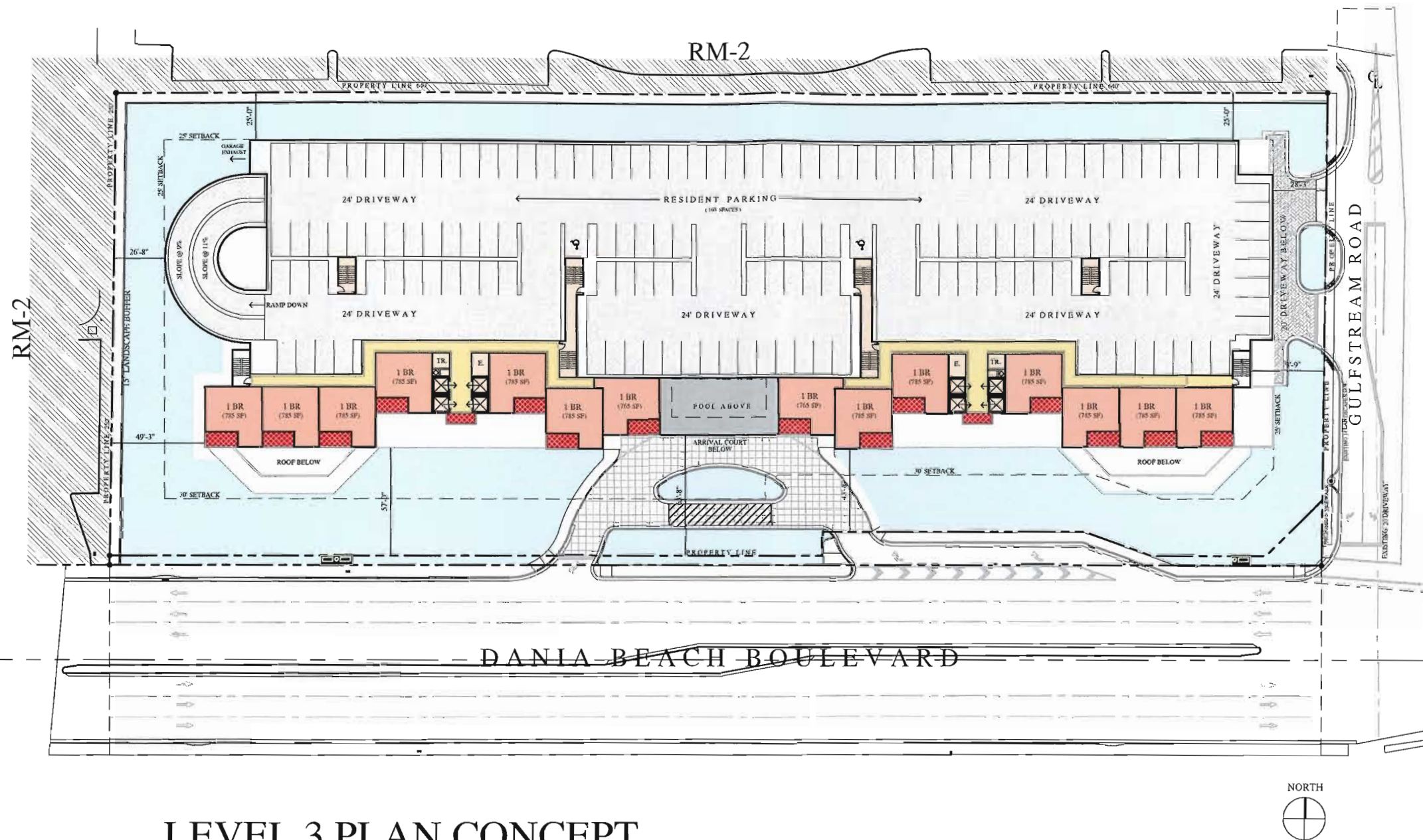
LEVEL 2 PLAN CONCEPT

181 RESIDENTIAL PARKING SPACES TOTAL

SCALE: 1"=30'-0"

LEVEL 2 AREAS	
PARKING GARAGE AREA	
COMMON AREA	
TOTAL GROSS FLOOR AREA	71,654 SQ. FT.





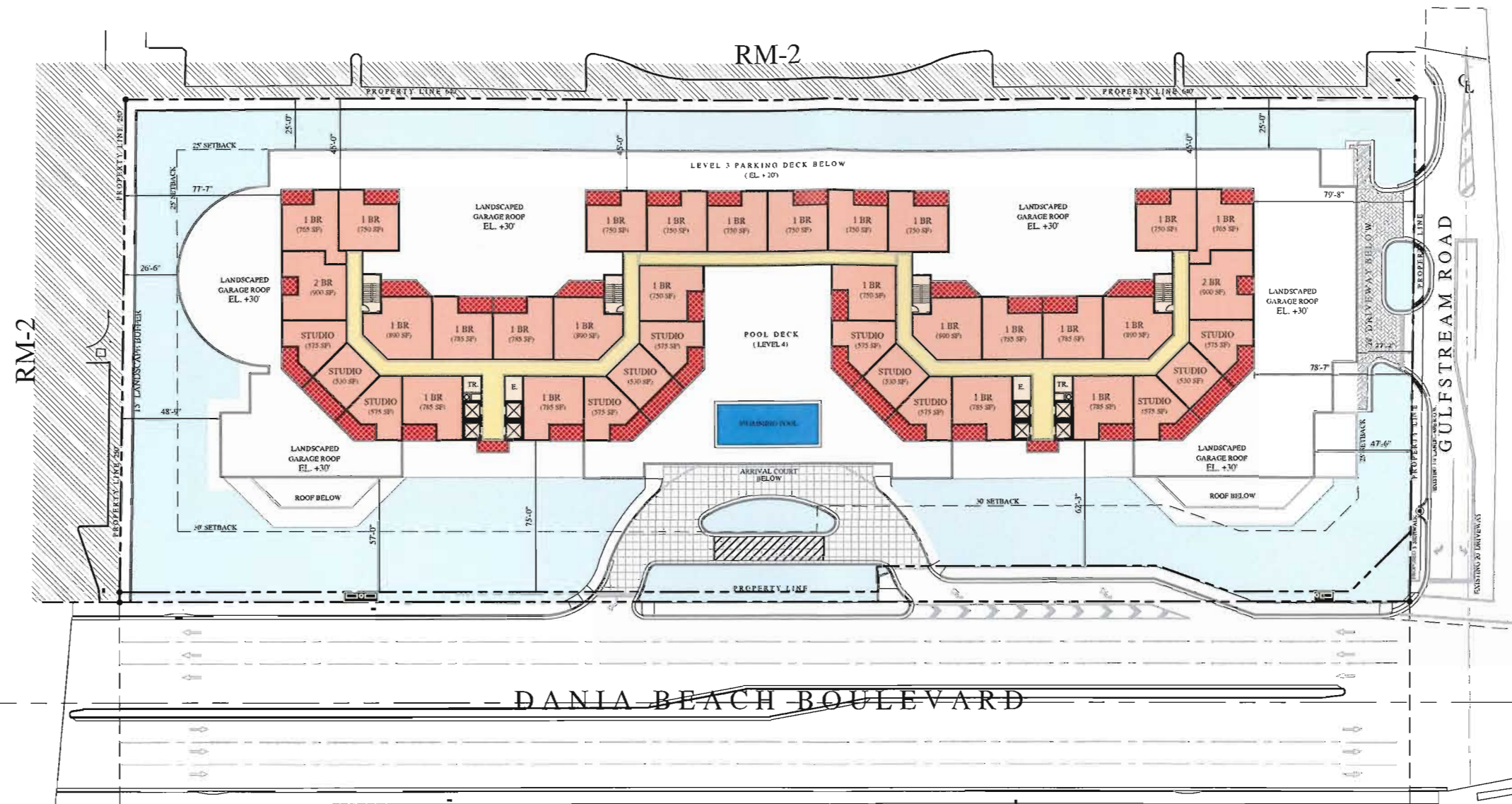
LEVEL 3 PLAN CONCEPT

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.





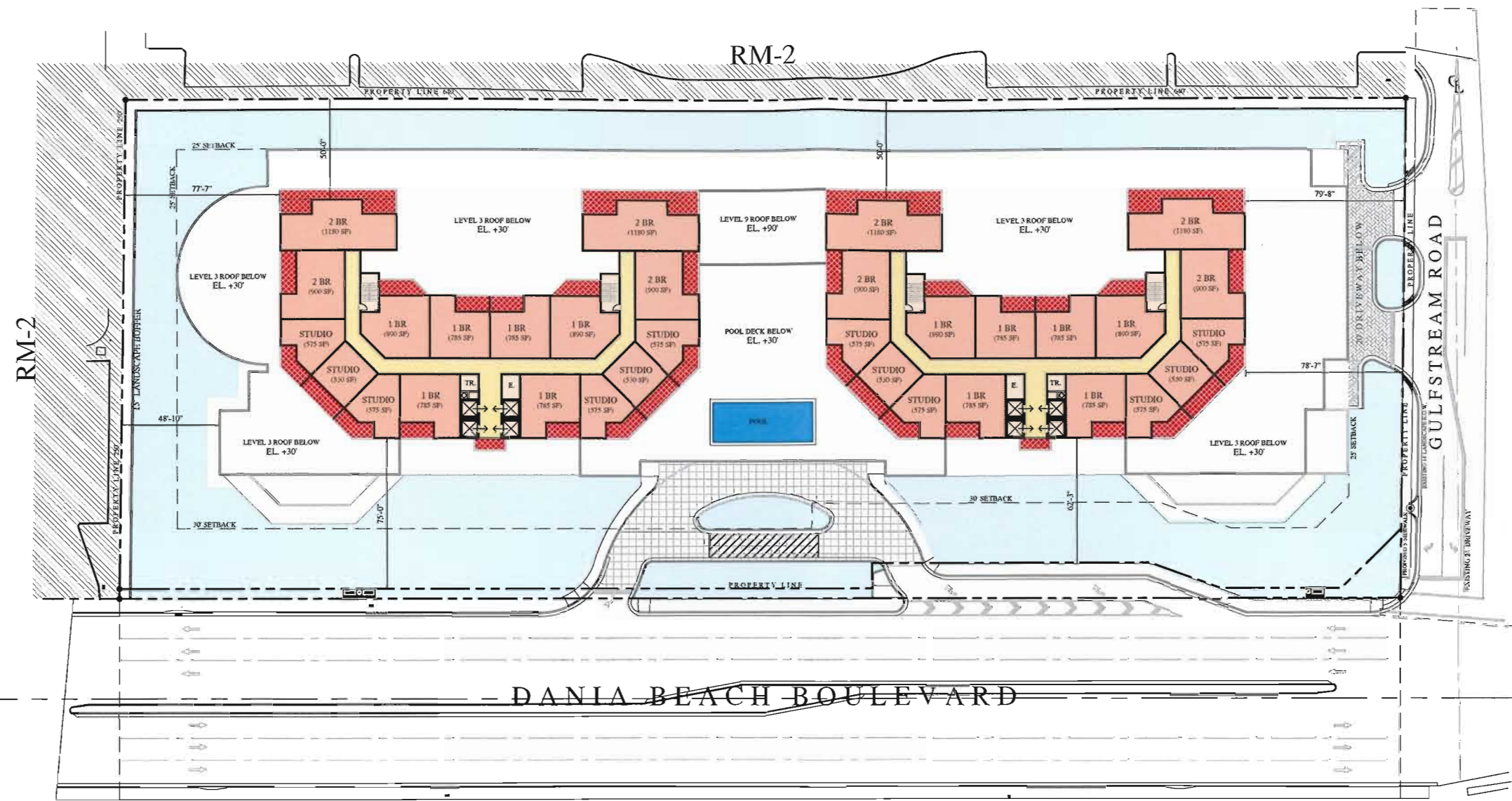
LEVEL 4 - 9 PLAN CONCEPT

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.





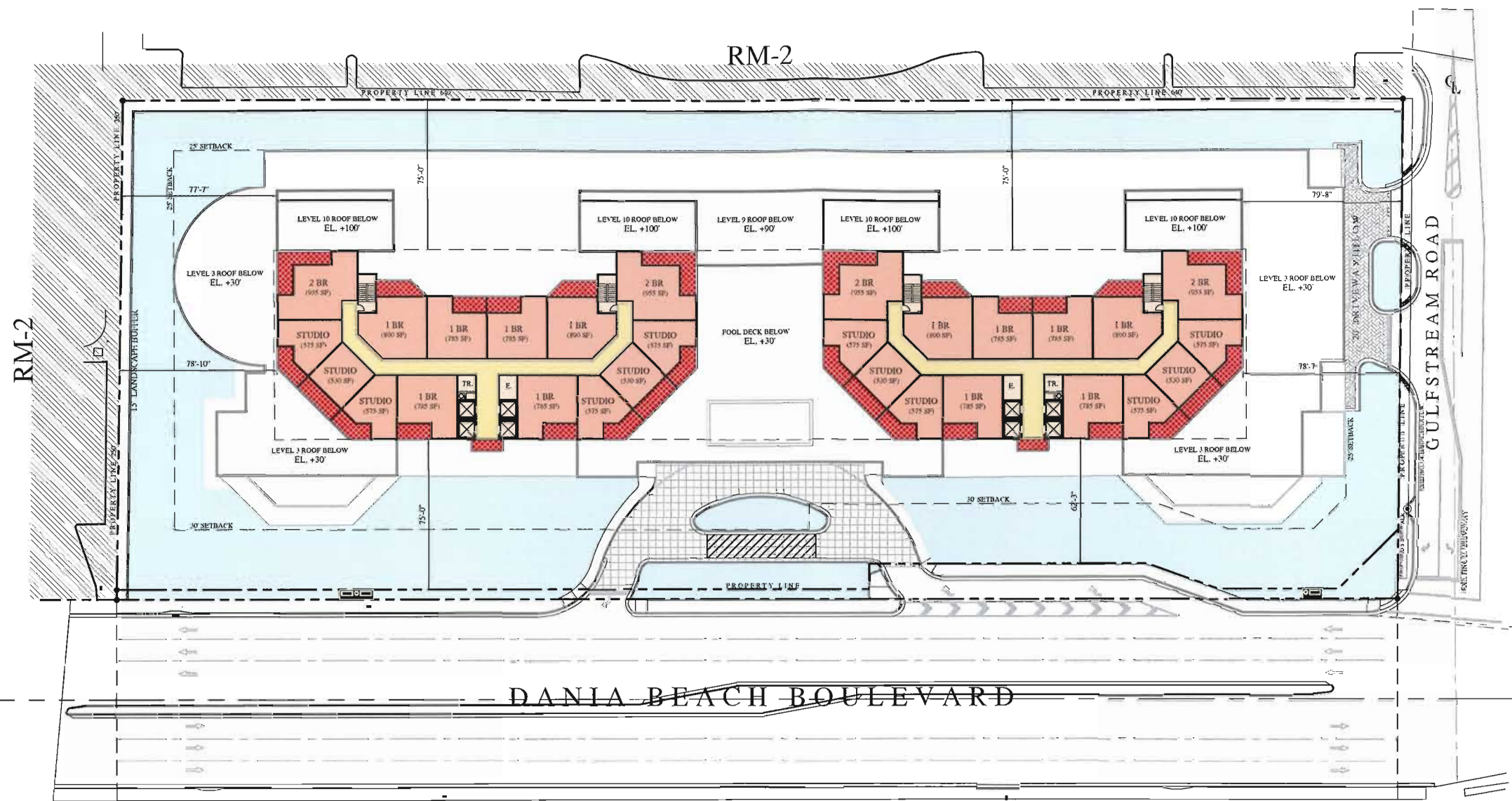
LEVEL 10 PLAN CONCEPT

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.





LEVEL 11 - 12 PLAN CONCEPT

28 RESIDENTIAL UNITS PER LEVEL (56 UNITS)

SCALE: 1"=30'-0"

LEVEL 11 - 12 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 - 12	43,472 SQ. FT.
TOTAL GROSS FLOOR AREA LEVELS 11 - 12	54,818 SQ. FT.





28 RESIDENTIAL UNITS

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

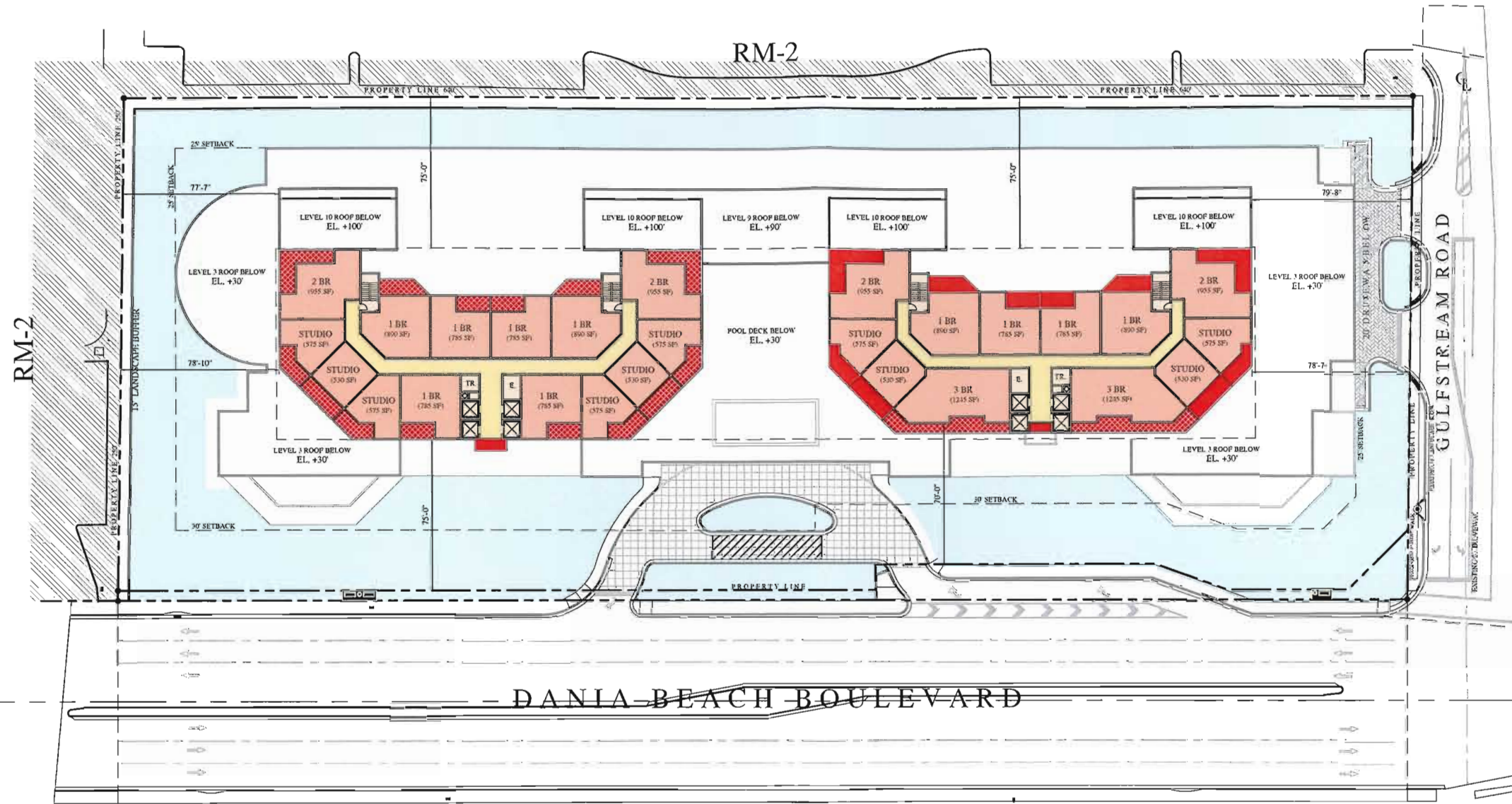
ROBERT M. SWEDROE
ARCHITECTS PLANNERS

PHONE (305) 891-2555 FAX (305) 891-2975

LEVEL 13
OVERALL FLOOR PLAN

DATE	7-5-16
SCALE	1"=30'-0"
SHEET NO.	
SHEET	

A10.1



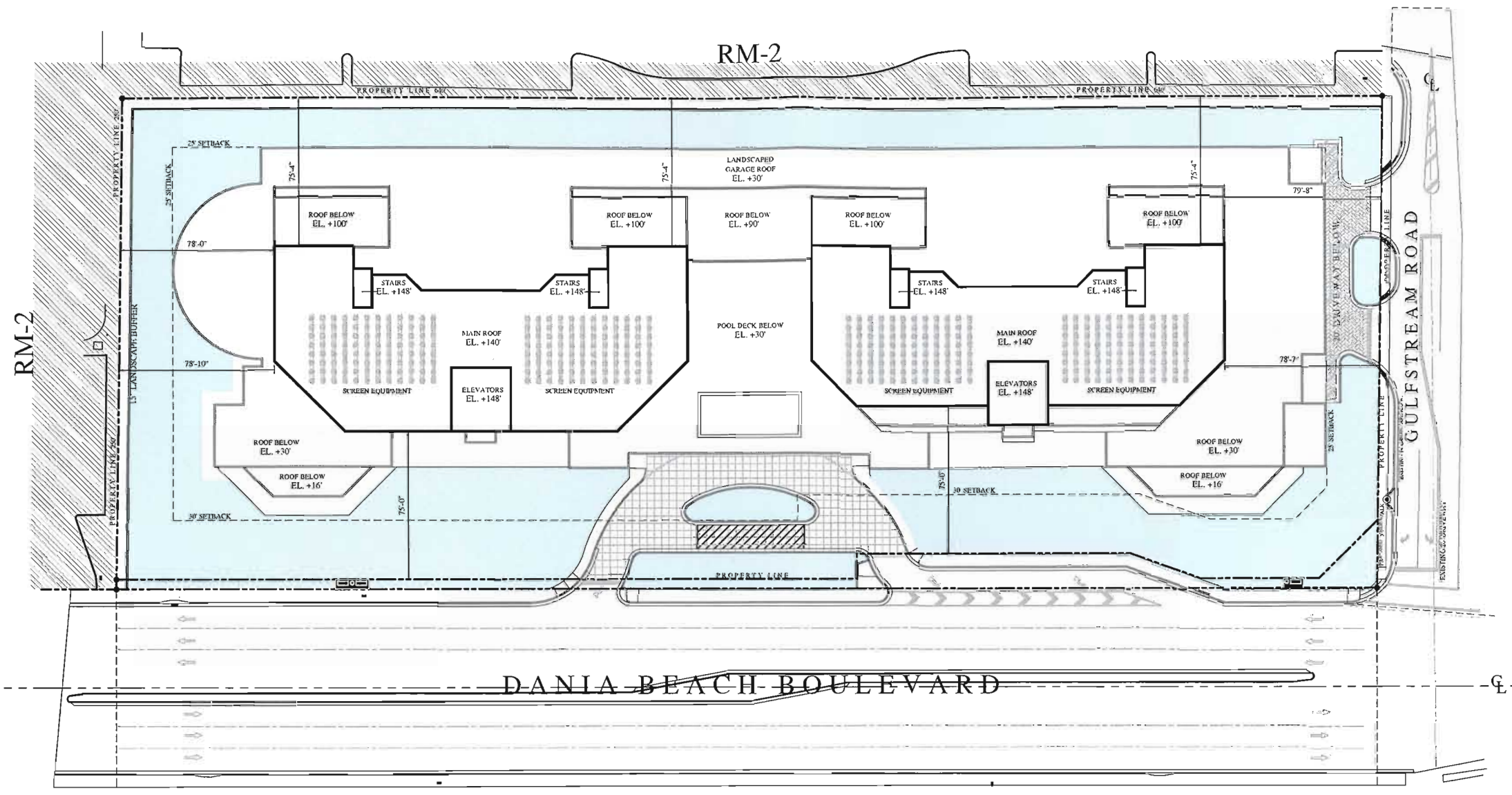
LEVEL 14 PLAN CONCEPT

26 RESIDENTIAL UNITS



SCALE: 1"=30'-0"





ROOF LEVEL PLAN CONCEPT

SCALE: 1"=30'-0"

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

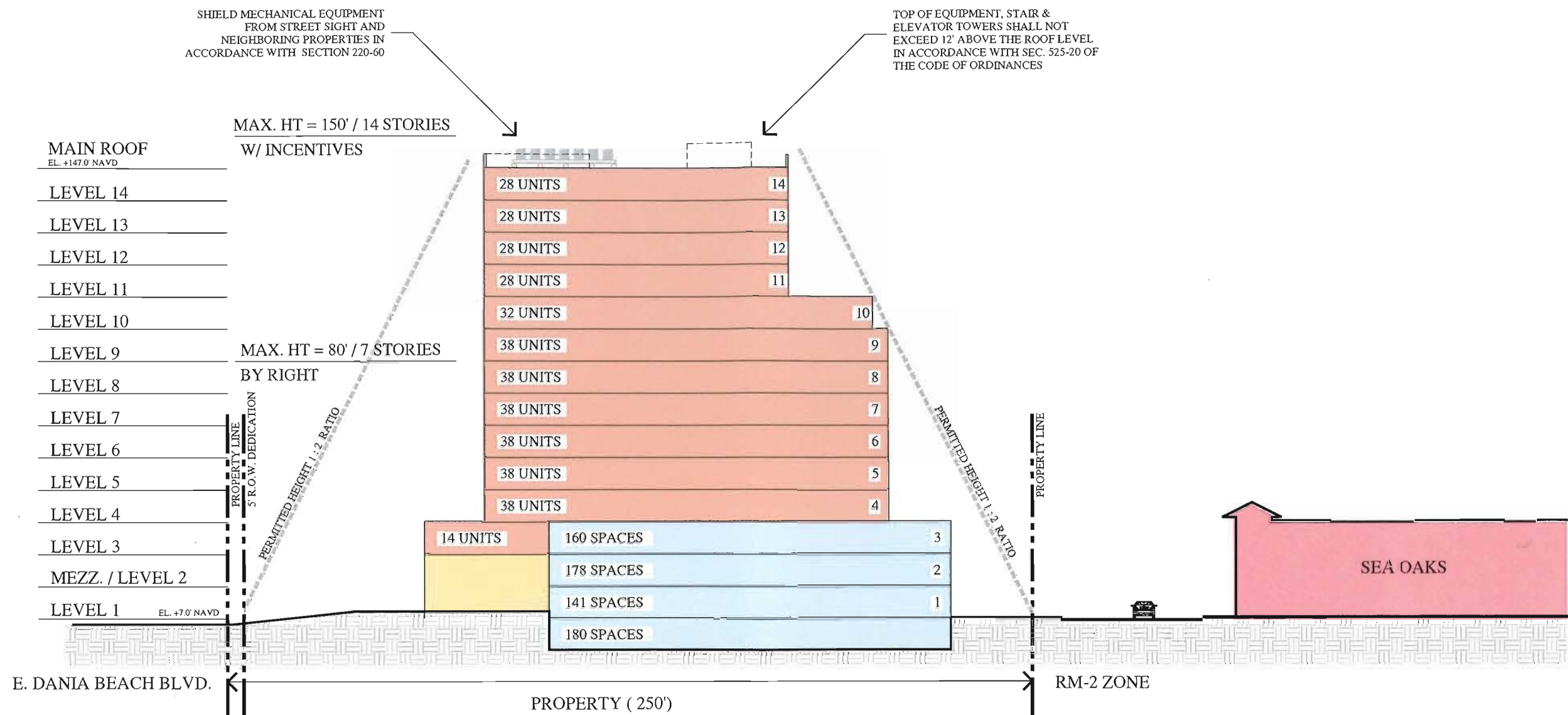


ROBERT M. SWEDROE
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12000 BISCAYNE BOULEVARD, SUITE 600 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2975

OVERALL ROOF PLAN

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A11



CONCEPTUAL BUILDING SECTION AT WEST TOWER

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



ROBERT M. SWEDROE
ARCHITECTS PLANNERS

12000 DISCANTYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-1255 FAX (305) 891-2975

CONCEPTUAL SECTION

DRAWN

CHECKED

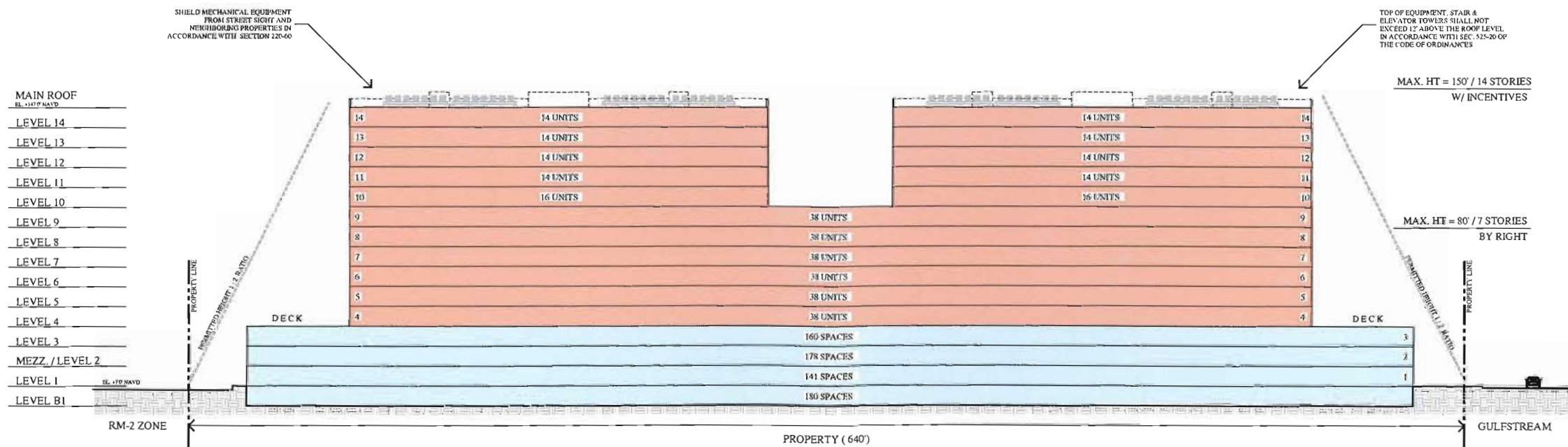
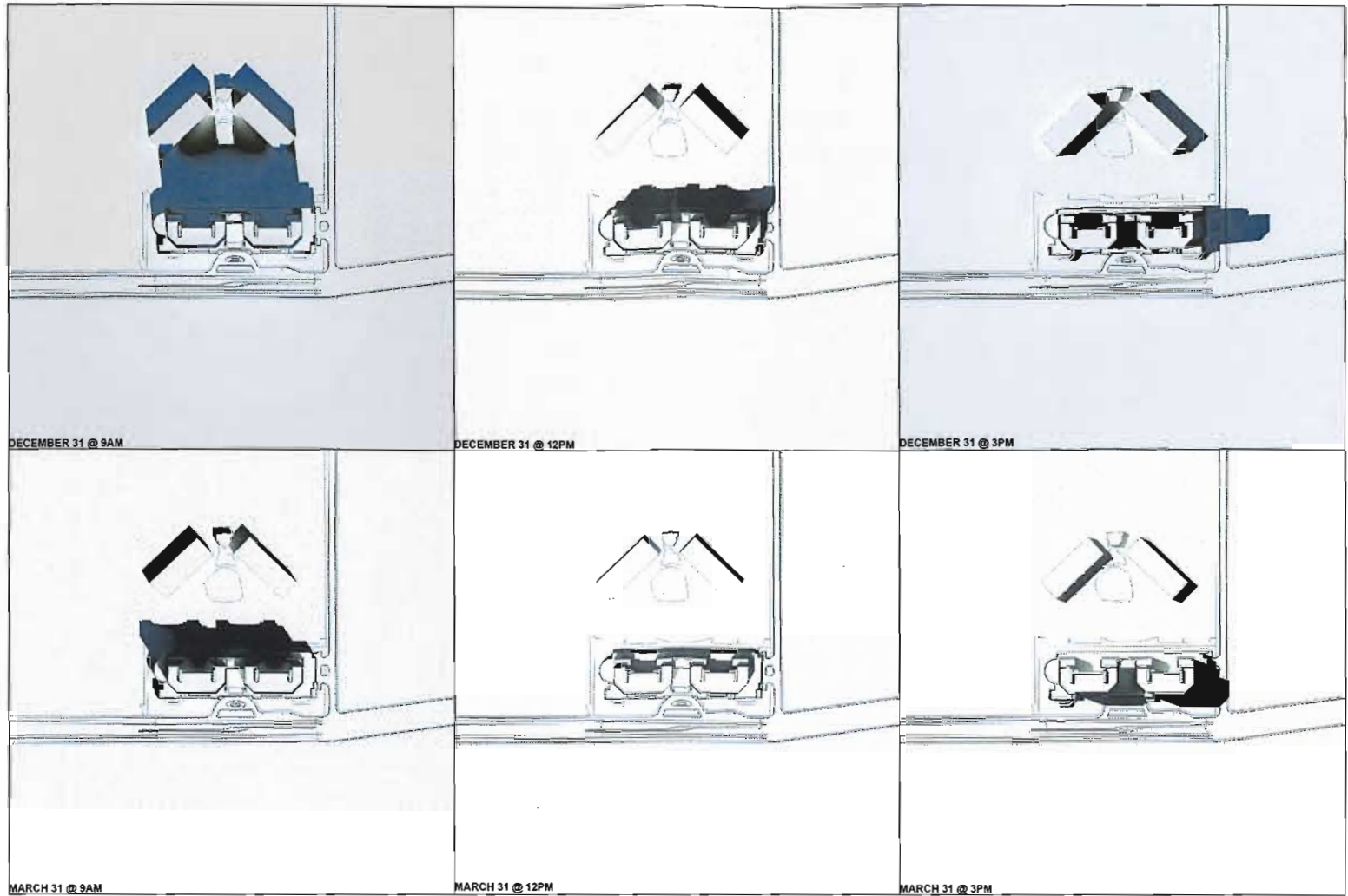
DATE 7-5-16

SCALE

JOB NO.

SHEET

A12



CONCEPTUAL BUILDING LONGITUDINAL SECTION

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



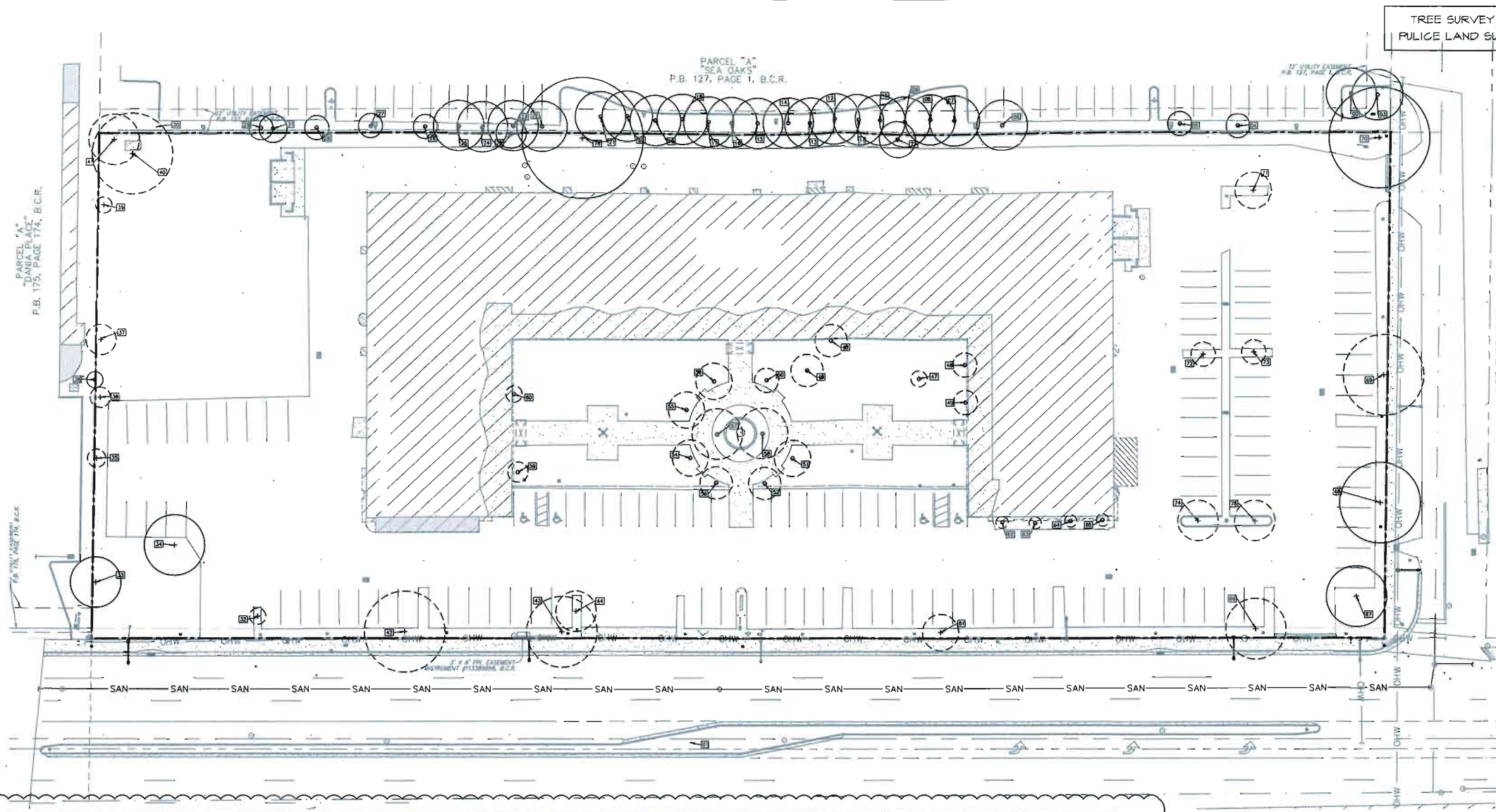
ROBERT M. SWEDROE
ARCHITECTS PLANNERS

12000 DISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2975

CONCEPTUAL
LONGITUDINAL
SECTION &
SHADOW STUDIES

DRAWN
CHECKED
DATE 7-5-16
SCALE
JOB NO.
SHEET

A13



TREE SURVEY INFORMATION PROVIDED BY
PULICE LAND SURVEYORS, INC., DATED 03/28/16

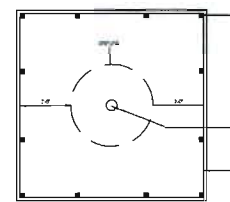
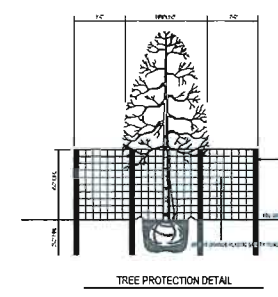
DSBOCA
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landscape architects
and planners
LC - 0000396
2300 Corporate Blvd. NW, Suite 214
Boca Raton, Florida 33431
Ph. 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
TREE DISPOSITION PLAN

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	<i>Syagrus romanzoffiana</i>	Queen Palm	6	12		25		OFFSITE	
6	<i>Roystonea regia</i>	Royal Palm	14	25		30		OFFSITE	
7	<i>Roystonea regia</i>	Royal Palm	13	25		20		OFFSITE	
8	<i>Roystonea regia</i>	Royal Palm	14	25		25		OFFSITE	
9	<i>Roystonea regia</i>	Royal Palm	14	25		33		OFFSITE	
10	<i>Roystonea regia</i>	Royal Palm	16	25		40		OFFSITE	
11	<i>Roystonea regia</i>	Royal Palm	13	25		25		OFFSITE	
12	<i>Roystonea regia</i>	Royal Palm	13	25		30		OFFSITE	
13	<i>Roystonea regia</i>	Royal Palm	14	25		25		OFFSITE	
14	<i>Roystonea regia</i>	Royal Palm	13	25		33		OFFSITE	
15	<i>Roystonea regia</i>	Royal Palm	15	25		30		OFFSITE	
16	<i>Roystonea regia</i>	Royal Palm	20	25		35		OFFSITE	
17	<i>Roystonea regia</i>	Royal Palm	14	25		25		OFFSITE	
18	<i>Roystonea regia</i>	Royal Palm	18	25		30		OFFSITE	
19	<i>Roystonea regia</i>	Royal Palm	15	25		35		OFFSITE	
20	<i>Roystonea regia</i>	Royal Palm	15	25		28		OFFSITE	
21	<i>Roystonea regia</i>	Royal Palm	14	25		20		OFFSITE	
22	<i>Roystonea regia</i>	Royal Palm	13	25		35		OFFSITE	
23	<i>Roystonea regia</i>	Royal Palm	14	25		20		OFFSITE	
24	<i>Roystonea regia</i>	Royal Palm	13	25		28		OFFSITE	
25	<i>Roystonea regia</i>	Royal Palm	14	25		30		OFFSITE	
26	<i>Syagrus romanzoffiana</i>	Queen Palm	6	12		14		OFFSITE	
27	<i>Syagrus romanzoffiana</i>	Queen Palm	6	12		18		OFFSITE	
28	<i>Syagrus romanzoffiana</i>	Queen Palm	6	12		18		OFFSITE	
29	<i>Syagrus romanzoffiana</i>	Queen Palm	6	12		15		OFFSITE	
30	<i>Sabal palmetto</i>	Cabbage Palm	12	15		20		OFFSITE	
31	<i>Sabal palmetto</i>	Cabbage Palm	13	14		25		OFFSITE	
32	<i>Bursera simaruba</i>	Gumbo Limbo	7	8	50	8	POOR	REMOVE	1,322.58
33	<i>Conocarpus erectus</i>	Green Buttonwood	13	25	491	18	FAIR	REMAIN	4,590.51
34*	<i>Ficus aurea</i>	Strangler Fig	24	30	707	18	FAIR	REMAIN	647.30
35	<i>Conocarpus erectus</i>	Green Buttonwood	7	9	64	18	POOR	REMOVE	1,231.35
36	<i>Conocarpus erectus</i>	Green Buttonwood	6	10	79	14	POOR	REMOVE	1,119.01
37	<i>Conocarpus erectus</i>	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*	<i>Conocarpus erectus</i>	Green Buttonwood	24	8	50	20	POOR	REMOVE	6,157.23
40	<i>Tamarindus indica</i>	Tamarind	10	40	1257	30	POOR	REMOVE	0.00
41	<i>Tamarindus indica</i>	Tamarind	6	25	491	25	POOR	REMOVE	0.00
42	<i>Conocarpus erectus</i>	Green Buttonwood	14	40	1257	25	POOR	REMOVE	5,079.51
43	<i>Conocarpus erectus</i>	Green Buttonwood	13	35	962	25	POOR	REMOVE	1,950.46
44	<i>Bursera simaruba</i>	Gumbo Limbo	8	20	314	15	POOR	REMOVE	1,594.58
45*	<i>Sabal palmetto</i>	Cabbage Palm	14	12	113	18	POOR	REMOVE	137.81
46*	<i>Sabal palmetto</i>	Cabbage Palm	14	12	113	18	POOR	REMOVE	137.81
47	<i>Wodyetia bifurcata</i>	Foottail Palm	6	8	50	8	POOR	REMOVE	47.78
48*	<i>Sabal palmetto</i>	Cabbage Palm	18	16	201	18	POOR	REMOVE	96.47
49*	<i>Sabal palmetto</i>	Cabbage Palm	16	16	201	16	POOR	REMOVE	98.44
50	<i>Syagrus romanzoffiana</i>	Queen Palm	6	12	113	20	POOR	REMOVE	127.20
51	<i>Syagrus romanzoffiana</i>	Queen Palm	6	18	254	20	POOR	REMOVE	110.60
52	<i>Syagrus romanzoffiana</i>	Queen Palm	6	16	201	16	POOR	REMOVE	65.40
53	<i>Syagrus romanzoffiana</i>	Queen Palm	6	16	201	16	POOR	REMOVE	66.63
54	<i>Syagrus romanzoffiana</i>	Queen Palm	6	18	254	18	POOR	REMOVE	106.60
55	<i>Syagrus romanzoffiana</i>	Queen Palm	6	18	254	20	POOR	REMOVE	129.15
56	<i>Syagrus romanzoffiana</i>	Queen Palm	9	18	191	20	POOR	REMOVE	113.26
57*	<i>Roystonea regia</i>	Royal Palm	20	25	491	25	POOR	REMOVE	979.20
58*	<i>Roystonea regia</i>	Royal Palm	17	25	491	22	POOR	REMOVE	889.31
59*	<i>Sabal palmetto</i>	Cabbage Palm	13	10	79	18	POOR	REMOVE	132.19
60	<i>Sabal palmetto</i>	Cabbage Palm	10	8	50	10	POOR	REMOVE	71.86
61	<i>Conocarpus erectus</i>	Green Buttonwood	9	18	254	18	POOR	REMOVE	845.27
62	<i>Phoenix roebelenii</i>	Pygmy Date Palm - d	4	6	28	6	POOR	REMOVE	105.30
63	<i>Phoenix roebelenii</i>	Pygmy Date Palm - d	4	6	28	6	POOR	REMOVE	84.24
64	<i>Phoenix roebelenii</i>	Pygmy Date Palm - d	4	6	28	6	POOR	REMOVE	117.94
65	<i>Phoenix roebelenii</i>	Pygmy Date Palm - d	4	6	28	6	POOR	REMOVE	140.40
66	<i>Conocarpus erectus</i>	Green Buttonwood	9	30	707	20	FAIR	REMAIN	3,229.72
67	<i>Bursera simaruba</i>	Gumbo Limbo	14	30	707	30	FAIR	REMAIN	5,298.29
68*	<i>Swietenia mahagoni</i>	Mahogany	24	40	1257	35	FAIR	REMAIN	9,293.00
69*	<i>Swietenia mahagoni</i>	Mahogany	27	40	1257	35	POOR	REMOVE	10,864.62
70*	<i>Pithecellobium dulce</i>	Manila Tamarind	60	50	1964	45	FAIR	REMAIN	1,348.18
71	<i>Bursera simaruba</i>	Gumbo Limbo	8	18	254	13	POOR	REMOVE	976.27
72	<i>Bursera simaruba</i>	Gumbo Limbo	5	12	113	9	POOR	REMOVE	783.48
73	<i>Bursera simaruba</i>	Gumbo Limbo	5	12	113	14	POOR	REMOVE	916.57
74	<i>Swietenia mahagoni</i>	Mahogany	11	20	314	18	POOR	REMOVE	2,295.96
75*	<i>Sabal palmetto</i>	Cabbage Palm	17	15	177	17	POOR	REMOVE	96.19
76*	<i>Swietenia mahagoni</i>	Mahogany	20	60	N/A	45	FAIR	REMAIN	6,159.93
77*	<i>Sabal palmetto</i>	Cabbage Palm	16	18	N/A	22	FAIR	REMAIN	104.20
78	<i>Conocarpus erectus</i>	Green Buttonwood	10	20	254	20	POOR	REMOVE	1,501.01
TOTAL									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: 4,759.5 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)

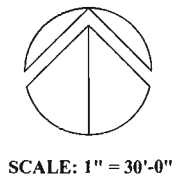
SPECIMEN TREE REMOVED: TREE # 39, 45, 46, 48, 49, 57, 58, 59, 64, 75

ESTIMATED VALUE OF SPECIMEN TREES REMOVED: \$ 14,589.27

SPECIMEN TREE MITIGATED ON-SITE: \$ 4,800
(4 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: \$ 17,952.77



SCALE: 1" = 30'-0"

REVISIONS:	
1	OCTOBER 13, 2016

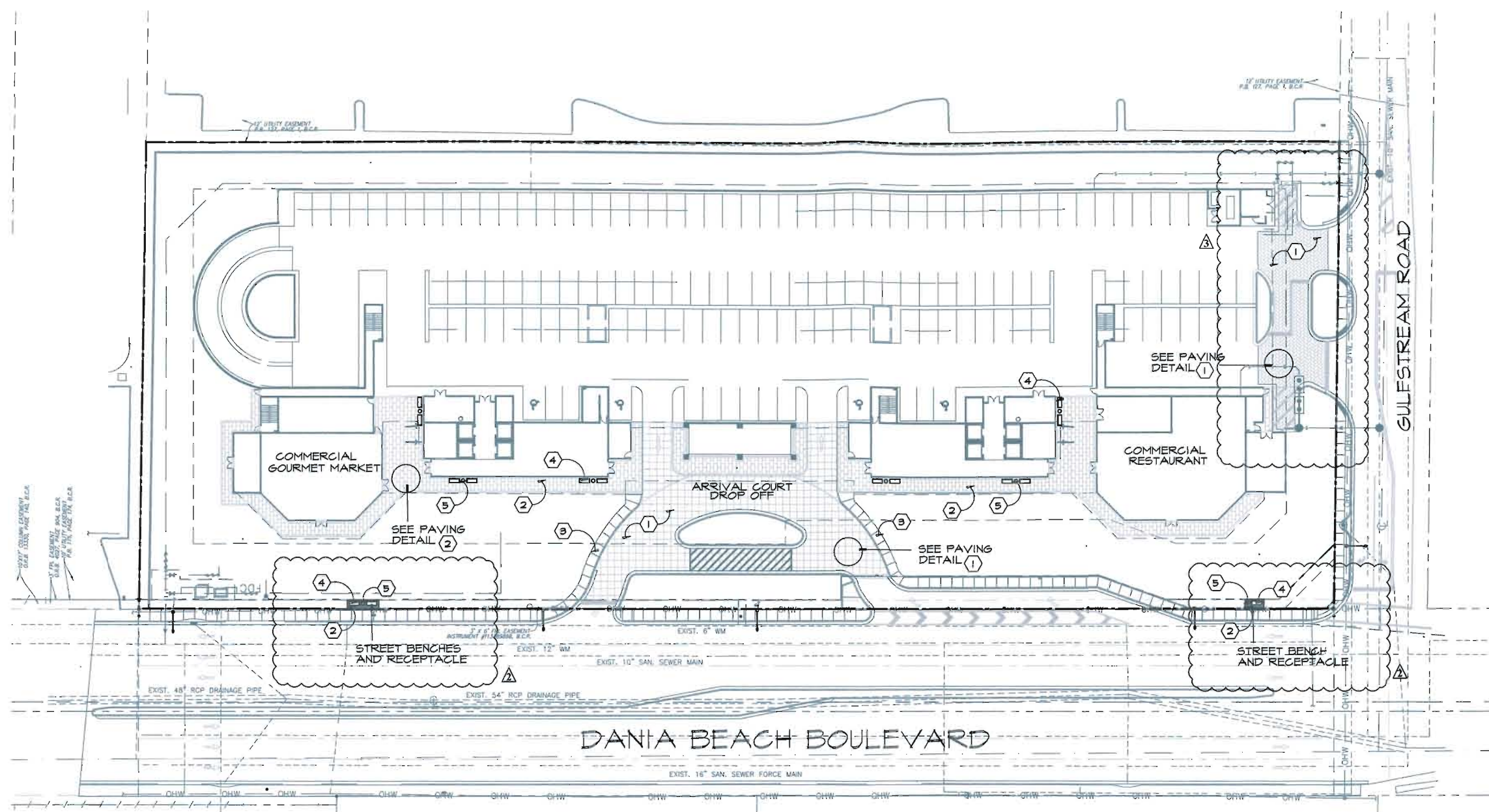
AUGUST 01, 2016
DATE
I.A.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET

TD-1

SITE PLAN SUBMITTAL



SCALE: 1" = 30'-0"

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DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
HARDSCAPE MATERIALS AND FURNITURE PLAN

REVISIONS:	
1	OCTOBER 13, 2016
2	JANUARY 16, 2017

AUGUST 01, 2016
DATE

I.A.
DRAWN BY:

J.G.
APPROVED BY:

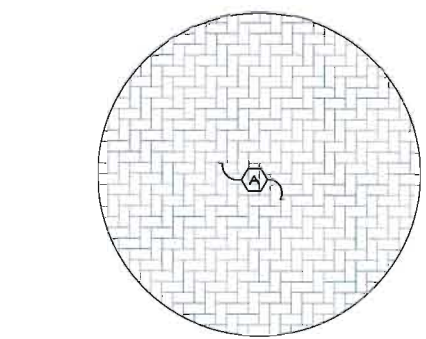
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SHEET

LH-1

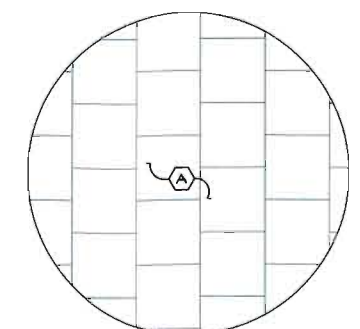
SITE PLAN
SUBMITTAL

- HARDSCAPE MATERIALS SPECIFICATIONS**
- 1 ARRIVAL COURT / DROP OFF AREA / ENTRANCE PAVER FIELD - BY BELGARD OR EQUAL, PLAZA STANDARD (2 3/8" PAVER). (COLOR - RED/YELLOW/CHARCOAL). PAVERS ARE SET PAVERS ARE SET ON A 1" SAND SETTING BED OVER A 48% COMPACTED SUBGRADE. SEE PAVING DETAIL (1)
 - 2 WALKWAYS PAVER FIELD - BY BELGARD OR EQUAL, 12" SQ. PLAZA TILE (2 3/8" PAVER). "OCEANSIDE" SHELL STONE FINISH. PAVERS ARE SET ON A 1" SAND SETTING BED OVER A 48% COMPACTED SUBGRADE. SEE PAVING DETAIL (2)
 - 3 CONCRETE WALKWAYS - CONCRETE PAVEMENT WITH ROCK SALT FINISH.
 - 4 BENCHES - BY landscapeforms.com OR EQUAL. LAKESIDE BENCH BACKED / PICKET FENCE / JARAH, METALLIC. (COLOR - OLIVE)
 - 5 TRASH RECEPTACLE - BY victorstanley.com OR EQUAL. IRONSITES SERIES, MODEL S-42. (COLOR - TAVERN SQUARE GREEN)



1 ARRIVAL COURT / DROP OFF AREA / ENTRANCE PAVER FIELD DETAIL
SCALE 3/8" = 1'-0"

A 4' x 8' PLAZA STANDARD PAVER
(COLOR: RED/YELLOW/CHARCOAL)



2 WALKWAY PAVER FIELD DETAIL
SCALE 3/8" = 1'-0"

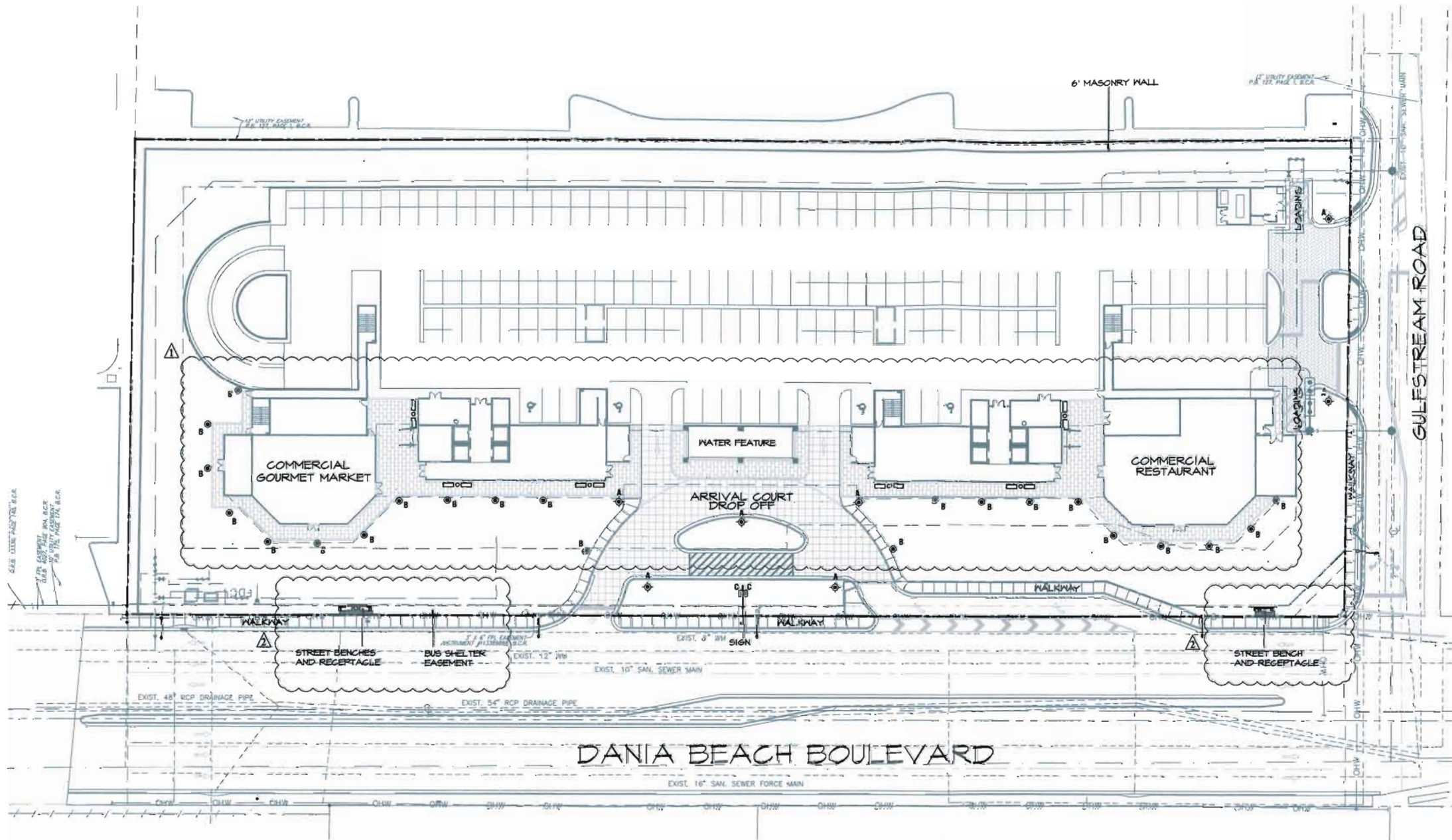
A 12" X12" PLAZA TILE PAVER, "OCEANSIDE" SHELL STONE FINISH (COLOR: CREAM)



4 (15) PROPOSED BENCH BY LANDSCAPE FORMS



5 (8) PROPOSED TRASH RECEPTACLE BY VICTOR STANLEY



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 N D T5 40K (12' POLE)	6	LED	120/277	POLE
B	CREE	PWY-EDG-3M-P4-02-E-UL-525-40K	22	LED	120/277	GROUND
C	GARDCO	DF7-SP-HFL-70MH-70-BRY	2	70 PAR MH	120/277	GROUND
						REMARKS
						ROADWAY / MOTORCOURT LIGHT POST
						PATHWAY BOLLARD LIGHT
						SIGN WALL FLOOD LIGHT



SCALE: 1" = 30'-0"



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DANIA BEACH RESIDENCES 601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA LIGHTING PLAN

REVISIONS:	
1	AUGUST 01, 2016
2	OCTOBER 13, 2016

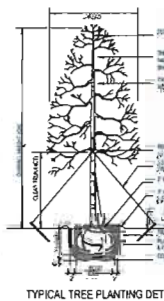
MAY 2, 2016
DATE
I.A.
DRAWN BY:
J.G.
APPROVED BY:

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1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities. (Including removal of trees and/or installation of plant material, call 954-683-0423 or 954-235-5098 a minimum of five (5) days prior to the start of the pre-construction meeting.)
2. All existing trees proposed to remain are to be protected by a tree protection zone (TPZ) established by the City Arborist. The TPZ protection boundary shall be located at the outer edge of the TPZ. A tree protection zone (TPZ) is not required for trees with a trunk diameter less than 4 inches at 4.5 feet above the ground.
3. All TPZ trees shall be protected to ANSI A-300 standards to correct potential damage.
4. A tree removal permit is required prior to removal or relocation of any tree 2" DBH. Contact the Dania Beach City Arborist at 954-683-0423 or 954-235-5098 to obtain permit information.
5. Landscape contractor shall notify Dania Beach City Arborist of any tree removal or relocation activities at least (2) full business days prior to the start of the work. Landscape contractor is responsible for providing written notice to utilities from plant installation.
6. Tree relocation:
 - a. Existing trees to be relocated shall be not pruned a minimum of one hundred twenty (120) days prior to relocation.
 - b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper	Minimum Root Ball Diameter
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 inches per inch of trunk diameter

- Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
- A temporary irrigation system shall be provided during the first forty (40) days after root pruning.
- All planting must follow planting specifications and details shown on the plan.
- Substitutions of plant species or specification must be approved in writing by the Dania Beach City Arborist prior to use.
- All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and reworked prior to installation.
- All trees shown for plant material are to be considered minimum.
- Where quantities and/or species differ between the plan and plant list, the plan shall take precedence.
- All new plant material shall begin after acceptance of the plan by the City Arborist.
- Palms shall be treated with pre-emergent herbicide prior to planting.
- All trees and palm staking and support shall be removed one year after installation.
- No fertilizer shall be applied to newly planted trees and palms.
- All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
- Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
- All wire guys and/or fabric straps shall be replaced with fluorescent color tape.
- Mulching:
 - a. All landscape areas not covered by sod shall be covered by a minimum three (3) inch layer of mulch.
 - b. A mulch ring with a minimum radius of twenty-four (24) inches (48 inch diameter), is required around all newly installed trees and palms.
 - c. Cypress mulch shall not be used.
 - d. No mulch shall be piled against or within six (6) inches of the trunk or palm.
- All newly landscaped areas shall be excavated down to a depth of twenty-four (24) inches below final grade and back filled with clean debris-free soil. Existing soil may be re-used for backfilling if debris is removed and organic content is sufficient or not contaminated with toxic substances. Construction debris shall be removed from the landscape area after excavation is complete.
- All landscape areas shall be finish graded such that they are a minimum of three point five (3.5) inches below surrounding paved surfaces as not to impede the flow of drainage into landscaped areas and to allow for a three (3) inch mulch layer.



TYPICAL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

NOTE: OVERHEAD POWERLINES - PALMS ARE PROPOSED AT LEAST 3' PLUS THE LENGTH OF THE FROND FROM THE LINES. MEDIUM SIZE TREES WILL BE PLACED AT LEAST 20' FROM THE LINES, AND LARGE TREES WILL BE PLACED AT LEAST 30' FROM OVERHEAD LINES.

MISCELLANEOUS

- 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.

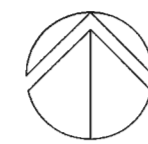
GENERAL NOTES

- * Indicates plant material native to Florida
- All sod 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-offs.

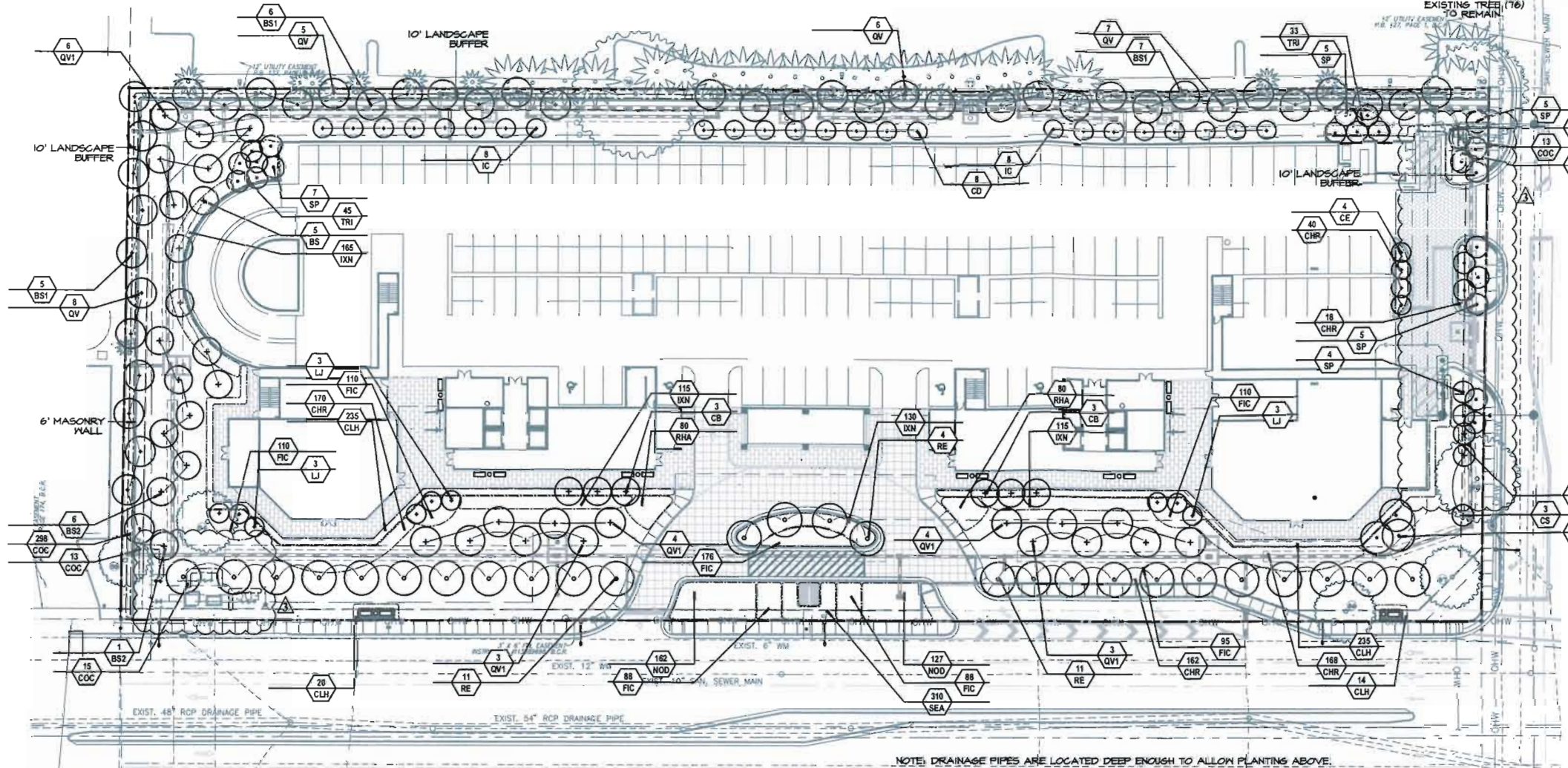
PLANT MATERIAL REQUIREMENTS (EXCLUDING ROYAL AND SABAL USED AS STREET LANDSCAPING)

CODE REQUIREMENTS	REQUIRED	PROVIDED
SHADE / CANOPY TREES	MIN. 40% (21 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

NOTE: NO TREE REMOVAL ACTIVITIES WILL TAKE PLACE PRIOR TO OBTAINING A TREE REMOVAL PERMIT.



SCALE: 1" = 30'-0"



LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS	REQUIRED	PROVIDED
275-100(E) VIA LANDSCAPE ADJUTING BUILDING 5' LANDSCAPE AREA OR EQUIVALENT S.F. ADJACENT TO BUILDING (145 L.F. X 5' BUFFER = 725 SF)	725 SF	725 SF
307-20 STREET LANDSCAPING ALONG DANIA BEACH BLVD - ROYAL PALMS 20' O.C. (596.6' / 20' = 30) ALONG GULFSTREAM RD. - SABAL PALMS 15' O.C. (210' / 15' = 14)	30 PALMS 14 PALMS	26 PALMS 14 PALMS
275-100(B) VIA INTERIOR LANDSCAPE 20% OF TOTAL VIA (13,170 X 20% = 2,634 SF)	2,634 SF	3,500+ SF
275-110(D) NON-VIA PERIMETER LANDSCAPE BUFFER 10' BUFFER WITH 6' MASONRY WALL, FIVE FEET FROM PROP. LINE. DOUBLE ROW OF TREES - EACH ROW 40' OFF CENTER (1 TREE PER 40 L.F.) AND 1 SHRUB PER 3 L.F. ON RESIDENTIAL SIDE OF WALL. NORTH SIDE - 640.2' / 40' = 16 TREES PER ROW = 32 TREES TOTAL 640.2' / 3' = 213.3 SHRUBS WEST SIDE - 250' / 40' = 6.25 TREES PER ROW = 13 TREES TOTAL 250' / 3' = 83.3 SHRUBS	32 TREES 214 SHRUBS 13 TREES 84 SHRUBS	32 TREES 214 SHRUBS 13 TREES 84 SHRUBS
275-120 PERIMETER LANDSCAPE BUFFER 1 TREE (16' HT) PER 40 L.F. AND CONTINUOUS HEDGE SOUTH SIDE - 468.5' / 40' = 11.71 TREES - 468.5' / 2' = 234.3 SHRUBS* EAST SIDE - 200' / 40' = 5 TREES - 200' / 2' = 100 SHRUBS*	12 TREES 235 SHRUBS 5 TREES 100 SHRUBS	12 TREES 235 SHRUBS 5 TREES 102 SHRUBS
275-140 NON-VIA INTERIOR LANDSCAPING 1 TREE AND 10 SHRUBS PER 2,000 SF (10,000 SF OF NON-VIA AREA / 2,000 SF = 5 TREES AND 50 SHRUBS) *	5 TREES 50 SHRUBS	13 TREES 100+ SHRUBS
275-170 SIGN LANDSCAPING 1 SHRUB PER 2 L.F. SIGN AND GROUND COVER (5' WIDE STRIP) (16 L.F. OF SIGN / 2' = 8 SHRUBS AND 110 SF OF GROUND COVER)	8 SHRUBS 30 G. COVER	8+ SHRUBS 30+ G. COVER
TREE CANOPY MITIGATION REQUIREMENTS (SEE TD-1 FOR CALCULATION DETAILS) TOTAL CANOPY REMOVED: 10,806 SF X 1.5 (FOR NEW DEVELOPMENT) = 16,209 SF CANOPY MITIGATION PROVIDED ON SITE: 21 CATEGORY 1A TREES AND 24 CATEGORY 2 TREES TOTAL NUMBER OF MITIGATION TREES PROVIDED ON SITE:	16,209 SF -	- 14,100 SF 45 TREES
TREES - OVERALL SITE REQUIREMENTS (INCLUDES PALMS USED FOR STREET LANDSCAPING) SHRUBS - OVERALL SITE REQUIREMENTS	115 TREES 731 SHRUBS	115 TREES 1,000+ SHRUBS
SHRUBS PLANTED 24" O.C. 50% OF REQUIRED TREES SHALL BE NATIVE (EXCLUDING PALMS IN 307-20) - 71 X 50% = 36 50% OF REQUIRED SHRUBS SHALL BE NATIVE - 731 X 50% = 366	36 TREES 366 SHRUBS	44 TREES 500+ SHRUBS

* SHRUBS PLANTED 24" O.C.

PLANT LIST

TREES AND PALMS						1.16.17
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 Malaysian 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'	6'-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	650	Chrysobalanus Icaeo 'Red-tip' Cocoplum	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.
COC ^A	338	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. Variety and color to be selected				
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



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DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
LANDSCAPE PLAN

REVISIONS:

AUGUST 01, 2016
OCTOBER 13, 2016
JANUARY 16, 2017

MAY 2, 2016
DATE

I.A.
DRAWN BY:

J.G.
APPROVED BY:

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SHEET

LP-1

SITE PLAN
SUBMITTAL



DSBOCA
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DANIA BEACH RESIDENCES

601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA

IRRIGATION PLAN

REVISIONS:	
1	OCTOBER 13, 2016
2	JANUARY 16, 2017

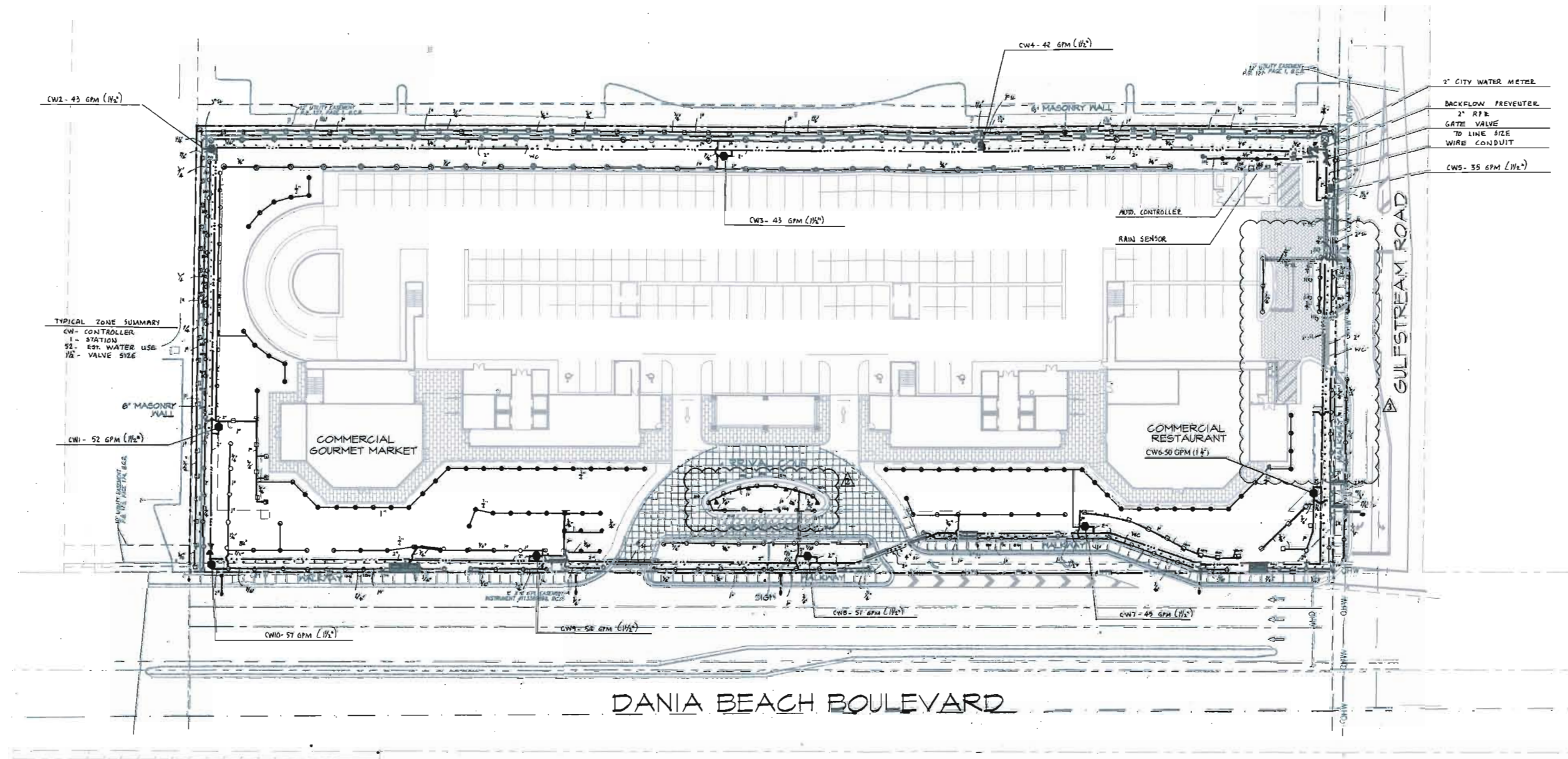
AUGUST 01, 2016
DATE
K.D.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET

LI-1

SITE PLAN
SUBMITTAL



SCALE: 1" = 30'-0"



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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:
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APPROVED BY:

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SHEET

LI-2

SITE PLAN
SUBMITTAL

LEGEND

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
▲	PCN-10	HUNTER FLOOD BUBBLER	09
▲	PRS-00-MSBN-50	HUNTER STREAM BUBBLER	07
▲	PRS-00-5-GST-8	HUNTER STREAM BUBBLER	03
■	PROS-00-10H	HUNTER SHRUB SPRAY	06
■	PROS-00-12H	HUNTER SHRUB SPRAY	02
■	PROS-00-12H	HUNTER SHRUB SPRAY	02
■	PROS-00-RCS-515	HUNTER SHRUB SPRAY	71
■	PROS-00-LCS-515	HUNTER SHRUB SPRAY	04
■	PROS-00-SS-530	HUNTER SHRUB SPRAY	02
■	PROS-00-RCS-15T	HUNTER SHRUB SPRAY	01
■	PROS-00-RCS-15H	HUNTER SHRUB SPRAY	14
■	PROS-00-RCS-15T	HUNTER SHRUB SPRAY	04
■	PROS-00-RCS-15F	HUNTER SHRUB SPRAY	03
■	PROS-06-100	HUNTER 6" POP-UP/SPRAY NOZZLE	34
■	PROS-06-10H	HUNTER 6" POP-UP/SPRAY NOZZLE	08
■	PROS-06-10F	HUNTER 6" POP-UP/SPRAY NOZZLE	02
■	PROS-06-12V	HUNTER 6" POP-UP/SPRAY NOZZLE	01
■	PROS-06-12H	HUNTER 6" POP-UP/SPRAY NOZZLE	01
■	PROS-06-12F	HUNTER 6" POP-UP/SPRAY NOZZLE	04
■	PROS-06-RCS-515	HUNTER 6" POP-UP/SPRAY NOZZLE	01
■	PROS-06-15V	HUNTER 6" POP-UP/SPRAY NOZZLE	12
■	PROS-06-15H	HUNTER 6" POP-UP/SPRAY NOZZLE	34
■	PROS-06-15F	HUNTER 6" POP-UP/SPRAY NOZZLE	09
■	PROS-12-120	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	02
■	PROS-12-12H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	08
■	PROS-12-120	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	02
■	PROS-12-120	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	11
■	PROS-12-12H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	02
■	PROS-12-RCS-515	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	03
■	PROS-12-LCS-515	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	03
■	PROS-12-SS-530	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	05
■	PROS-12-15V	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	04
■	PROS-12-15H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	25
■	PROS-12-15T	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	01
■	PROS-06-MP2000-90	HUNTER 6" POP-UP/ROTOR NOZZLE	01
■	PROS-06-MP2000-120	HUNTER 6" POP-UP/ROTOR NOZZLE	01
■	PROS-06-MP2000-180	HUNTER 6" POP-UP/ROTOR NOZZLE	56
■	ICV-151G	HUNTER 1 1/2" SOLENOID VALVE	10
■	IC-600-PL	HUNTER 6 STATION CONTROLLER	01
■	ICM-600	HUNTER 6 STATION EXPANSION MODULE	01
■	MINI-CLK	HUNTER RAIN SENSOR	01
■	RP2(2")	FEBCO BACKFLOW PREVENTER	01
■	PAIGE THIN WIRE	AS REQUIRED	
■	#12 AWG COMMON	AS REQUIRED	
■	#14 AWG CONTROL	AS REQUIRED	
■	SCH 40 GALVANIZED STEEL	AS REQUIRED	
■	SCH 40 PVC	AS REQUIRED	
■	MAIN LINE	AS REQUIRED	
■	SLEEVES	AS REQUIRED	
■	SPRINKLER RISERS	AS REQUIRED	
■	PVC FITTINGS	AS REQUIRED	
■	WIRE CONDUIT	AS REQUIRED	
■	TYPE 1120 PVC LATERALS	AS REQUIRED	
■	SDR 26, CL 160 (1" LARGER)	AS REQUIRED	
■	SDR 21, CL 200 (3/4")	AS REQUIRED	
■	GATE VALVE (TO LINE SIZE)	03	
■	VALVE BOX	13	
■	GROUNDING LOCATION	01	
■	CITY WATER METER	01	

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.
CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

STA NO.	VALVE	SPRINKLER TYPE	VALVE SIZE	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					
				480 MIN/WK		22,320 GAL/WK

* TO APPLY 1.0 IN/WK.

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE
WATER SOURCE
PRESSURE REQUIRED

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 HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3" BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE 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 430-00. 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. PORTDUS 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 HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL.

AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4" 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 10 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. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

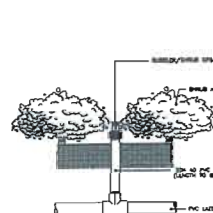
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

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.

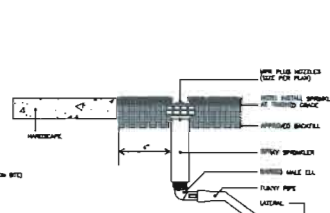
TIMING AND PRECIPITATION

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.



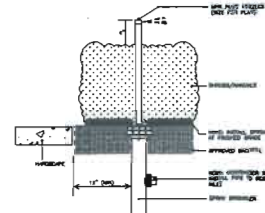
SPRINKLER DETAIL (NTS)

BUBBLER/SHRUB SPRAY
INSTALLED AT THE BASE OF
PLANTS FOR LOW LEVEL
WATERING



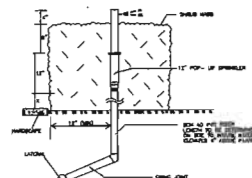
SPRINKLER DETAIL (NTS)

POP-UP SPRAY ON POLY
PIPE SWING JOINT LOCATED
IN SOD OR MULCH



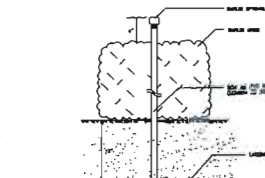
SPRINKLER DETAIL (NTS)

12" POP-UP SPRAY ON POLY PIPE SWING
JOINT LOCATED IN PLANTS MAINTAINED TO
A MAXIMUM HEIGHT OF 8"



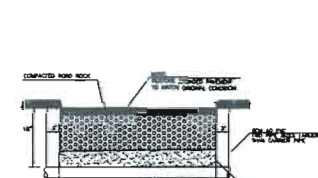
SPRINKLER DETAIL (NTS)

12" POP-UP ON PVC SWING
JOINT WITH RISER LOCATED IN
PLANT MASS MAINTAINED TO A
MINIMUM HEIGHT OF 24"



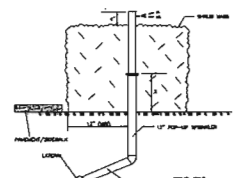
SPRINKLER DETAIL (NTS)

SHRUB SPRAY ON RISER
AT INTERIOR LOCATION IN
PLANT MASS



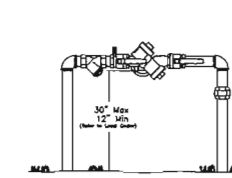
PIPE SLEEVE DETAIL

NOT TO SCALE



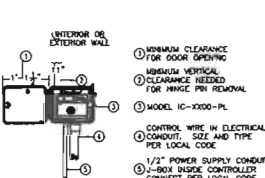
SPRINKLER DETAIL (NTS)

12" POP-UP INSTALLED ON POLY
PIPE SWING JOINT LOCATED IN PLANT
MASS MAINTAINED TO A MAXIMUM
HEIGHT OF 18"



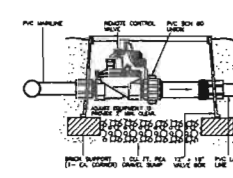
REDUCED PRESSURE ASSEMBLY

NOT TO SCALE



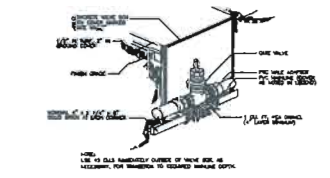
I-CORE CONTROLLER

NOT TO SCALE



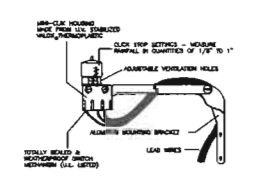
REMOTE CONTROL VALVE DETAIL

NOT TO SCALE



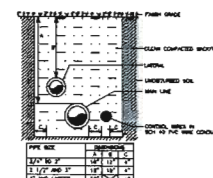
GATE VALVE DETAIL

NOT TO SCALE



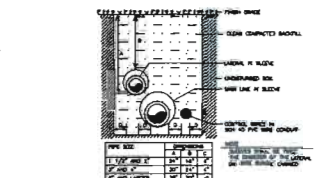
MINI-CLICK II RAIN SENSOR

NOT TO SCALE



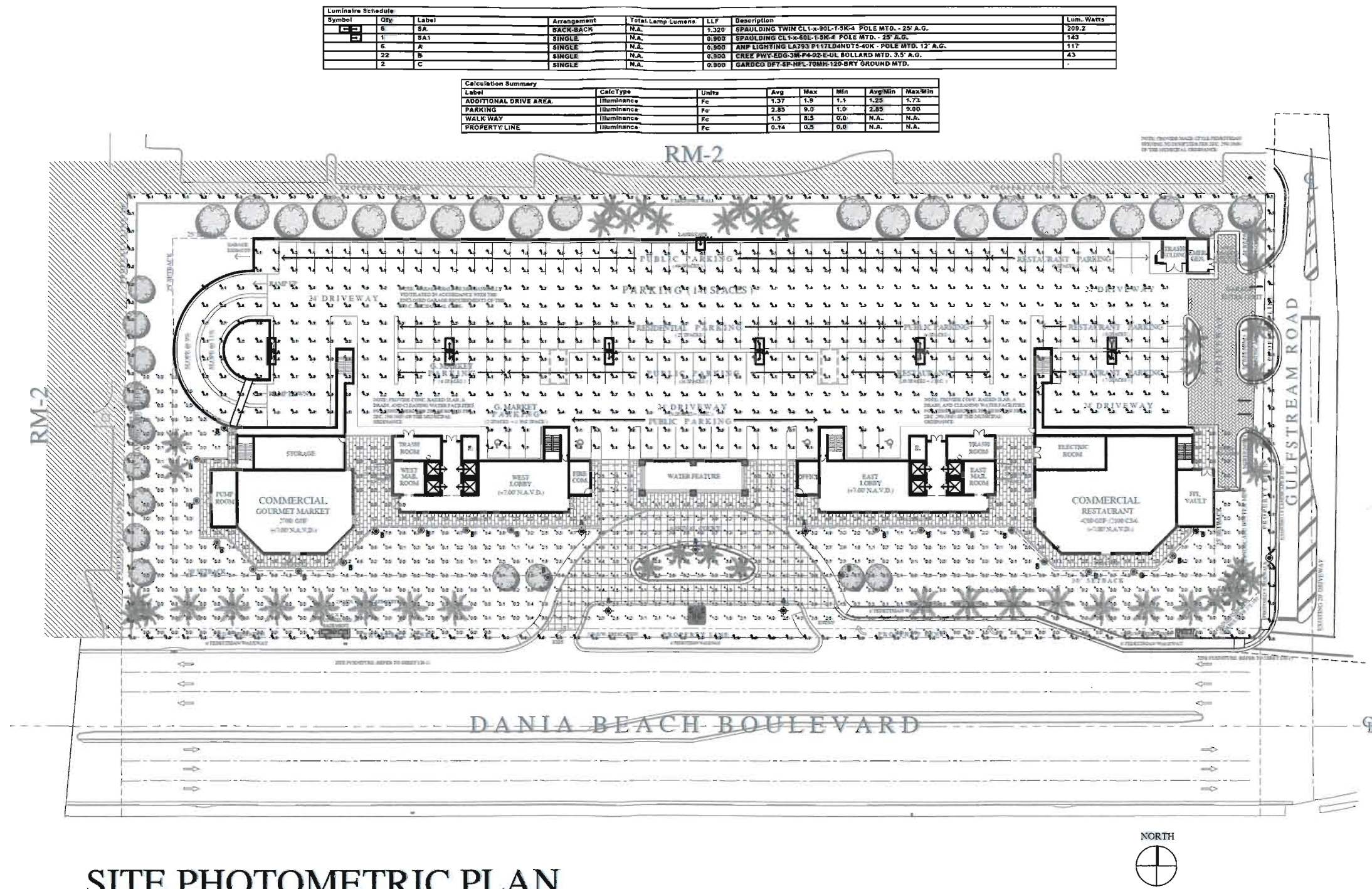
TRENCHING DETAIL (NTS)

NON-TRAFFIC AREAS



TRENCHING DETAIL (NTS)

VEHICULAR TRAFFIC AREAS



SITE PHOTOMETRIC PLAN

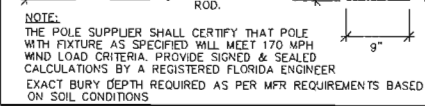
SCALE: 1"=30'-0"

YAHYA CONSULTANTS, INC.
5516 NW 58TH AVE
TEL: (954) 263-9318
RYEHIA@MYACC.NET
RANZI R. YEHIA
FLORIDA LICENSE #64893
CERT. OF AUTH. #27115
PROJECT #16-014

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
SA	5	SA	BACK-TO-BACK	N.A.	1.320	SPAULDING TWIN CL1-x-80L-15K-4 POLE MTD. - 25' A.G.
SA1	1	SA1	SINGLE	N.A.	0.900	SPAULDING CL1-x-80L-15K-4 POLE MTD. - 25' A.G.
A	6	A	SINGLE	N.A.	0.900	ANP LIGHTING LA793 P117LD4N075-40K - POLE MTD. 12' A.G.
B	22	B	SINGLE	N.A.	0.900	CREE PWY-EDG-3W-P4-02-E-UL BOLLARD MTD. 3.5' A.G.
C	2	C	SINGLE	N.A.	0.900	GARCO DFT-8F-NFL-70MH-120-0RY GROUND MTD.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
ADDITIONAL DRIVE AREA	Illuminance	Fc	1.37	1.9	1.5	1.25
PARKING	Illuminance	Fc	2.85	9.0	1.0	2.85
WALKWAY	Illuminance	Fc	1.5	8.5	0.8	N.A.
PROPERTY LINE	Illuminance	Fc	0.14	0.5	0.8	N.A.





Technical drawings of the 'BRIGHT' lamp. The top drawing is a side view of the 'Upstraight Arms' lamp, showing a rectangular body with a grid of light tubes, a curved arm, and a mounting bracket. Dimensions labeled include A (height), B (width), C (arm length), D (arm width), E (body width), and F (mounting bracket height). The bottom drawing is a side view of the 'Straight Arms' lamp, showing a similar rectangular body with a grid of light tubes and a straight arm. Dimensions labeled include A (height), B (width), C (arm length), D (arm width), and E (body width). Below these are two front views: the top one shows the grid of light tubes, and the bottom one shows the mounting bracket.

ACCESSORIES/REPLACEMENT PARTS - <i>Order Separately</i>		
Catalog Number	Description	Catalog Number/Description
CR-RPA3-XX	Round pole adapter for straight arm (24" - 314")	SP-REM007 SP-0250
CR-RPA4-XX	Round pole adapter for straight arm (314" - 471")	
CR-RPA5-XX	Round pole adapter for straight arm (471" - 628")	
CR-RPA6-XX	Round pole adapter for straight arm (628" - 785")	
CR-RPA7-XX	Round pole adapter for universal arm (24" - 314")	
CR-RPA8-XX	Round pole adapter for universal arm (314" - 471")	
CR-RPA9-XX	Round pole adapter for universal arm (471" - 628")	
CR-RPA10-XX	Round pole adapter for universal arm (628" - 785")	
CR-RPA11-XX	Round pole adapter for universal arm (785" - 942")	
CR-RPA12-XX	Round pole adapter for universal arm (942" - 1100")	
CR-RP01-XX	Round track	
CR-RP02-XX	Two universal turnbuckle fittings	
CR-RP03-XX	Universal arm with ball for 2 3/4" OD arm. Mounts to standard 4" arm (ordered with fitting)	
CR-RP04-XX	WFO CR-XX	
TPB-XX	Two universal turnbuckle fittings	
TR-LD-XX	Horizontal mast with ball for 2 3/4" OD arm. Mounts to standard 4" arm (ordered with fitting)	

1. Attach CR-XX pole arm, see CR for full details. 2. When using poles, specify Pole CR-Pole# 01- 3. Rotate arm inside standard 4" arm.

42 DOLL PATTON FOR POLES

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MOTION OCCURRING CONTROL OPTIONS	
SEI	Drift occurs when velocity drive is active with PTH enabled. PTH is active under current feedback.
SLI	Anti-oversampling timer is used, limited current control service is not available. Control is not manufacturer to compatibility.
SCP	Programmable driving control velocity drive for velocity drive. PTH is available and internal velocity drive control is available. A minimum 100 Hz SCP frequency is required. A minimum 100 Hz SCP frequency is required for configuration. Current limit has greater velocity drive operation under current feedback.
SLI	Velocity drive limit (high speed limit) is available.
SCP	Programmable driving control velocity drive for velocity drive. PTH is available and internal velocity drive control is available. A minimum 100 Hz SCP frequency is required. A minimum 100 Hz SCP frequency is required for configuration. Current limit has greater velocity drive operation under current feedback.
SLI	Velocity drive limit (high speed limit) is available.

Mounting Accessories

Catalog Number	Description
ARM-CL-K-1A-XX*	Adjustment mounting arm for single fixture (2-5/8 inches) - 5 lbs., 2-3 deg.
ARM-CL-TK-1A-XX*	Adjustment mounting arm for two fixtures at 180° (2-5/8 inches) - 7 lbs., 32 deg.
ARM-CL-K-S-XX*	16" adjustable arm - 5 lbs., 30 deg. - 5.75 lbs., 2.6 deg.

* Requires 2x4 with extra screws, see 100 for draw details.
 * Requires metal wooden structure 6" diameter arms

ARM-CL-K-1A-XX

ARM-CL-TK-1A-XX

ARM-CL-K-S-XX

Tenon Top Pole Bracket Accessories

(2 3/8" OD tube) (R33 version requires 4" round pole adapter)

Catalog Number	Description
SETA-XX*	Square pole bracket adapter (4-in. OD) (square)
NETA-XX*	Round pole bracket adapter (4-in. OD) (round)
TEPA-XX*	Hexagonal pole bracket adapter (3-in. OD) (2-in. OD)

* Requires 2x4 with extra screws, see 100 for draw details

PHOTOCONTROL EQUIPMENT

Catalog Number	Description
PTL-1	Photocontrol - band-lock coil (12V)
PTL-4	Photocontrol - band-lock coil (120V-277V)
PTL-5	Photocontrol - band-lock coil (R33V)
PTL-6	Photocontrol - band-lock coil (R33V)
PTL-8	Photocontrol - band-lock coil (24V)
PSC	Switching cap - band-lock

Motion Controls

- Play on delay from initial motion begins to return horizontal (approximately 1/2 second)
- Vertical adjustment is possible (response time adjustable from 1/2 second to 1/4 second)

SCP - Designed for intermediate coverage area

Note: Extreme beam-spread configurations may limit distance

SCPW - Designed for widest coverage area

Note: Extreme beam-spread configurations may limit distance

Surge Protection

- Field installable surge protection device (SPD) protects 20kVA and 40kVA lighting equipment (R33E2, C12-A1-2, Category C14 and Surge Location Category C1)
- SPD GPO is designed with a clamping voltage of 1600V at 20kVA, 1000V at 40kVA, and 1000V at 20kVA (maximum)
- Max surge current = 20,000 Amperes (peak value)
- LED Indicators - Green LED is on/off at end of life

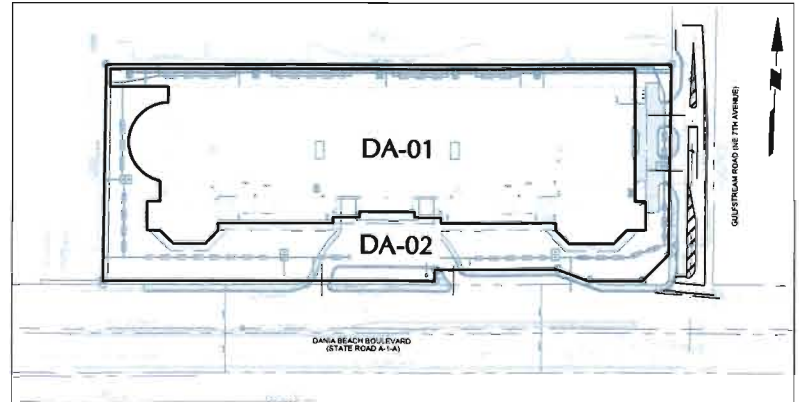
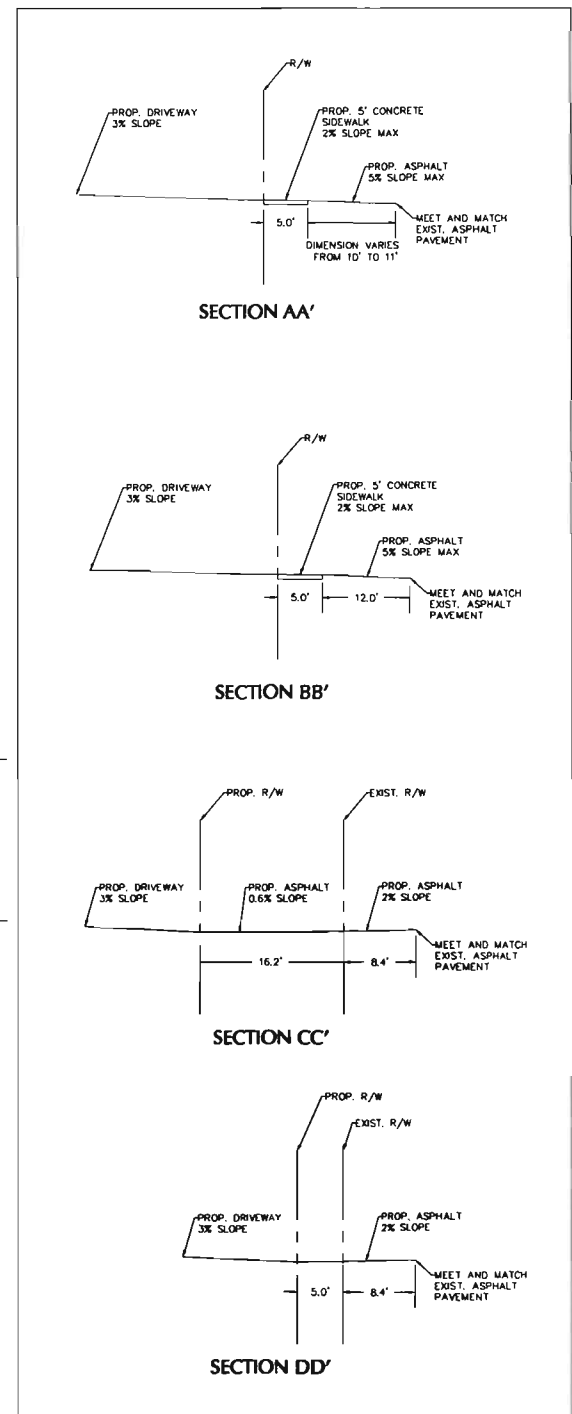
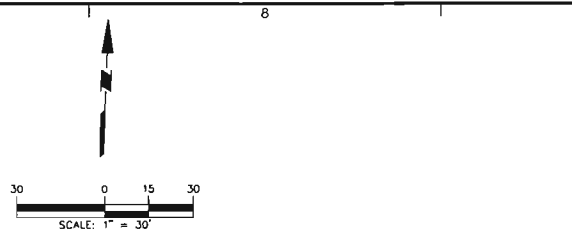
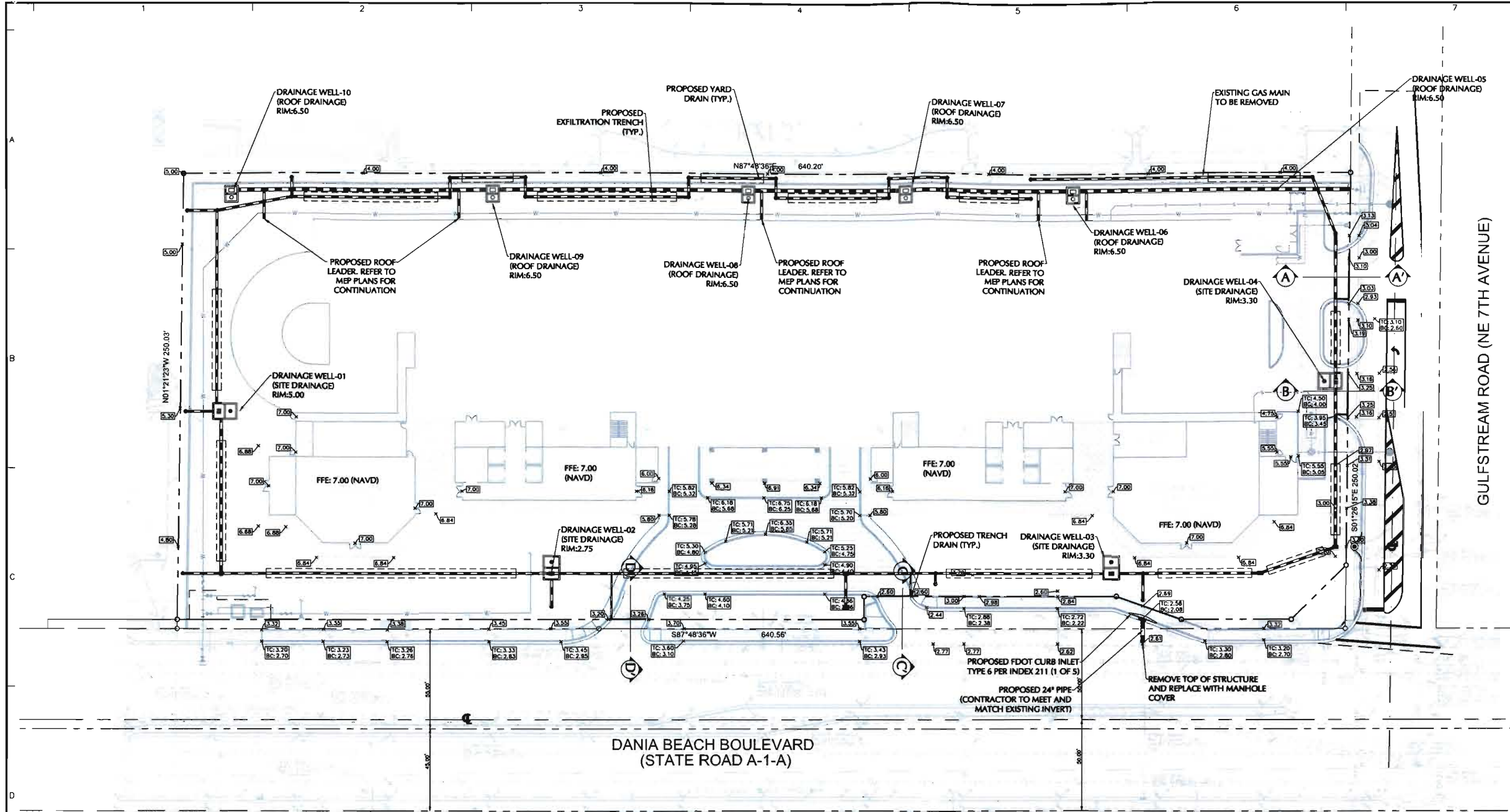
Surge Protection Device (SPD)	Price (each)
20kVA	15.000.00
40kVA	16.000.00
100kVA	17.000.00

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10/10/2025 CERT. OF AUTH. #27115 PROJECT #16-014

SITE PHOTOMETRIC NOTES & DETAILS		601 DANIA BEACH BOULEVARD DANIA BEACH, FLORIDA	
		ROBERT M. SWEDROE ARCHITECTS PLANNERS	
1700 BIRCHDALE BOULEVARD, SUITE 200 FORT LAUDERDALE, FL 33304 PHONE: (305) 401-2555 FAX: (305) 401-2973			
ORIGIN			
CHECKED			
DATE	8-21-15		
SCALE	1"=5'-0"		
JOB NO.			
SHEET	PH2		



- 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.

REVISIONS		
8/3/15	Revised Per City Comments	
Date	Description	No.

LEONARDO RODRIGUEZ
LICENSE
No. 54858
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE SIGNED
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

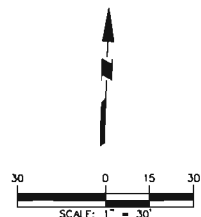
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Tennessee Texas Utah Vermont Virginia Washington, DC West Virginia Wisconsin
Wyoming
LANGAN CONSULTANTS LLC
FL CERTIFICATE OF AUTHORIZATION No. 00098601

Project
DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD
DANIA BEACH
FLORIDA

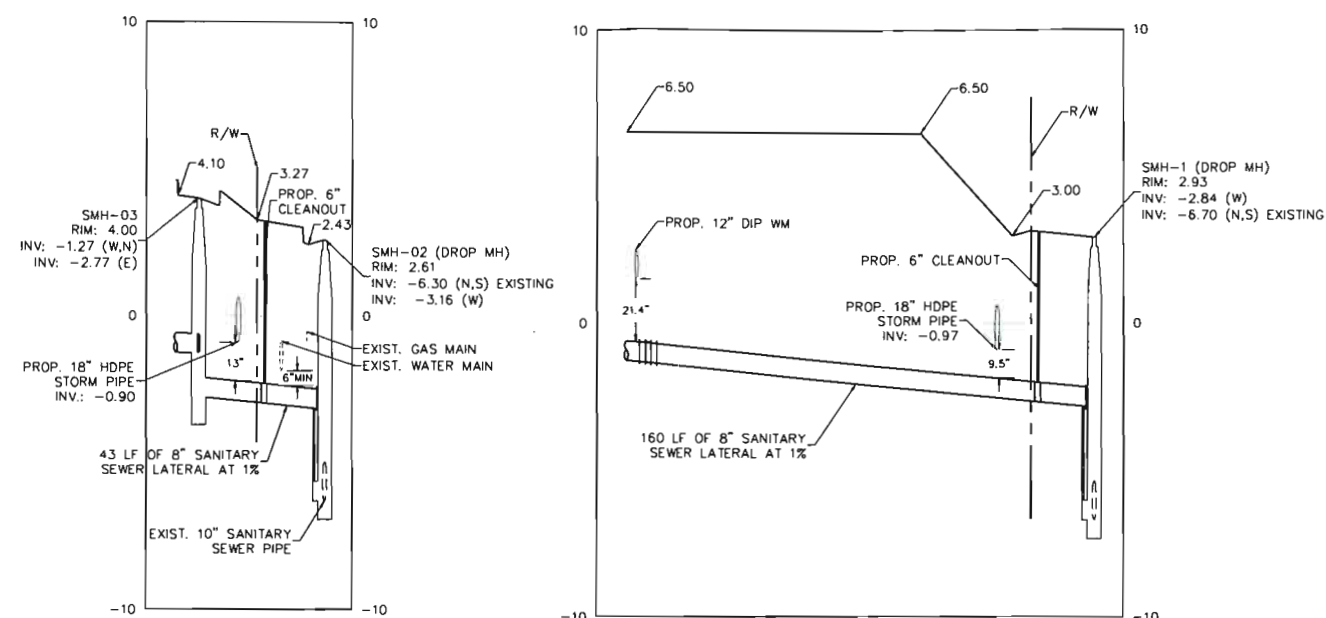
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GRADING AND DRAINAGE PLAN

Project No.
330016001
Date
08/03/2016
Scale
1"=30'
Drawn By
ATS
Submission Date
08/03/2016

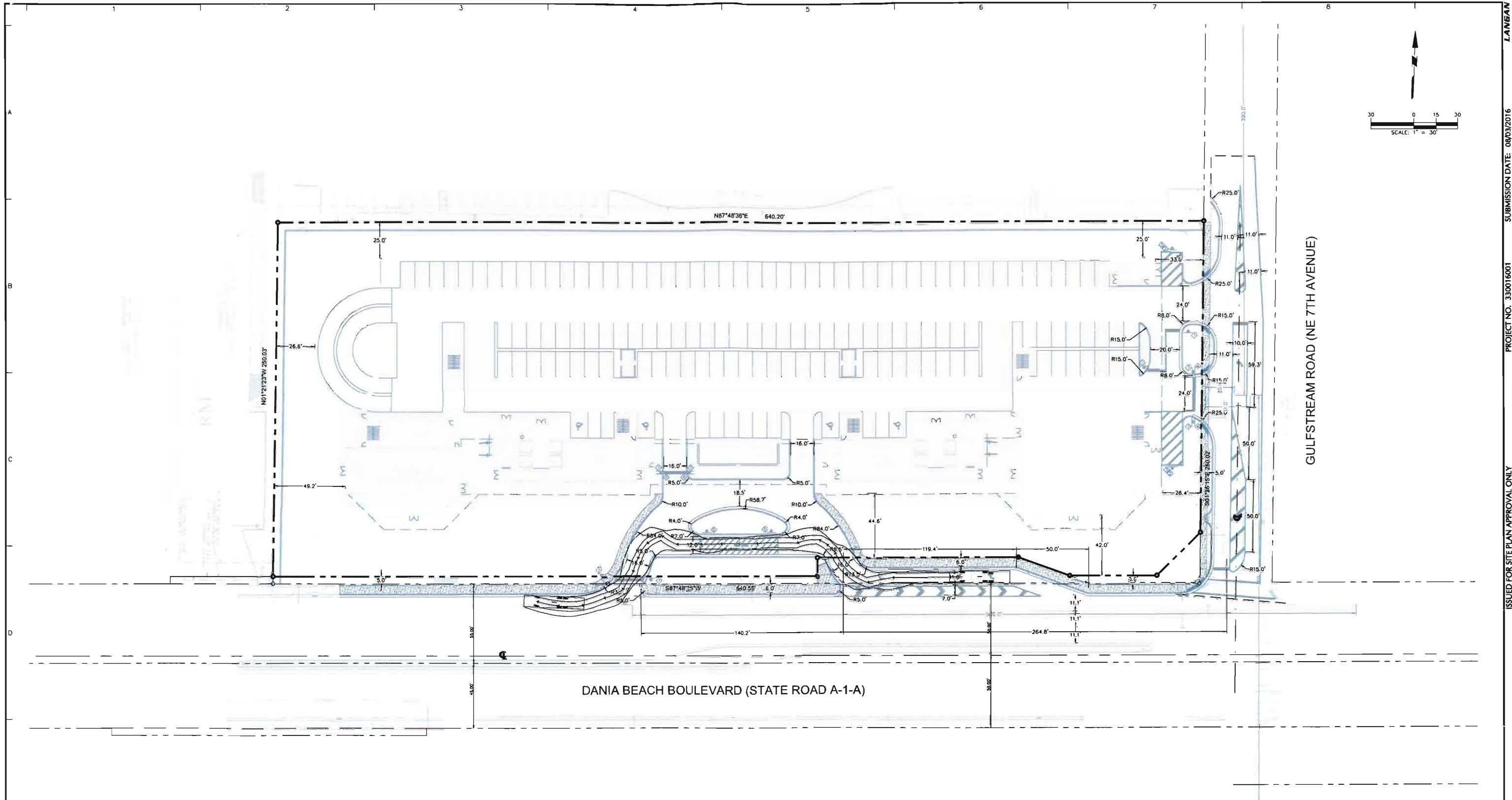
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Checked By
MPC/LR
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of



Project No. 330016001		Drawing No. C-5.0
Date 08/03/2016		
Scale 1"=30'		
Drawn By ATS	Checked By MPC/LR	
Submission Date 08/03/2016		
		Sheet of

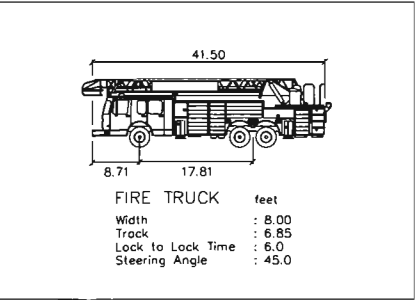
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GULFSTREAM ROAD (NE 7TH AVENUE)

DANIA BEACH BOULEVARD (STATE ROAD A-1-A)



9/26/16	Revised Per City Comments	2
8/3/15	Revised Per City Comments	1
Date	Description	No.
REVISIONS		

LEONARDO RODRIGUEZ
LICENSE
No. 54858
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE
LEONARDO RODRIGUEZ
DATE SIGNED
10-27-16
PROFESSIONAL ENGINEER FL LIC. No. 54858

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Project
**DANIA BEACH
RESIDENCES**
601 DANIA BEACH BOULEVARD
DANIA BEACH
FLORIDA

Drawing Title
**FIRE TRUCK
MOVEMENT PLAN**

Project No.
330016001
Date
08/03/2016
Scale
1"=30'
Drawn By
ATS
Submission Date
08/03/2016

Checked By
MPC/LR
Sheet
C-9.0
of



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calloun
Dwayne Dickerson
Eli Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Kelsey

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 Compliances 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(c).

(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

Technical Excellence
Practical Experience
Sound Recommendations

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, P.E., P.T.O.E.
Professional Engineer - License No. 62400
Florida Certificate of Authorization No. 6601



Eric Schwarz, P.E., LEED AP
Principal/Vice President

JPK:jpk
Attachment

\\langan.com\data\FTL\data0\330016001\Office Data\Correspondence\Langan\2016-09-23 RAC Traffic Mitigation Fee.docx

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	Trips	%	In	Out
Existing Uses											
Shopping Center	820	35,348 SF	$T = 0.65 \ln(X) + 5.83$	50%	50%	1,727	1,727	1,174	34%	1,140	1,140
Proposed Uses											
High Turnover Restaurant	932	2,100 SF	$T = 127.2 (X)$	50%	50%	134	133	115	43%	76	152
Specialty Retail	826	2,700 SF	$T = 44.32 (X)$	50%	50%	60	60	41	34%	39	79
High-Rise Apartment	222	386 DU	$T = 0.83 \ln(X) + 2.5$	50%	50%	854	854	0	0%	854	1708
Total						1,048	1,047	156		969	1,939
Net Difference						-679	-680			-171	-341

MORNING PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Out	Total Trips		Pass-by		Net New Trips	
						In	Out	Trips	%	In	Out
Existing Uses											
Shopping Center	820	35,348 SF	$T = 0.61 \ln(X) + 2.24$	62%	38%	51	32	28	34%	37	18
Proposed Uses											
High Turnover Restaurant	932	2,100 SF	$T = 10.81 (X)$	55%	45%	13	10	10	43%	8	5
Specialty Retail	826	2,700 SF	$T = 6.84 (X)$	48%	52%	9	9	6	34%	6	12
High-Rise Apartment	222	386 DU	$T = 0.99 \ln(X) - 1.14$	25%	75%	29	87	0	0%	29	87
Total						51	106	16		43	141
Net Difference						0	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	Trips	%	In	Out
Existing Uses											
Shopping Center	820	35,348 SF	$T = 0.67 \ln(X) + 3.31$	48%	52%	143	155	101	34%	92	105
Proposed Uses											
High Turnover Restaurant	932	2,100 SF	$T = 9.85 (X)$	60%	40%	13	8	9	43%	8	4
Specialty Retail	826	2,700 SF	$T = 2.4 (X) + 21.48$	44%	56%	12	16	10	34%	7	11
High-Rise Apartment	222	386 DU	$T = 0.32 (X) + 12.3$	61%	39%	83	53	0	0%	83	53
Total						108	77	19		98	68
Net Difference						-35	-78			6	-37

25 October 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**

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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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



APPROVED

27 June 2016

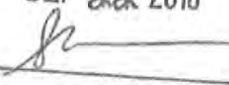
Sean Brown
Broward Sheriff's Office – Dania Beach District
Department of Fire Rescue
103 West Dania Beach Blvd
Dania Beach, Florida 33004

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

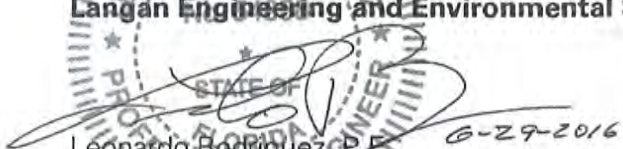
x 

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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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. 220216001

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

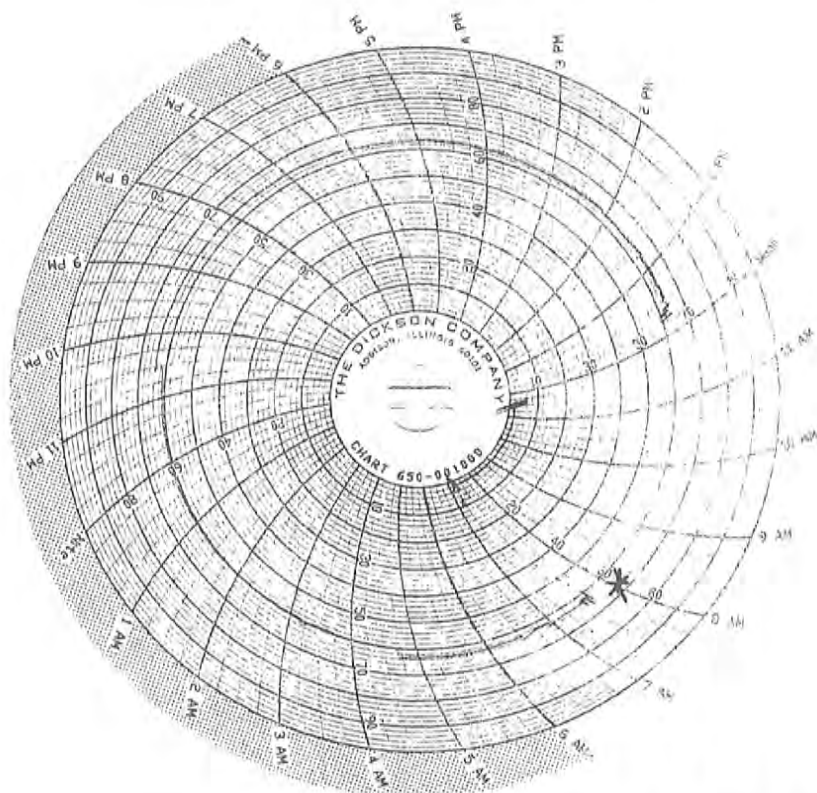
Operating Nut: Pentagon Existing ISO Valve: Yes IOS Valve Direction: Front

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 Danio Bch Blvd

Line-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



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\data0\330016001\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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FILE COPY



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/mjh

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

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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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.

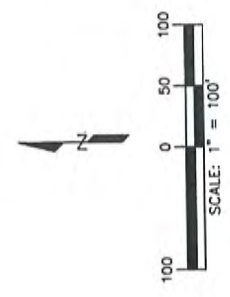
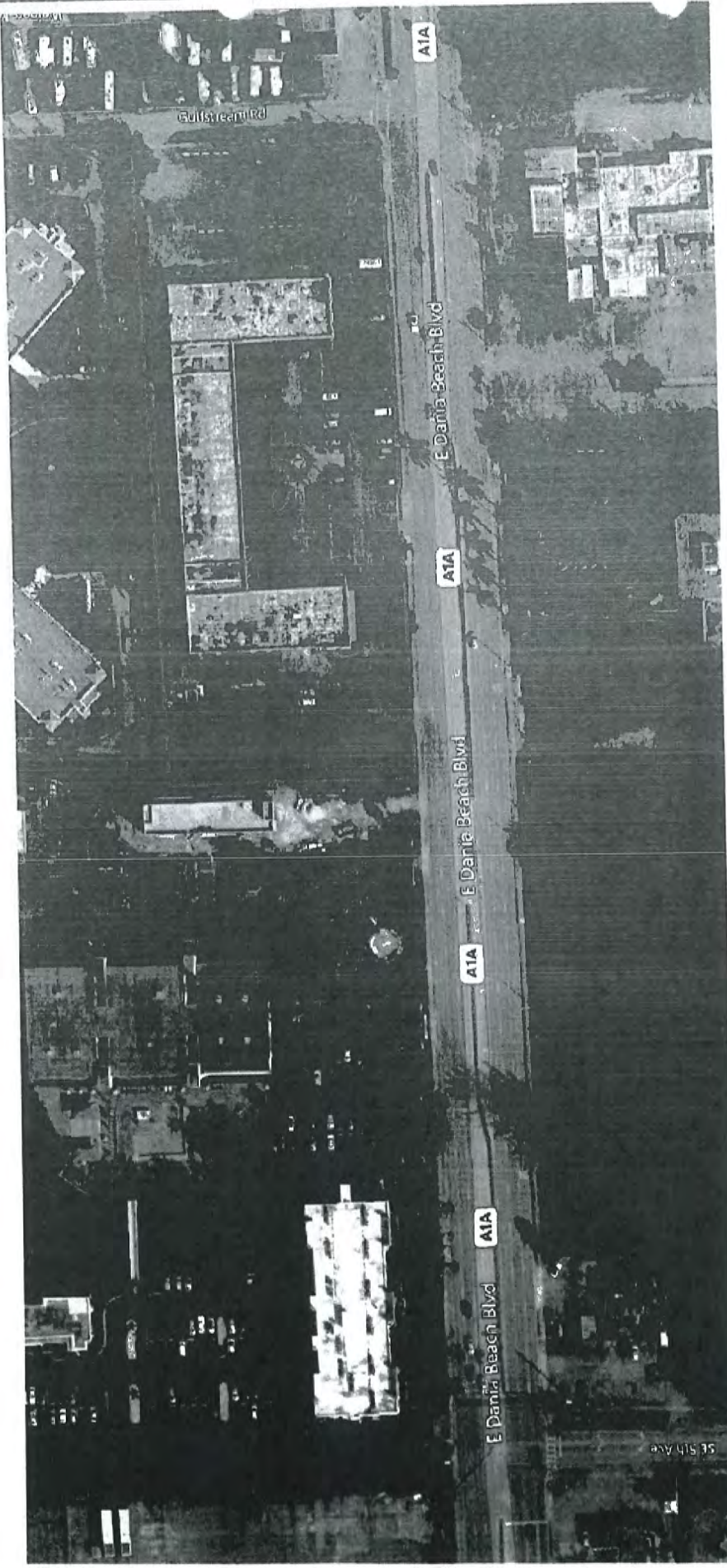
Water Quality

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



LANGAN 110 East Broward Boulevard, Suite 1000 Fort Lauderdale, FL 33301 T: 954.320.3100 F: 954.320.2101 www.langan.com Langan Engineering, Architecture, DP, CA, LEED, and Langan Engineering, Architecture, DP, CA, LEED, and Langan Engineering and Environmental Services, Inc. Langan International LLC Langan International LLC Langan International LLC	Project	DANIA BEACH RESIDENCES 601 DANIA BEACH BOULEVARD DANIA BEACH BROWARD FLORIDA		Drawing Title	LOCATION MAP	Project No.	330016001	Drawing No.	FIG-01
	Date	08/02/2016		Date	08/02/2016	Date	08/02/2016	Date	08/02/2016
	Scale	1" = 100'		Scale	1" = 100'	Scale	1" = 100'	Scale	1" = 100'
	Drawn By	ATS		Drawn By	ATS	Drawn By	ATS	Drawn By	ATS
	Checked By	MPC		Checked By	MPC	Checked By	MPC	Checked By	MPC
Submission Date	08/03/2016		Submission Date	08/03/2016	Submission Date	08/03/2016	Submission Date	08/03/2016	
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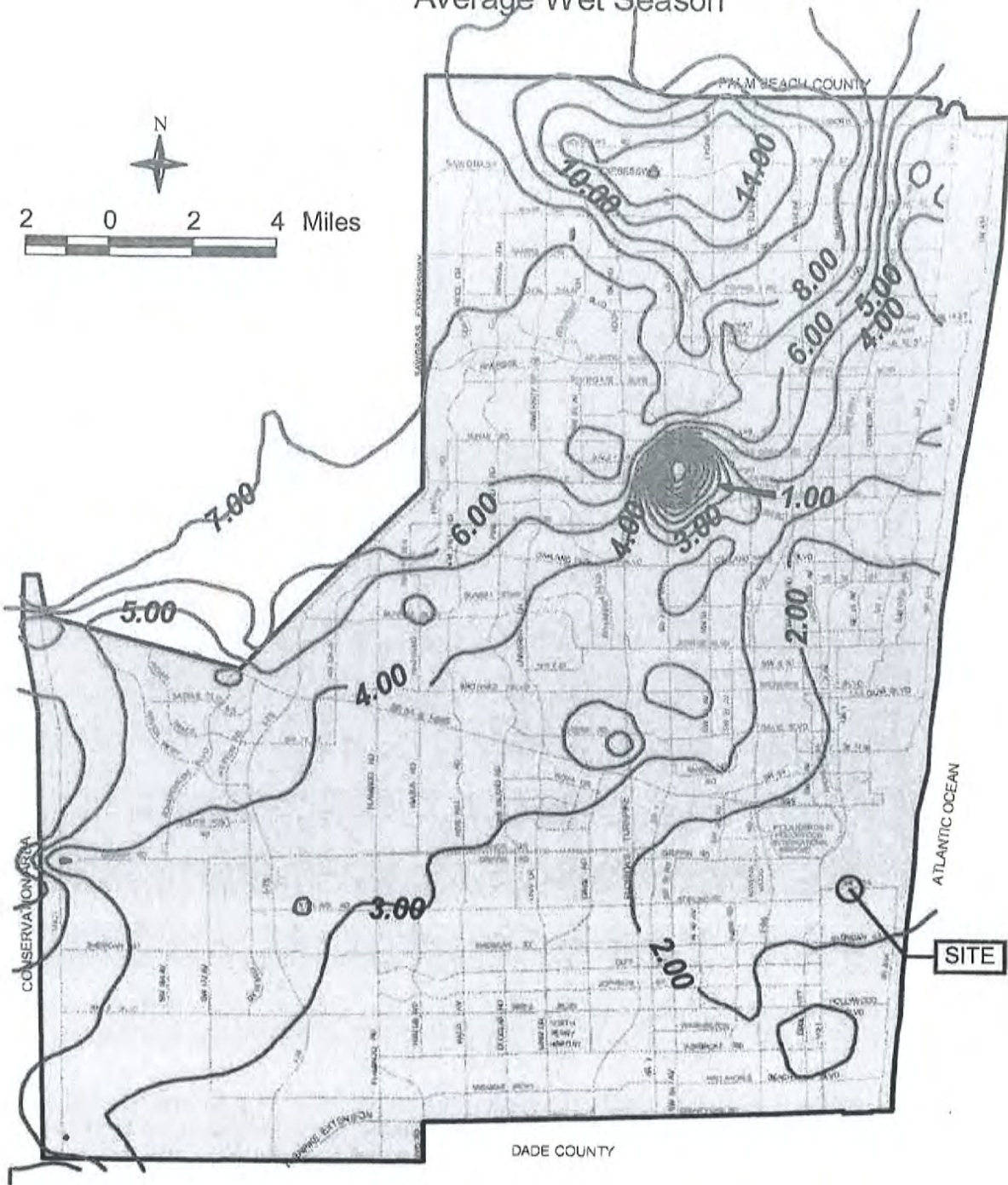
Filename: \\langan.com\leng\330016001\Drawings\FIG-01-DanBeachResidences\FIG-01-DanBeachResidences-LocationMap.dwg Date: 8/2/2016 Time: 10:25 User: alonzo Site Title: Langan.sib Layout: ANSIS-BL

APPENDIX A

Design Storms & Stormwater Parameters

WATER TABLE MAP

Average Wet Season



**Broward County Office of
Environmental Services
Water Management Division**

February 17, 2000

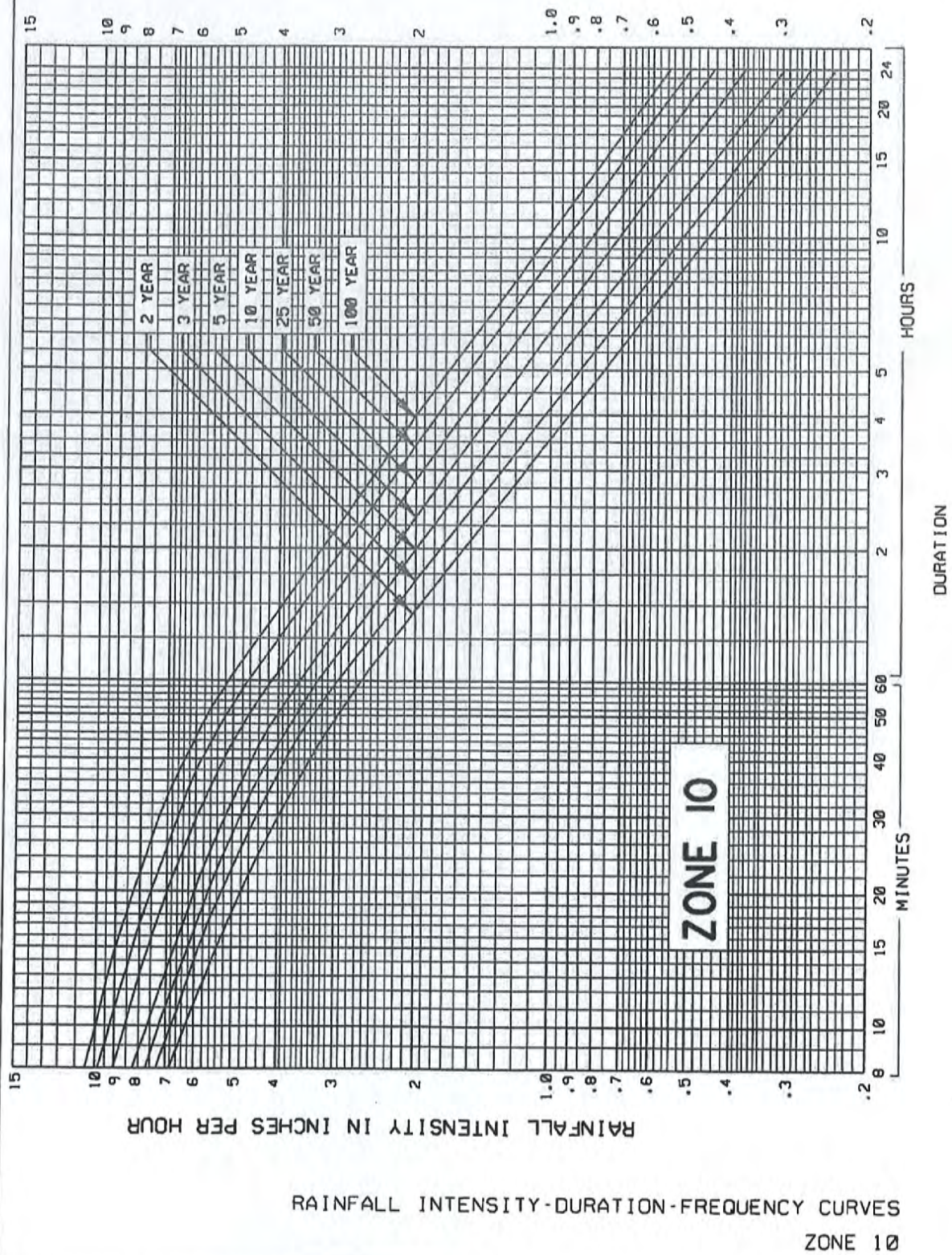
averagewet.apr

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 (EI.)

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)

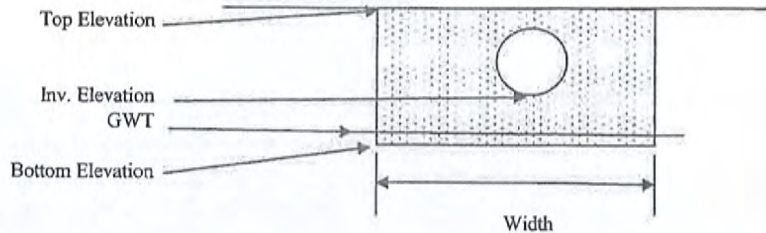
Okay

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	

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 Quality Based on 1" Over the Entire Drainage Area =	0.11	ac-ft
Water Quality 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)

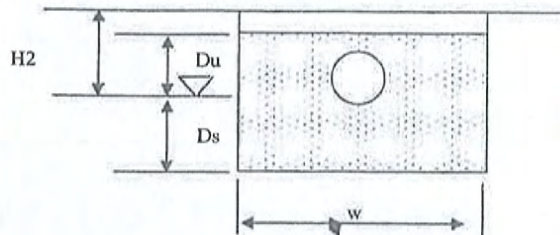
W = Trench width (ft)

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 Striling 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
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FILE COPY



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

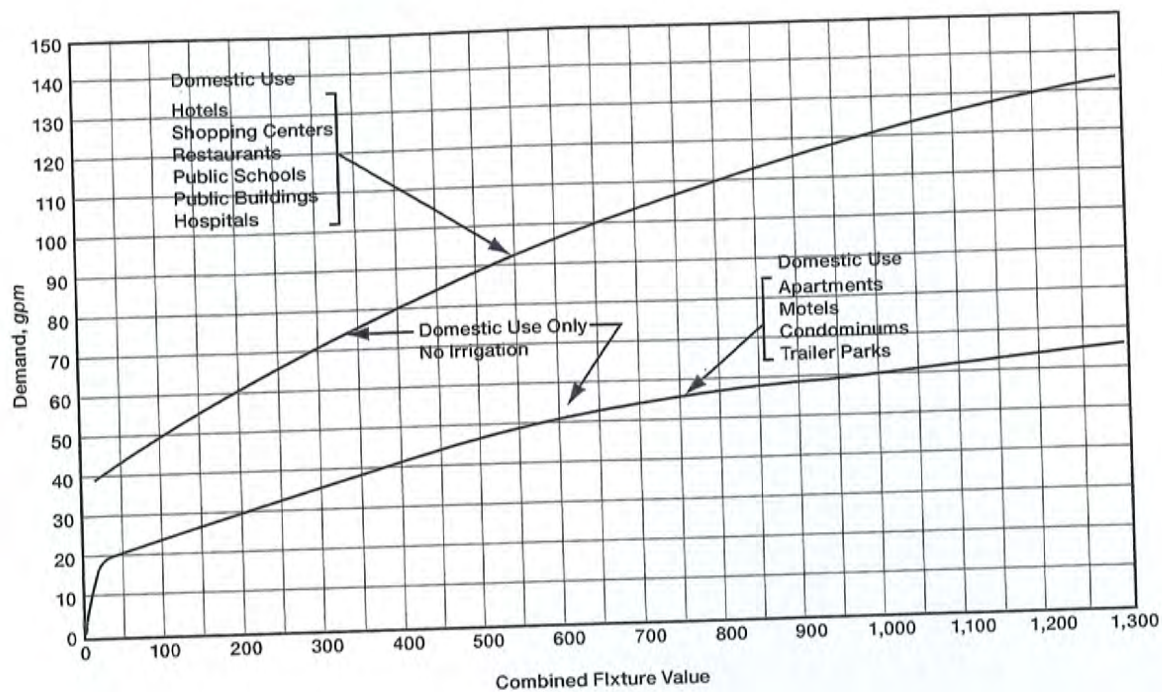


Figure 4-2 Water-flow demand per fixture value—enlarged scale from Figure 4-1

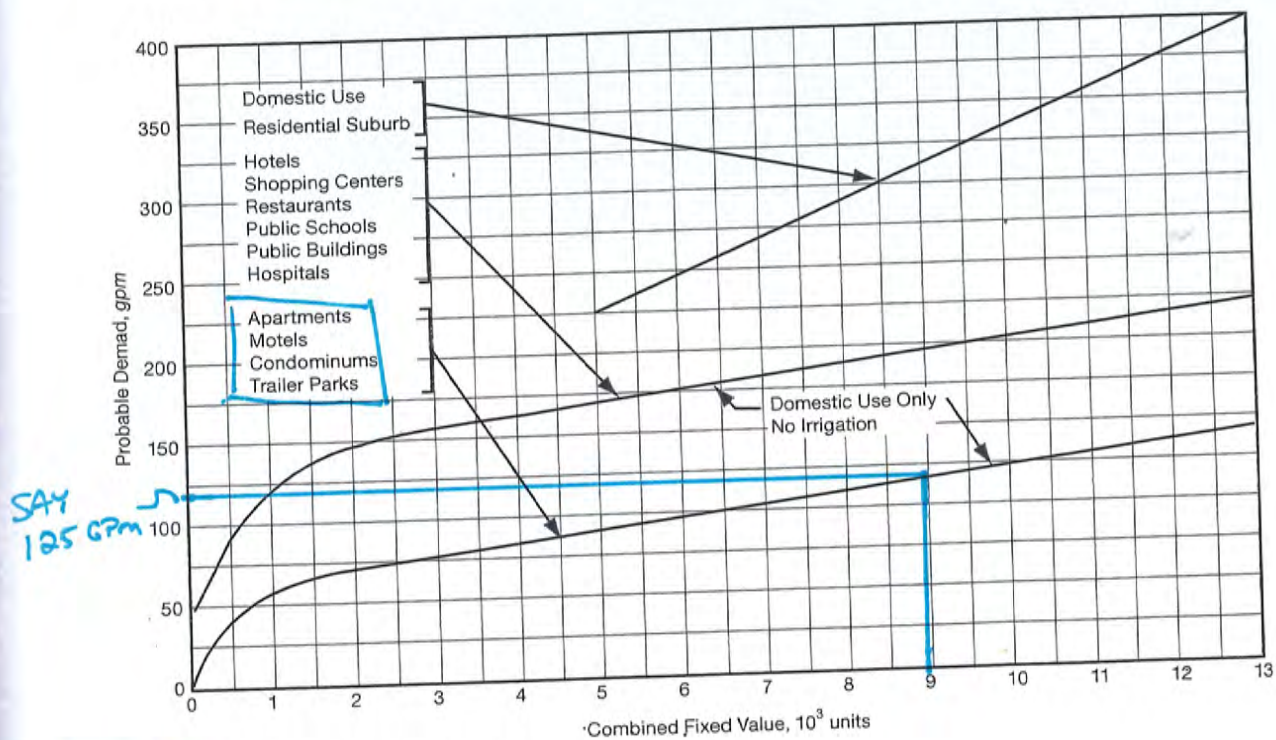


Figure 4-3 Water-flow demand per fixture value

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						
1/2 in.	0.25	1	N/A	7.5	15	15
3/8 in.	0.25	1		10	20	15
3/4 in.	0.50	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15
Multijet						
1/2 in.	0.25	1	N/A	10	20	15
3/8 in.	0.50	2		15	30	15
3/4 in.	0.75	3		25	50	15
1 in.	1.50	5		50	100	15
1 1/2 in.	2.00	8		80	160	15
2 in.						
Turbine class II						
1 1/2 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

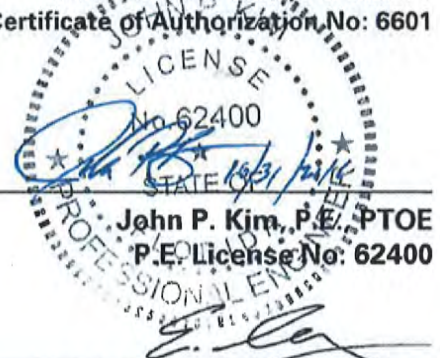
**Dania Beach Residences
City of Dania Beach
Broward County, Florida**

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**



**John P. Kim, P.E., PTOE
P.E. License No: 62400**

**Eric Schwarz, P.E., LEED AP
Principal/Vice President**



FILE

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 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

**LOCATION AERIAL
PHOTOGRAPH**

Project No.

330016001

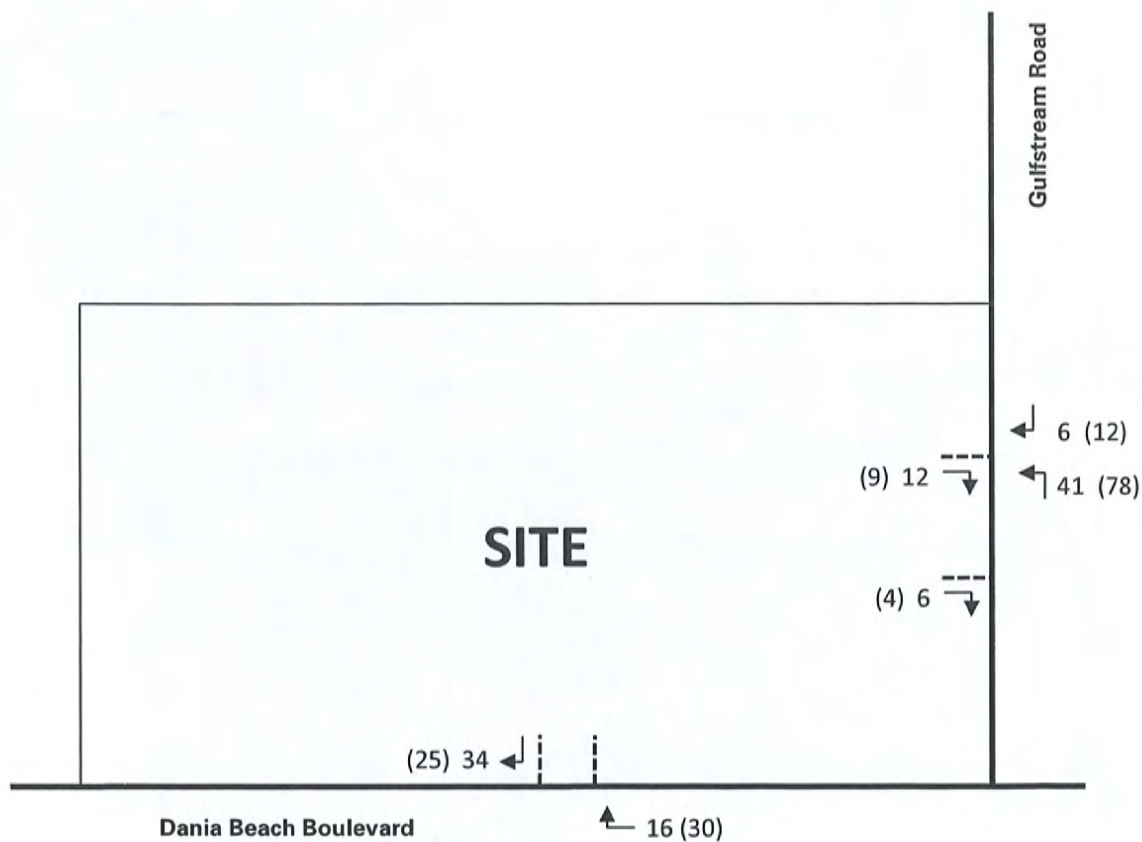
Date

6/1/2016

Scale

NTS

FIGURE 1



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. 00005601

Project

DANIA BEACH RESIDENCES

CITY OF DANIA BEACH

BROWARD COUNTY

FLORIDA

Figure Title

**DRIVEWAY
VOLUMES**

Project No.

330016001

Date

10/31/2016

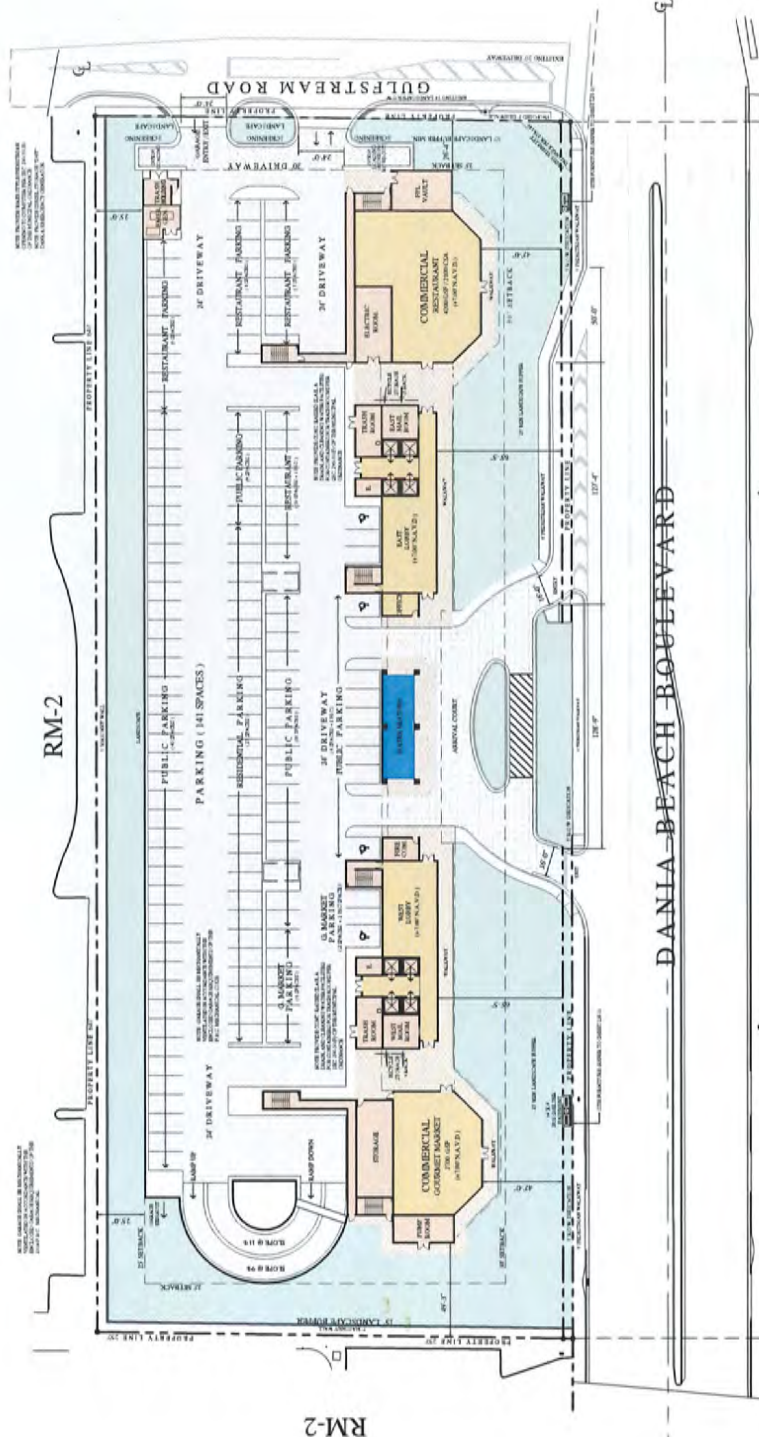
Scale

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.

THE ARCHITECTURAL DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND THE LOCAL COMMUNITY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND THE LOCAL COMMUNITY.

RM-2

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

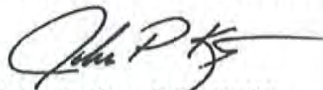
A copy of the site plan depicting the site circulation and access points will be included in the submission. Parking calculations will be summarized in a table and the number of proposed parking spaces will be compared to the required number of spaces.

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

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561) 272-3255

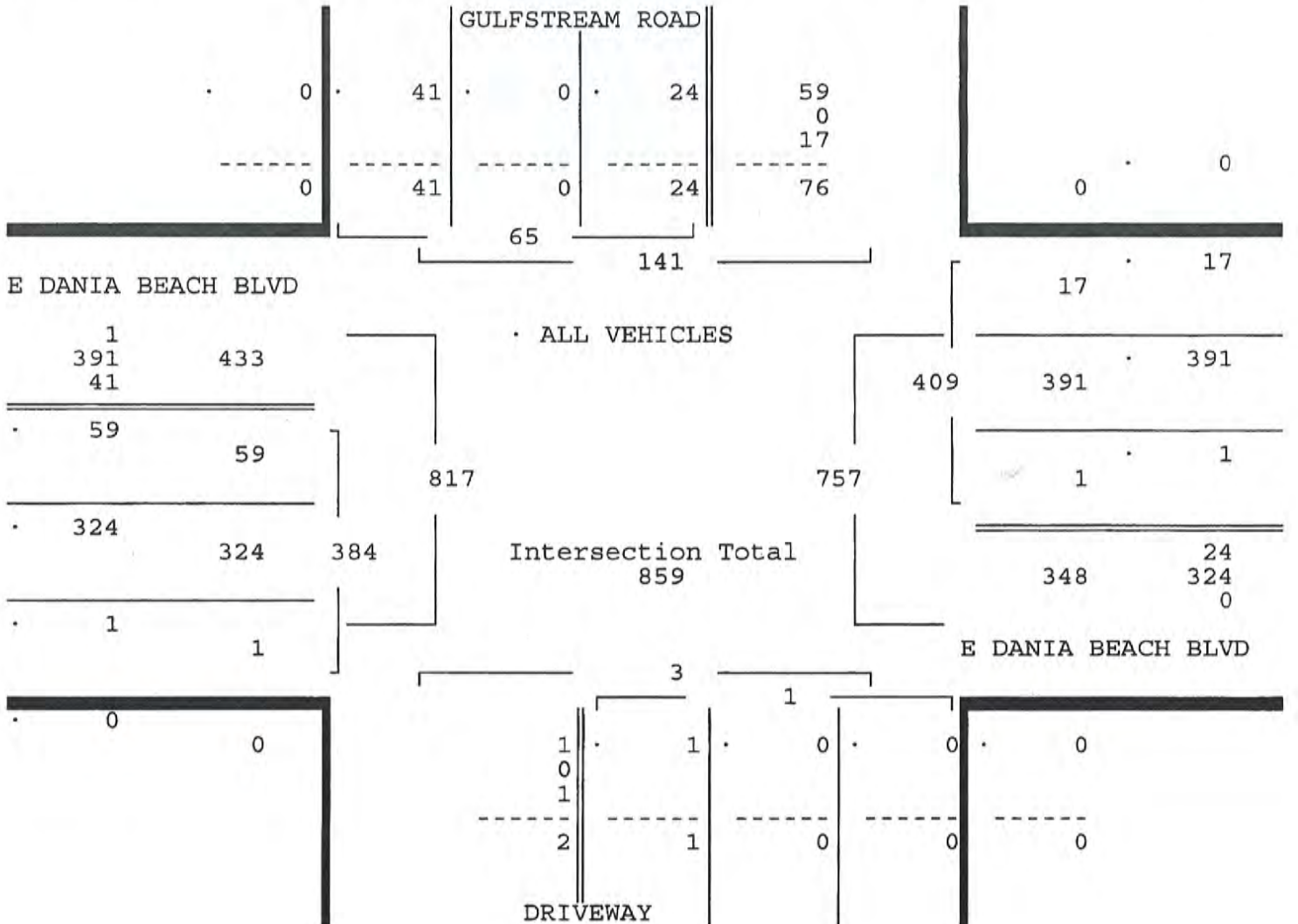
Site Code : 00160237
Start Date: 11/01/16
File I.D. : DANIGULF
Page : 2

ALL VEHICLES

GULFSTREAM ROAD From North				E DANIA BEACH BLVD From East				DRIVEWAY From South				E DANIA BEACH BLVD From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

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
 DELRAY BEACH, FLORIDA
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Site Code : 00160237
 Start Date: 11/01/16
 File I.D. : DANIGULF
 Page : 3

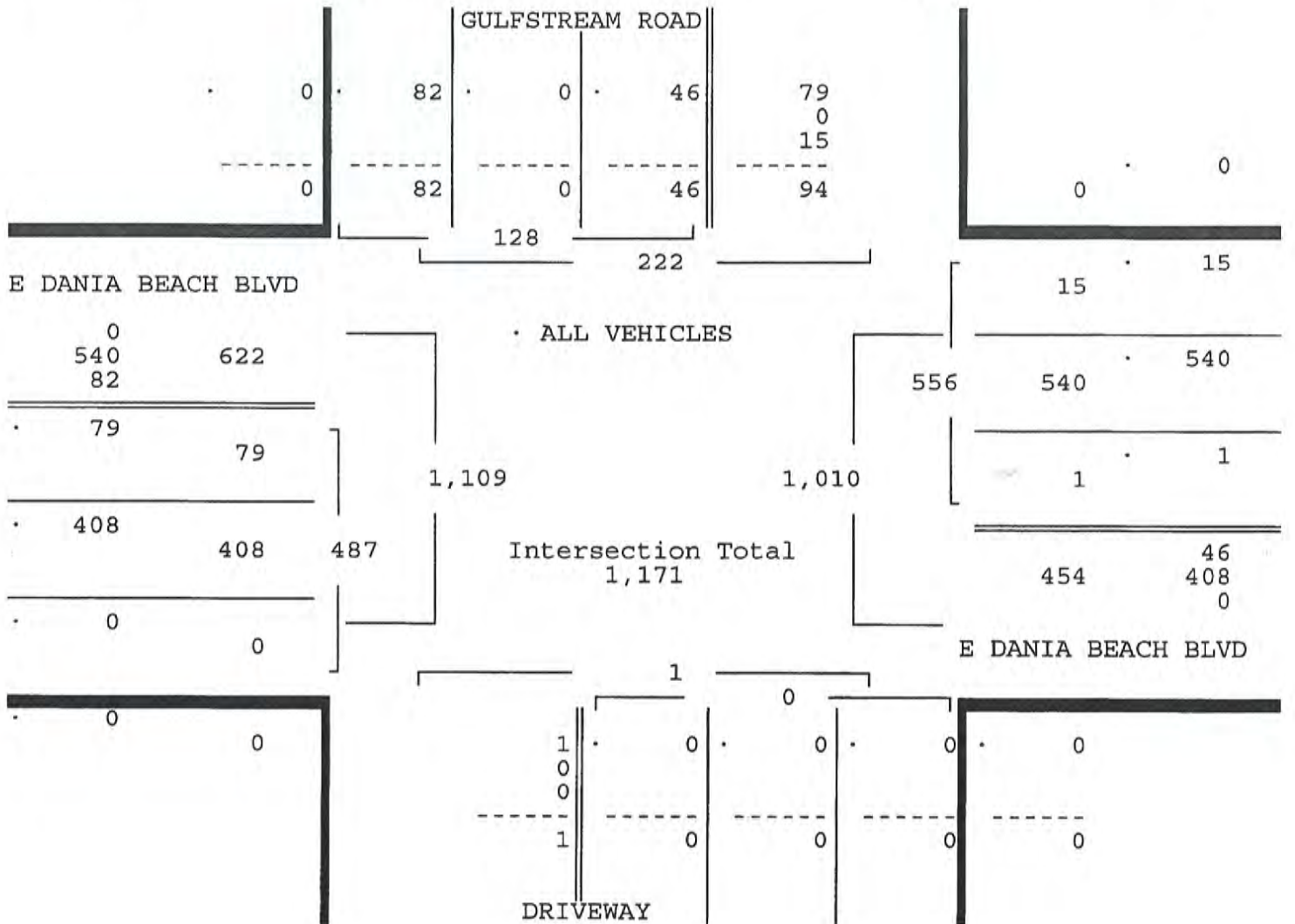
ALL VEHICLES

GULFSTREAM ROAD From North				E DANIA BEACH BLVD From East				DRIVEWAY From South				E DANIA BEACH BLVD From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

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

	Direction: E		Direction: W	
	Hour	Volume	Hour	Volume
A.M.	830	607	830	830
P.M.	1515	673	1615	1645
Daily	1515	673	1615	1631

860136-20150121

County: 86

Station: 0136

Description: SR A1A / DANIA BCH BLVD - W OF ICW BRIDGE C-41

Start Date: 01/21/2015

Start Time: 0000

Time	Direction: E				Direction: W				Combined Total
	1st	2nd	3rd	4th	1st	2nd	3rd	4th	
0000	13	8	3	14	22	7	11	10	88
0100	3	10	6	4	5	8	7	5	50
0200	8	2	3	2	2	6	4	5	25
0300	7	0	1	4	4	2	1	4	17
0400	2	1	4	5	2	7	10	10	23
0500	2	4	12	19	8	8	13	12	41
0600	26	33	52	53	16	30	37	34	78
0700	48	69	65	58	50	65	79	77	281
0800	63	65	59	70	88	91	90	78	511
0900	81	73	67	75	56	55	64	50	604
1000	83	62	66	65	102	118	55	77	521
1100	70	61	80	73	55	62	71	69	628
1200	57	61	62	61	84	80	66	78	541
1300	73	55	61	54	92	95	100	64	549
1400	57	70	74	62	79	56	82	97	594
1500	66	58	58	76	96	93	115	118	577
1600	73	84	71	88	66	125	101	100	680
1700	93	110	104	123	102	102	86	81	708
1800	98	100	90	90	84	75	82	65	801
1900	89	52	58	65	46	51	51	38	684
2000	51	40	41	43	51	40	43	44	450
2100	29	43	37	28	34	28	20	34	353
2200	22	26	27	23	40	22	21	24	253
2300	22	14	15	17	35	22	15	15	205
24-Hour Totals:	4525				4880				9405

		Peak Volume Information		Peak Volume Information	
		Direction: E	Direction: W	Combined Directions	Combined Directions
		Hour	Volume	Hour	Volume
A.M.	845	800	347	800	604
P.M.	1715	1615	428	1700	801
Daily	1715	1615	428	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

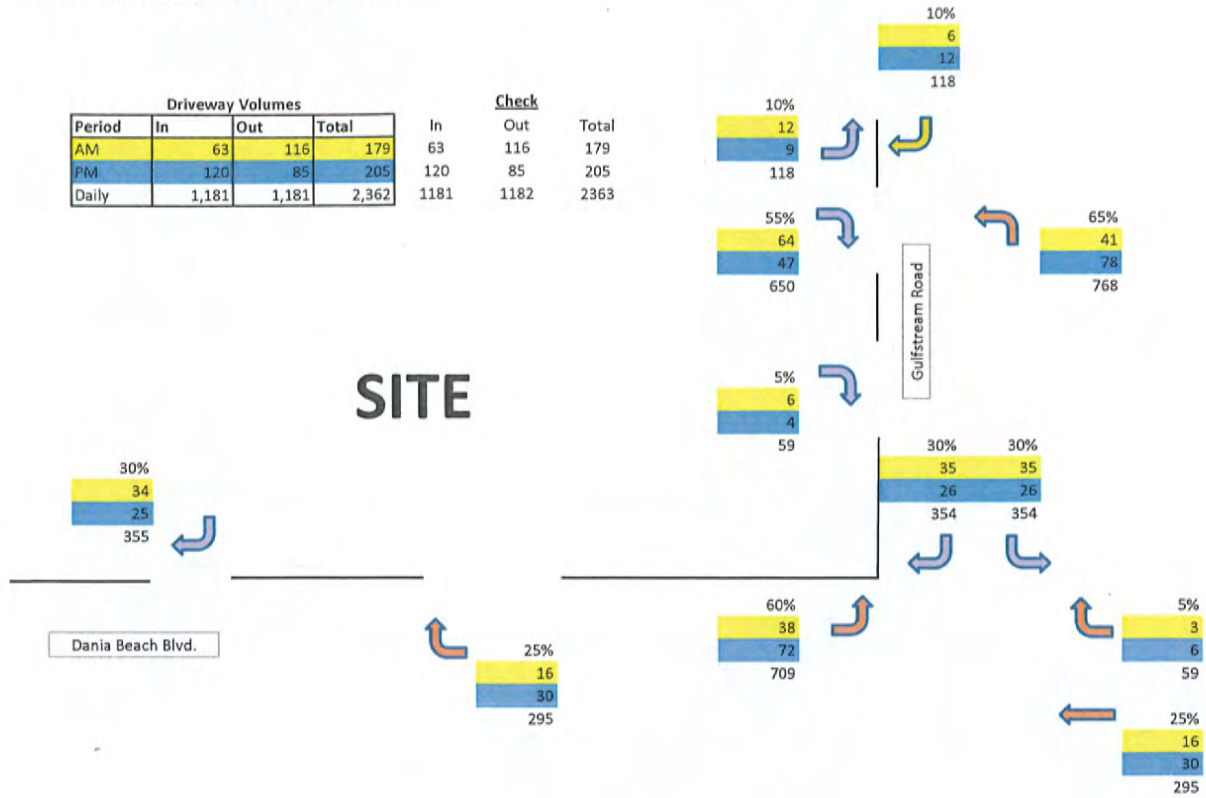
PM PEAK HOUR TRAFFIC VOLUME CALCULATIONS

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

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



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 %ile 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

Analyst	John Kim
Agency/Co.	Langan Engineering
Date Performed	11/2/2016
Analysis Time Period	PM Peak Hour

Site Information

Intersection	South 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)		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				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	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)	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	Total Trips		Pass-by		Net New Trips		
					In	Out	Trips	%	In	Out	Total
<u>Existing Uses</u>											
Shopping Center	820	35,348 SF	$T = 0.65 \ln(X) + 5.83$	50%	1,727	1,727	1,174	34%	1,140	1,140	2,280
<u>Proposed Uses</u>											
High Turnover Restaurant	932	4,200 SF	$T = 127.2 (X)$	50%	267	267	230	43%	152	152	304
Specialty Retail	826	2,700 SF	$T = 44.32 (X)$	50%	60	60	41	34%	39	40	79
High-Rise Apartment	222	386 DU	$T = 0.83 \ln(X) + 2.5$	50%	854	854	0	0%	854	854	1,708
				Total	1,181	1,181	2,362		1,045	1,046	2,091
				Net Increase	-546	-546	-1,092		-95	-94	-189

MORNING PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Total Trips		Pass-by		Net New Trips		
					In	Out	Trips	%	In	Out	Total
<u>Existing Uses</u>											
Shopping Center	820	35,348 SF	$T = 0.61 \ln(X) + 2.24$	62%	51	32	28	34%	37	18	55
<u>Proposed Uses</u>											
High Turnover Restaurant	932	4,200 SF	$T = 10.81 (X)$	55%	25	20	19	43%	15	11	26
Specialty Retail	826	2,700 SF	$T = 6.84 (X)$	48%	9	9	6	34%	6	6	12
High-Rise Apartment	222	386 DU	$T = 0.99 \ln(X) - 1.14$	25%	29	87	0	0%	29	87	116
				Total	63	116	179		50	104	154
				Net Increase	12	84	96		13	86	99

AFTERNOON PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Total Trips		Pass-by		Net New Trips		
					In	Out	Trips	%	In	Out	Total
<u>Existing Uses</u>											
Shopping Center	820	35,348 SF	$T = 0.67 \ln(X) + 3.31$	48%	143	155	101	34%	92	105	197
<u>Proposed Uses</u>											
High Turnover Restaurant	932	4,200 SF	$T = 9.85 (X)$	60%	25	16	18	43%	16	7	23
Specialty Retail	826	2,700 SF	$T = 2.4 (X) + 21.48$	44%	12	16	10	34%	7	11	18
High-Rise Apartment	222	386 DU	$T = 0.32 (X) + 12.3$	61%	83	53	0	0%	83	53	136
				Total	120	85	205		106	71	177
				Net Increase	-23	-70	-93		14	-34	-20

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

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:	4
Name:	Calm Plat		Townhouse:				Middle:	1
SBBC Project Number:	SBBC-2021-2016		Garden Apartments:				High:	2
County Project Number:	017-MP-16		Mid-Rise:				Total:	7
Municipality Project Number:	PL-39-16		High-Rise:					
Owner/Developer:	CALM Properties		Mobile Home:					
Jurisdiction:	Dania Beach		Total:	352				

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%	311	317	312	313	316
South Broward	2,120	-169	92.6%	673	665	657	649	641
				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.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	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:



Date

4-28-16

Signature

Lisa Wight

Name

Planner

Title

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".

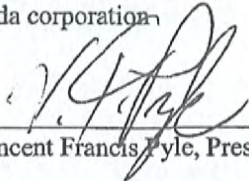
Street Address: 601 E. Dania Beach Boulevard, Dania, Florida 33004

and Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

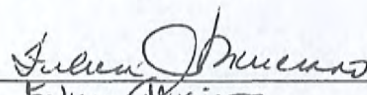


GRANTOR:

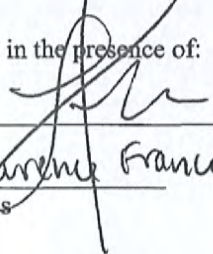
DANIANS CORPORATION,
A Florida corporation


BY: Vincent Francis Pyle, President

Signed in the presence of:

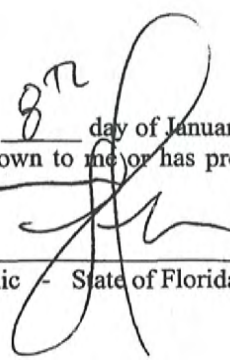

Felicia Murciano
Witness

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





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

MAY 05 2016
Planning
Department

Standard Development Application

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

FILE COPY

Date Rec'd: _____

Petition No.: SP-52-14

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 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.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

BEFORE ME THIS 28th DAY OF April, 2016

By: [Signature]
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Print name 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) 558-0401

Phone

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 28th day of April, 2017, 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

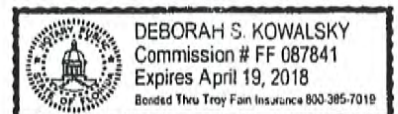
The foregoing instrument was acknowledged before me this 28th day of April, 2013. 2016
by DANIEL KENNEDY, an individual, who is ☒ personally known to me or who has produced
as identification and who did take an oath.

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

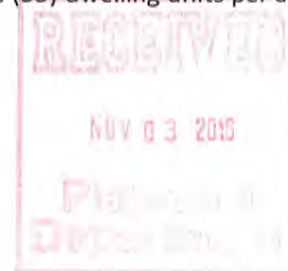
Calm Properties
Site Plan Narrative

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.



Calm Condo Project Site Plan Review:

This is the completed review of the Site, Engineering, Fire and Landscape plans. We have the following comments (could someone please send them to Corrine and Ronnie?):

SITE PLAN:

1. The front of the building shows a 5' Right-of-way dedication along Dania Beach Blvd. However, no Right-of-way dedication is shown for the turnlane, bike lane and sidewalk (approx. 17'). The plat and engineering plans do show the Right-of-way dedications. That needs to be added and the front setback adjusted to be from the ultimate right-of-way dedication.

Staff Reponses: Dedications are required for plat recordation and building permits. The proposed site plan accommodates the required dedications and setbacks.

2. The corner cord dedication of Right-of-way at the intersection of Dania Beach Blvd and Gulfstream Road is not shown on the site plan. That needs to be added and the setback adjusted to be measured from the ultimate right-of-way.

Staff Reponses: Dedications are required for plat recordation and building permits. The proposed site plan accommodates the required dedications and setbacks.

3. The building step back (1:2 slope) will need to be adjusted based on the proposed Right-of-Way dedications as it is to be measured at the property line. On sheet A-2, the eastern elevation shows the front setback at 47', however, is is closer to 30' based on the Right-of-way dedications (due to the turnlane/bikelane). Once the setback is adjusted, the step back line (1:2) will encroach into the eastern tower.

Staff Response: The 5' dedication and corresponding identification of step back dimensions are shown on the proposed plans and are required for approval and permitting.

4. Per Sec. 265-160. - Separation requirements applicable to all *driveways*
(B)The minimum distance between any two (2) *driveways* shall be fifty (50) feet on collector streets
However, the spacing of the proposed driveways located on Gulfstream Road is shown at 37'.

Staff Response: Gulfstream Road is a local roadway and is not a collector roadway. No specific separation of driveways on local roads is required by the Code.

5. How is the applicant meeting Section 530(C) where the size, scale, color and building elevations of the parking structure shall be compatible with adjoining existing development?

Staff Response: The height (35') of the proposed parking garage is less than the building height permitted by the adjacent zoning district height (55') and the existing residential building. The color of the garage is neutral white stucco with glazing, which are colors and materials customary for residential buildings. The elevation of the garage is designed to provide a multi-family structural appearance. The size and the length of the garage correlates

to the size of the lot and the permitted dimensions. Compatibility with the adjacent existing development is further augmented by the landscape buffers on the north property line.

6. Per Sec. 307-30. - Screening requirements; treatment of dumpsters, loading areas and mechanical equipment: (B) loading zones shall not be located within twenty (20) feet of any street.

However, the loading zones proposed along Gulfstream Road are both **within** 20' of the Gulfstream Road (North loading zone is 19' and south is 13').

Staff Response: *the loading zones meet the 20' setback requirement.*

CIVIL PLANS:

1. The paving and drainage plans show improvements within Gulfstream Road (ie widening and turnlane), however, there are no corresponding drainage improvements for the increase in impervious area and reduced swale capacity. How is this additional runoff being mitigated?

Staff Response: *Final engineering is not required for DRC review or Commission approval. Final engineering and design will be reviewed and approved for building and ROW permits.*

2. Near the North East corner of the building, water and sewer services are running parallel and do not have the required 10' minimum horizontal separation.

Staff Response: *Broward County Department of Health standards provide for a reduced minimum separation with building permit review. There are no specific related City requirements.*

3. A berm is not provided along the north side of the property. How is the 25 Year 3 Day storm event contained on-site?

Staff Response: *Final engineering is not required for DRC review or Commission approval. Final engineering and design will be reviewed and approved for building and ROW permits.*

4. Exfiltration trenches are proposed directly on the North and West Property lines. How will these be constructed without disturbing neighboring properties?

Staff Response: *Means and method of installation will be approved with building permits.*

5. Some slopes on-site exceed the maximum of 4:1 (example, the slope from the walking path on the south side of the restaurant and Drainage Well #3 is 1.4:1 ~ (Elev. 6.84-3.30 in 5'). Are walls proposed to make these grade differentials work?

Staff Responses: *ADA compliance will be enforced with the building permits.*

6. The proposed F-curb apron in the North East corner of the project (going into the Sea Oaks Development) does not line up with the existing entrance.

Staff Response: *Final design of this transition will be included in building and ROW permits.*

7. The civil Site Plan (Sheet C-3) shows am/pm peak and daily trip turning distributions at the ingress/egress drives on Gulfstream Road only. Where are the distributions for the main entrance off of Dania Beach Blvd?

Staff Response: *TRIP distributions are included in the final Traffic Study.*

8. The turning distributions on Gulfstream Road indicates that no traffic will go to or be from Gulfstream Road North of the site. How was this determined? What mechanism/design will prevent egress vehicles heading north on Gulfstream Road?

Staff Response: *See Traffic Study for TRIP distribution.*

9. Where is the Right-of-Way dedication along gulfstream Road for offsetting the proposed turnlane?

Staff Response: *No additional right-of-way dedication is required. A roadway easement dedication will be included with ROW permits.*

10. How do the turnlane improvements along gulfstream Road impact the approved ingress/egress access for the approved Columbus/M.M. 55 development (on east side of Gulfstream Road)?

Staff Response: *The southbound Gulfstream Road right turn lane onto Dania Beach Boulevard can be accommodated in the existing Gulfstream Road ROW and is included with the proposed site plan. Only one ingress access to the Columbus project is adjacent to the proposed project.*

LANDSCAPING:

1. There are water, sewer and drainage improvements (trench, mains and appurtenances) in the proposed landscape buffer along the North property line. How will these conflicts be resolved? How will the root systems affect the utilities and drainage improvements?

Staff Response: *The proposed northern landscape buffer is not in conflict with proposed water, sewer, drainage, and utilities improvements. Utilities installation and subsurface improvements occur before landscape installation. Proposed plantings are offset to avoid installation directly above underground utilities. Furthermore, the critical root zones of the proposed trees are above the depth of subsurface improvements.*

2. Per Sec. 307-30. - Screening requirements; treatment of dumpsters, loading areas and mechanical equipment; (D) Utility boxes and machinery, including, but not limited to, **backflow devices**, electric meters, air conditioning units, and transformer boxes, shall not be visible from public rights-of-way.

Staff Response: *The backflow devices in the northeast corner of the site are screened by a Chrysobalanus icaco shrub areas. Final landscape plans will be submitted and approved with the building permits.*

However, **none** of the Back flow preventors or double detector check valve assemblies have any screening (see Southwest Corner and Northeast Corner of proposed landscape plans).

FIRE:

1. Fire trucks have no means of ingress/egress along the north and west sides of the proposed building. How will these two sides be accessed in case of an emergency?

Staff Response: *Complies with Fire Marshall Office Standards.*

2. Where are the laddering areas located and will they have sufficient capacity to handle the tonnage of the fire apparatus?

Staff Response: *Ladder staging areas will be on the streets.*

3. The minimum height for fire rescue apparatus access is 14', however, all floors in the parking structure are still shown only 10' high (sheet A-2). How will the Fire Department be able to access the parking structure?

Staff Response: *The Fire Marshall's Office has determined the proposed clearance is adequate.*

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 item when it is opened for discussion 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 3:30 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>

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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>>>; Carrie,
Anne-Christine <ACarrie@ci.dania-beach.fl.us<<mailto:ACarrie@ci.dania-beach.fl.us>>>;
Wray, Macee <mwray@ci.dania-beach.fl.us<<mailto:mwray@ci.dania-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 + Meg in 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

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

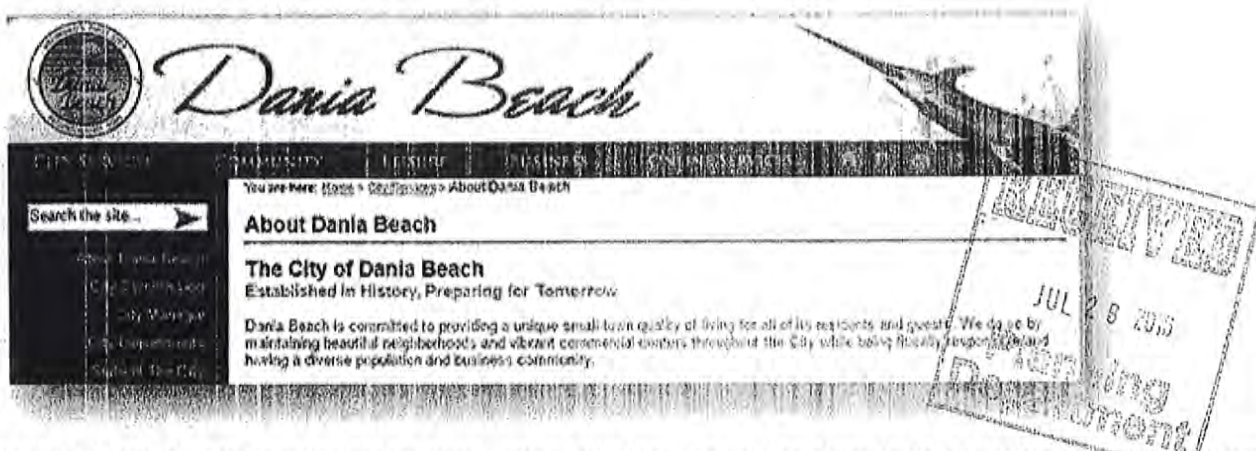
Here's another one sent in June.

-----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: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

Consentimento 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 this 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

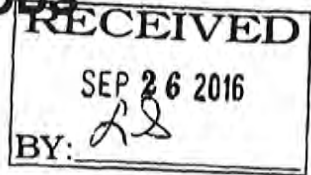
Sea Oaks Condominiums

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 Ruth	521 NE 2nd St Dania	[Signature]
Rose Ruth	521 NE 2nd St Dania	[Signature]
Josephine Ruth	521 NE 2nd St Dania	[Signature]
Danielle Mellon	1413 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 Moulton	637 NE 3rd Place	[Signature]
KIRSTI Lindgren	633 NE 2nd place	[Signature]
ANTOANETA Spassova	635 NE 3rd, DANIA FL	[Signature]
Edmond Jordanova	635 NE 3rd, DANIA FL	[Signature]
Chris Schbeck	313 Gulfstream Dr Dania FL	[Signature]
Paulina Dussan	319 Gulfstream Rd	Paulina Dussan

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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
Martha Timoco	75 Gulfstream Rd #106	Martha Timoco
John Allen	" " #207B	John Allen
Ros Davis	75 GULFSTREAM RD 104B	Ros 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
Adriano Vilijevic	75 GULFSTREAM RD #307B	Adriano Vilijevic
Elizabeth Granada	75 GULFSTREAM RD #310B	Elizabeth Granada
Gaby P. Murphy	75 Gulfstream Rd apt 202B	Gaby P. Murphy
Natalie Sava	75 gulfstream rd. 206B	Natalie Sava
Erica McClintock	75 gulfstream rd.	Erica McClintock
THOMAS SKINNER	75 GULFSTREAM #206B	Thomas Skinner

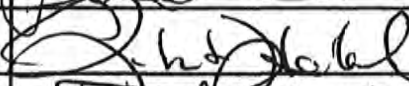
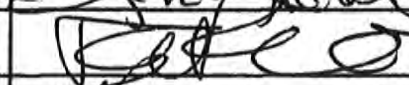
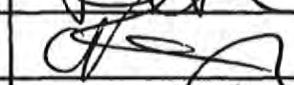
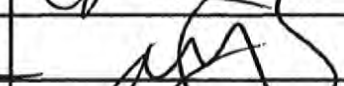
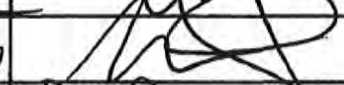
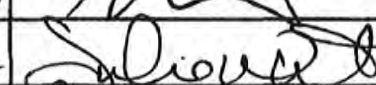
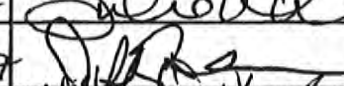
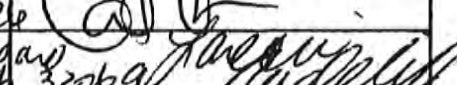
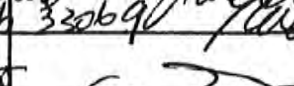
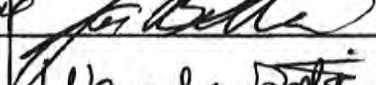
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Help us get this ordinance repealed or amended by showing your support for a more responsible development of Dania Beach by signing this petition.

Name	Address	Signature
Uma Barber	75 Gulfstream Rd #305, Dania	
Richard Hencker	75 Gulfstream Rd #305, Dania	
Felipe Romo	6141 SW 44 St Dania	
Greg Tomlin	5141 SW 44 St Dania	
Virginia But	4249 SW 48th Court, FTL	
Dawn Leser	3721 Sthway West Palm FL 33407	
Julie Watson	216 Farmington Dr Plant, FL 33317	
Jeff Buech	216 Farmington Dr Plant, FL 33317	
Melissa D'Angelo	3127 Fillmore St. Hlwr FL 33021	
Steve Mauer	Hollywood FL 33020	
Catherine Elnan	1740 NW 113 Ave. Pembroke Pines, FL 33026	
Laneia Rudeliff	4441 W. McNab Rd, Apt 20 Pompano Beach 33069	
Mr. Peter.	19301 NW 52 Ave Miami FL 33055	
Joe Betto	401 E Dania Beach BL 33004	
Wanda C. Betto	801 E. Dania Beach Blvd 33001	

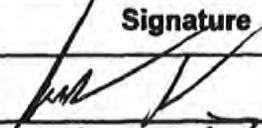
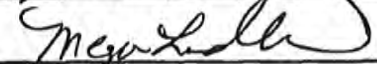
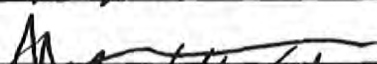
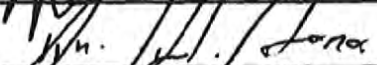
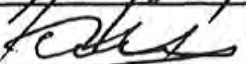
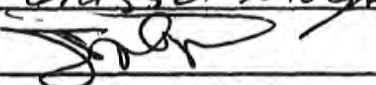
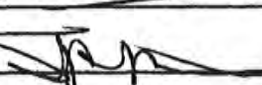
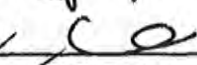
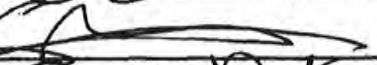
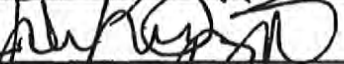
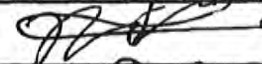
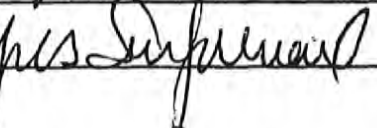
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Help us get this ordinance repealed or amended by showing your support for a more responsible development of Dania Beach by signing this petition.

Name	Address	Signature
ALEX CASANO	3613 SW 23 CT FT LAO	
David LeRepa	801 E Dania Beach Blvd	
Megand Ladd	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	
Brudger Pierce	75 Gulfstream Road #112	
Danielle Ad Sada	75 Gulfstream Road #112	
Steve Narine	75 Gulfstream Rd #103	
Sandy Rubin	801 E DANIA BEACH BLVD. #15	
Dean Riggett	801 E Dania Beach Blvd. #15	
Dorothy Kasper	635 NE 2nd St Dania Beach	
Nicholas Alequin	613 NE 2nd St Dania Beach	
Yris Surprenant	613 N.E 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 13th St. #206	Cheryl Verdi
Robert Vogel	604 NE 2nd St Apt 123	Robert Vogel
Al Verdi	581 SE 13th St. #206	Al Verdi
Karen Carolan	604 N.E. 2 Street, #321, DANIA	Karen Carolan
Richard Kizzo	625 N.E. 2nd St DANIA	Richard Kizzo
Kelli Sadaka	625 NE 2nd St DANIA	Kelli Sadaka
Debra Poudel	625 EAST DANIA Bch Blvd	Debra Poudel
Mike Lee	9th GULF STREAM	Mike Lee
James Ray	409 SE 14th St Dania FL	James Ray
Antwan Johnson	118 NW 7th Ave Dania, FL	Antwan Johnson
Haylee Becker	118 NW 7th Ave Dania, FL	Haylee Becker
Tracy Lebeau	140 NE 1st St. Dania Bch, FL	Tracy Lebeau
Arthur Lebeau	140 NE 1st St Dania Bch, FL	Arthur Lebeau

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Name	Address	Signature
MIKE GONZALEZ	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 1 st Ct #4 Dania Beach	[Signature]
Deon Williams	213 SE PARK ST #2 Dania	[Signature]
KIERAN KELL	213 SE PARK ST #2 Dania	[Signature]
Tom Zullo	204 SW 4 th Ave Dania	[Signature]
J Wells	472 SE 14 St 33004	[Signature]
K.M. Ferguson	402 N. 5 th St	[Signature]
Brianna Roney	203 SE 2 nd St	[Signature]
Aloysius T. Miller	301 SE 3 rd St 106 Dania Beach 33004	[Signature]
Debra Meklas	38 NE 1 st Ave Dania Beach 33004	[Signature]
ROGER HENWIG	711 N.W. 8 th Ave Dania	[Signature]
ARTHUR W. LEBEAU	140 N.E. 1 st Ct DANIA	[Signature]
Steven A. Kiehl	629 WE 3rd St	[Signature]

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Name	Address	Signature
Marianna Pellicci	500 NE 2nd St. Apt. 411	Marianna Pellicci
TIMOTHY T. Lewis	331 NW 3 RD AVE	Timothy T. Lewis
JIM WEATHERS	345 FEDERAL HWY DANIA	Jim Weathers
DAVID NAKAMOTO	12 SE 13 TH TERR.	David Nakamoto
Steve Byrne	404 SE 11 TH TERR	Steve Byrne
Lance Toledo	309 14 th St. Dania	Lance Toledo
MARK REED	348 S. Federal	Mark Reed
Lindsay McDonough	649 E. Sheridan St #101	Lindsay McDonough
MARILYN BORNE	312 SE 4 TH TERRACE	Marilyn Borne
HAL LEVITZ	312 SE 4 TH TERRACE	Hal Levitz
Haris Nayani	203 SE 2 ND ST Dania, FL	Haris Nayani
Debbie Oendron	348 S. Federal Hwy #20 Dan	Debbie Oendron
EDWARD MALIN	318 S. FEDERAL HWY, DANIA	Edward Malin
KEVIN HOUTCHENS	398 E DANIA BEACH BLVD 33004	Kevin Houtchens
Bill McNamara	348 S Fed Hwy #11	Bill McNamara

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[illegible]

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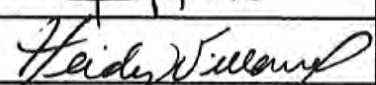
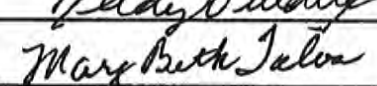
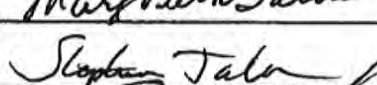
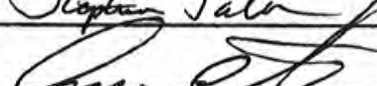
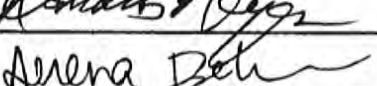
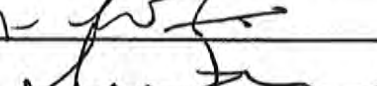
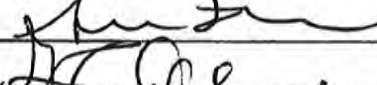
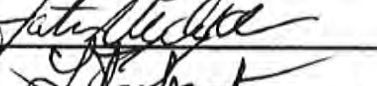
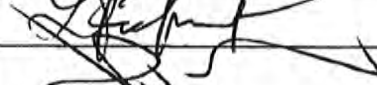
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Name	Address	Signature
Leopoldo Napolitano	85 Gulfstream Road Dania Beach.	
Heidy Villarruel	75 Gulfstream Road Dania Beach, FL 33004	
Maybeth Talon	85 Gulfstream Road Dania Beach FL 33004	
STEPHEN TALON	85 GULFSTREAM RD Dania Beach FL 33004	
AIME-COUTURE	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 Behofcits	85 Gulfstream Rd #303 Dania Beach FL 33004	
MIGUEL BRAVO	85 GULFSTREAM RD #303, DANIA BEACH FL 33004	
CLAUDE LAROU	85 GULFSTREAM Rd #310 Dania Beach FL 33004	
SANDRA TAVERA	75 GULFSTREAM RD #103 Dania Beach FL 33004	
GREG TROTTER	520 Highland Ave Orlando, FL	
Tatiana Vydykhan	75 Gulfstream Rd	
LEONEL W. FARFAN	1301 NE 7th St, #404 Hialeah, FL	
Rachel Zimmerman	85 Gulfstream Rd	

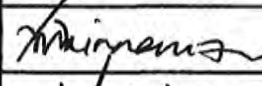
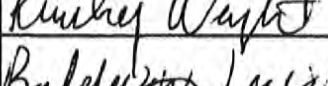
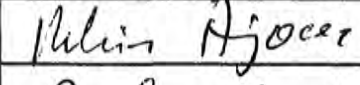
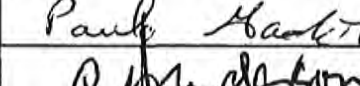
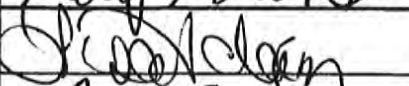
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Tom Smithers	85 Gulfstream Road 212 A 33004	
Megan Ninneman	75 Gulfstream Rd #211 Dania Beach 33004	
Grant Ninneman	75 Gulfstream Rd #215 Dania Beach 33004	
Kimberly Wright	781 Phippen Rd.	
Baldwin Lewis	781 Phippen Rd.	
Heidy Rivera	1900 VAN BUREN ST Hollywood Fl 33020	
Robin Arjoon	1132 SE 7th Ave H 106 Dania Beach	
Paula Hankel	450 SE 7th St Dania	
Carl Anderson	Dania Beach 4th Ave	
KAI LARSEN	1938 JACKSON ST.	
Mike Adams	5070 NW 5th Way	
Joe Bango Jr	244 SW 3 Terr Dania Beach 33004	
Gilbert	1801 S Ocean Blvd	
Christian Avalos	1801 S Ocean Blvd	
Ferb Rojas	1801 S Ocean Blvd	

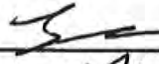
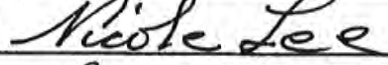
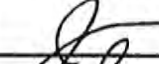
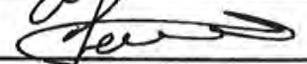
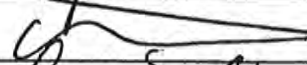
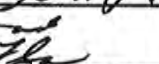
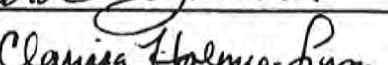
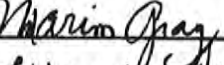
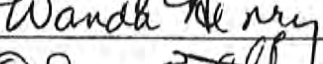
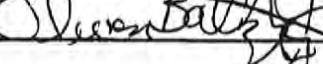
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Name	Address	Signature
Jorge McAdams	320 NE 2nd Court, Dania Beach	
Nicole Lee		
John Scatchell	2711 S. SHERIDAN BLVD	
Michelle Lesaux	2701 Ocean Club Blvd, Hollywood	
Reena Ferte	109 SE 2nd St Dania Beach	
Beverly M. Grimm	6001 N. Ocean Dr #407 Hwd	
Carolyn Miller	454 Sunset Drive Hallandale Bch	
Antoinette Tugro	4450 NE 30th Ave L.P. FL	
Lee Lewis	2401 So Ocean Dr, Apt 108, Hollywood	
Carol Johnson	2651 S.W. 54th Place Dania Beach	
Clarissa Holmes-Lyon	2622 Johnson St #15	
Margaret Coppola	1555 No 12th Ch Hallandale FL	
Marion Gray	3081 TAT ST. #417 Hollywood	
WANDA HENRY	3106 SW 24th ST. HALLANDALE	
Olwen Battzley	6560 Arthur St Hlwd	

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Name	Address	Signature
AnnMarie Kingsley	319 NE 14th Ave apt 403 Hallandale Beach FL 33009	AnnMarie Kingsley
Ann M. Hux	200 SE 5th Ave 502 Dania Beach	Ann M. Hux
Louise M. Devine	170 SE 5th - 506 N. Dania Beach	Louise M. Devine
Shelly McCarty	200 SE 5th Ave #401 Dania FL 33004	Shelly McCarty
Jo Ann Hagen	805 A NW 13th Ave FL 33004	Jo Ann Hagen
Elva Barthelmess	302 SE 4th St. Dania, FL 33004	Elva Barthelmess
William Hawks	646 NE 2nd Pl, Dania Beach 33004	William Hawks
Tammy Frank	1701 N 4th Ave, Hollywood, FL 33021	Tammy Frank
Cassandra Motta	701 SW 2 Terr, Dania. 33004	Cassandra Motta
BECKY LAHAR-HYAES	174 NE 6th St Dania Beach 33004	Becky Lahar-Hyates
Cheryl Doin	1207 W. 16 Ave. Hollywood, FL	Cheryl Doin
Gail Musk	255 W Dixie Hwy Dania	Gail Musk
Gegory Musk	255 W Dixie Hwy Dania	Gegory Musk

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EILEEN LIERMAN	2506 TAYLOR ST. D.	Eileen Lierman
MICHELLE GREENER	415 1 ST TER. DANIA	Michelle Greener
Diane Greener	1290 SW 116 AVE Dania	Diane Greener
MATTHEY GAFFNEY	30 NE 2ND AVE	Matthey Gaffney
MARY JANE BRADY	824 N GOLF DR HLWD	Mary Jane Brady
Robin Pace	302 S. W 2 AVE DANIA FL	Robin Pace
HELEN MAESKY	221 SW 3RD PL, DANIA, FL	Helen Maesky
MARY BENSON	35 NW 1 ST AVE	Mary Benson
CARL BROWN	53 W W 1 ST AVE	Carl Brown
Bea Farnin	711 Manana Ridge Dr. Loganville Georgia	Bea Farnin
LOU BUETTEL	149 SW 5 TH STREET	Lou Buettel
JACKIE WEIDLICH	1523 N 31 RD HLWD	Jackie Weidlch
MARTI BOEGLI	2246 Thomas St HLWD	Marti Boegli
Tom Wilson	23 Woodland Dr. Hlyd	Tom Wilson
Margaret Demers	431 SE 3rd St Apt 206 Dania	Margaret Demers

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Name	Address	Signature
E.M. Parrella	85 Gulfstream Road, Apt 110 Dania	EM Parrella
Peter A. Parrella	85 Gulfstream Road ^{Apt 110} Dania	Peter A. Parrella
John Veilmann	411 S.E. 3 rd Pl Dania 33004	John Veilmann
Deborah Teetz	85 gulfstream Rd, Dania #309	Deborah Teetz
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
Tracie Deronde	75 Gulfstream Rd #306	Tracie Deronde
Pierre Deauhar	75 GULFSTREAM RD #306	Pierre Deauhar
Lynnda Dairon	85 Gulfstream Road #103	Lynnda Dairon
Elizabeth Rich	75 Gulfstream Road #303	Elizabeth Rich
Donna LaKoon	85 GULFSTREAM RD #202	Donna LaKoon
Jason Wilson	75 GULFSTREAM RD #309	Jason Wilson
Rick Poutre	75 GULFSTREAM RD #106	Rick Poutre

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Janice Tyrkas	4923 N Harbor Isles Dr ^{Dania}	Janice Tyrkas
SAN PRUL	409 South Fed Highway Dania	San Prul
Lawrence Prince	409 South Fed Highway Dania	Lawrence Prince
NORMA BARBERO	608 NE 2nd ST APT 336 DANIA	Norma C Barbero
PEL GOODMAN	3255 E 11th TER #106 Dania	Peg Goodman
MARY SNOW	318 NE 5th AVE	Mary C. Snow
RAYMOND SNOW	318 NE 5th AVE	Ray Snow
CHARLIE SHELLEY	1305 NW 10 ST ^{Dania Beach}	Charlie Shelley
Janice Kalinin	305 Lewis Lane Apt 1	Janice Kalinin
Sharon Muenzel	225 SE Park St #1	Sharon Muenzel
John P. Vargues	85 GOLFSTREAM RD #312	John P. Vargues
Joe Cummings	309 Lewis LA Apt 1	Joe Cummings
Dennis Wayne	223 NE 1st Terrace	Dennis Wayne
William McDermid	644 138 S. Fed Hwy	William McDermid
TERRY KELLEY	305 LEWIS LANE #1	Terry Kelley

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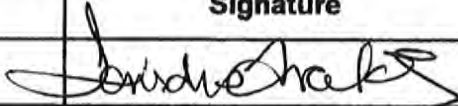
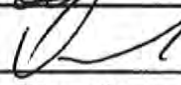
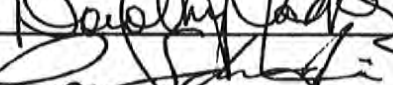
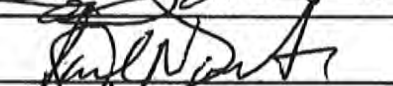
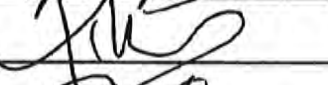
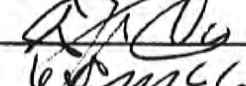
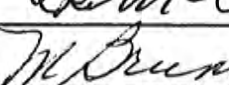
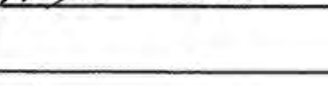
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The City of Dania Beach website states that ***"Dania Beach is committed to providing a unique small-town quality of living."*** We will lose this "small-town quality of life" with multiple 14-story high rises in our residential neighborhoods.

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
Lourdes Avalos	1801 S. Ocean	
WATIAN SAUNDERS	2520	
Alicia Culmer	2520 Sterling	
DOM FANNIELL	235 NE 1ST TER	
2 Tony	421 S. E. 10 St	2 Tony
Dorely Jackson	1373 NW 13 St Dania	
RON SWANSON	2201 S. OCEAN	
Paul Novitch	2500 E LAS OLAS BLVD	
PINAR ALUPAN	2500 E LAS OLAS BLVD	
2 CORAL = 12	175 SE 5TH AVE 106N, Dania	
Wilford McCloskey	170 SE 5TH #202 DANIA BEACH	
Marie Bruno	170 SE 5TH AVE. #401 DANIA BEACH	

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. 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
marcy slutsky
75 gulf stream road apt 302

9/3/2016

Gmail - t /ECT DANIA BEACH NEIGHBORHOODS; & OUR LO, 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 & Aime 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 <miller645@att.net>
To: protectdaniabeach@gmail.com

Tue, Aug 16, 2016 at 5:18 PM

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 <miller645@att.net>
To: protectdaniabeach@gmail.com

Tue, Aug 16, 2016 at 7:23 PM

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>
To: ProtectDaniaBeach@gmail.com

Thu, Aug 4, 2016 at 3:56 PM

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.

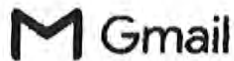
Sincerely,

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 Bea.



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

il - Petition against Dania Beach Commissioners ordina. 2016-007



Dania Beach <protectdaniabeach@gmail.com>

Petition against Dania Beach Commissioners ordinance 2016-007

1 message

Giancarlo Ricchi <gricchi@comcast.net>
To: protectdaniabeach@gmail.com

Tue, Jul 26, 2016 at 12:22 PM

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

7/30/2016

Gmail - ORDINANCE 2016-007



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>

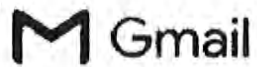
To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

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>
To: protectdaniabeach@gmail.com

Tue, Jul 26, 2016 at 4:02 PM

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>
To: protectdaniabeach@gmail.com

Tue, Jul 26, 2016 at 4:20 PM

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

7/30/2016

Gmail - Opposition



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>
To: protectdaniabeach@gmail.com

Wed, Jul 27, 2016 at 4:06 PM

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>
To: ProtectDaniaBeach@gmail.com

Tue, Aug 2, 2016 at 11:08 AM

"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>

To: ProtectDaniaBeach@gmail.com

Thu, Aug 4, 2016 at 4:34 PM

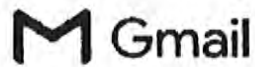
"I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic"

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>
To: protectdaniabeach@gmail.com

Thu, Aug 4, 2016 at 8:37 PM

"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
Dania Beach,FL.33004

Owner

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

NP - Not permitted												
USES												
* * *												
<u>Bail Bond [subject to section 110-310]</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
* * *												

* * *

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.							
NP	-	not permitted							

GENERAL BUSINESS USES									

Bail Bond [subject to section 110-310]	P	P	P	P	NP	P	NP	P	

* * *

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							
NP	- Not permitted	City Center	EDBB-MU		SFED-MU		GTWY-MU	NNBHD-MU	NBHD-RES
			Principal Street Frontage						
			EDBB	Other streets	S. Fed. Hwy Sheridan St.	Other Streets			
Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway									
RESIDENTIAL									
* * *									
Community residential home - type 2; 7—14 residents (see Sec. 725-30 for definition)		(3)	NP	(3)	(3)	(3)	(3)	NP	NP
* * *									
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.

* * *

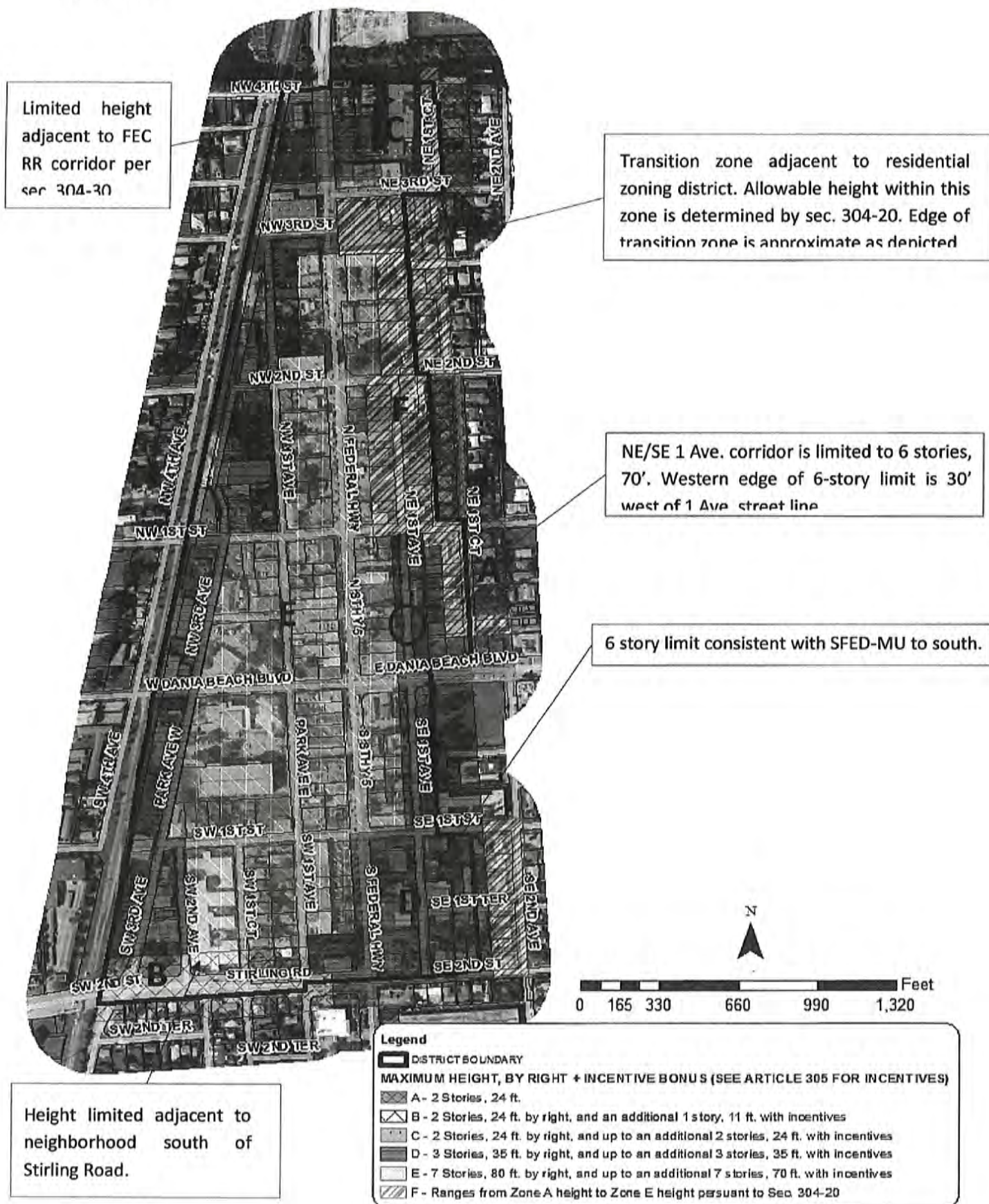
(E)*City center core.* Located between NE and NW 1st Avenues and between SE/SW 1st and NE/NW 1st Streets (see cross-hatching on map). The core is the planned retail, government and downtown of Dania Beach. Mixed-use buildings with ground-floor retail, and entertainment, and/or office uses are required 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.~~

(FG) *Deferral of land dedication pending submission of final site plan.* Any approvals granted for a development that is required to provide payment of recreational and open space impact fee or to dedicate land pursuant to this section shall be understood to be expressly conditional upon meeting the dedication requirements of this article for park, open space and recreational land.

* * *

Section 14. 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 15. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

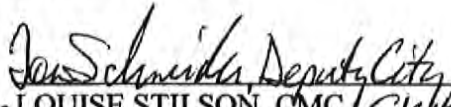
Section 16. That this Ordinance shall be codified in accordance with the foregoing. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Dania Beach Code of Ordinances; and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

Section 17. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on March 8, 2016.

PASSED AND ADOPTED on second reading on March 22, 2016.

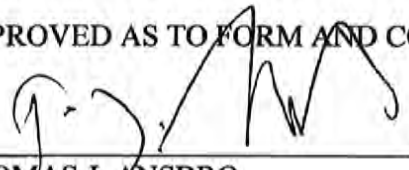
ATTEST:

for 
LOUISE STILSON, CMC / Clerk
CITY CLERK




MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:


THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: January 10, 2017

Requested Action (Identify appropriate Action or Motion)

Plat Request

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Resolution, Plat, Application & Backup



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

DATE: January 24, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

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, 384 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

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

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

The subject property is approximately four and a half (4.5) gross acres and located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road. This property is proposed for a mixed-use development consisting of 384 high-rise residential units and 12,000 square feet of commercial space. The future development of the site will require Site Plan approval. The Site Plan application is scheduled for City Commission action at the January 24, 2017 meeting.

PROPOSED PLAT

The plat identifies two (2), twenty-four (24) foot access openings along East Dania Beach Boulevard, and two (2), twenty-four (24) foot access openings along Gulfstream Road. By this plat, the applicant is dedicating a five (5) foot right-of-way to meet the 110-foot right-of-way requirement for Dania Beach Boulevard per the Broward County Trafficways Plan.

DEVELOPMENT REVIEW COMMITTEE

The plat was reviewed by the DRC which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and the Community Development Department's Planning Division. The application has additional conditions for approval that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The conditions of approval in the resolution include:

1. Per Broward County's Development Review Report, dedicate a right-of-way for a westbound right turn lane on Dania Beach Boulevard (SR A-1-A) at the east 24-foot opening with 135 feet of storage and 50 feet of transition. Dedication is to be identified on plat.
2. Provide an 8-foot wide by 14-foot long bus shelter easement on Dania Beach Boulevard (SR A-1-A) commencing 150 feet east of the west plat limit and continuing east for 14 feet. Bus shelter easement is to be identified on plat.
3. Dedicate a 2-foot wide by 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on Dania Beach Boulevard (SR A-1-A) commencing 150 feet east of the west plat limit and continuing east for 40 feet. Dedication for bus landing pad is to be identified on plat.

Future development of the site will also require Site Plan approval.

CITY COMMISSION PREVIOUS ACTION

On June 14, 2016 the City Commission continued this item to allow the site with incentives to be approved concurrently.

On June 28, 2016, this item was continued at the applicant's request.

On July 26, 2016, this item was withdrawn.

On January 10, 2017, at the request of City staff, City Commission continued this application to the January 24, 2017 meeting.

STAFF RECOMMENDATION

Approve the resolution.

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, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the "Code"), which chapter contains the City Land Development Code (the "LDC"), pursuant to Part 6, "Development Review Procedures and Requirements", Article 640 "Plats", it is stated that since June 4, 1953, no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

WHEREAS, Pulice Land Surveyors, 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 384 high-rise units and twelve thousand (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. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. Per Broward County's Development Review Report, dedicate a right-of-way for a westbound right turn lane on Dania Beach Boulevard (SR A-1-A) at the east 24-foot opening with 135 feet of storage and 50 feet of transition.
2. Provide an 8-foot wide by 14-foot long bus shelter easement on Dania Beach Boulevard (SR A-1-A) commencing 150 feet east of the west plat limit and continuing east for 14 feet.
3. Dedicate a 2-foot wide by 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on Dania Beach Boulevard (SR A-1-A) commencing 150 feet east of the west plat limit and continuing east for 40 feet.

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

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

PASSED AND ADOPTED January 24, 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

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 160,095 SQUARE FEET (3.6753 ACRES).

DEDICATION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT CALM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "CALM".

THE ADDITIONAL RIGHT-OF-WAY DEDICATION SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: THAT SAID CALM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS MANAGER, AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 2016.

WITNESSES: CALM PROPERTIES, LLC,
WITNESS: _____ A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____
WITNESS: _____ BY: _____
WITNESS: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____ MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, MANAGER, OF CALM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2016.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME _____

MORTGAGEE CONSENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT DANIAN'S CORPORATION, A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 15, 2016 AND RECORDED JANUARY 15, 2016 IN INSTRUMENT # 113458660, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "CALM", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: DANIAN'S CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS _____ THIS _____ DAY OF _____, A.D. 2016.

DANIAN'S CORPORATION, A FLORIDA CORPORATION

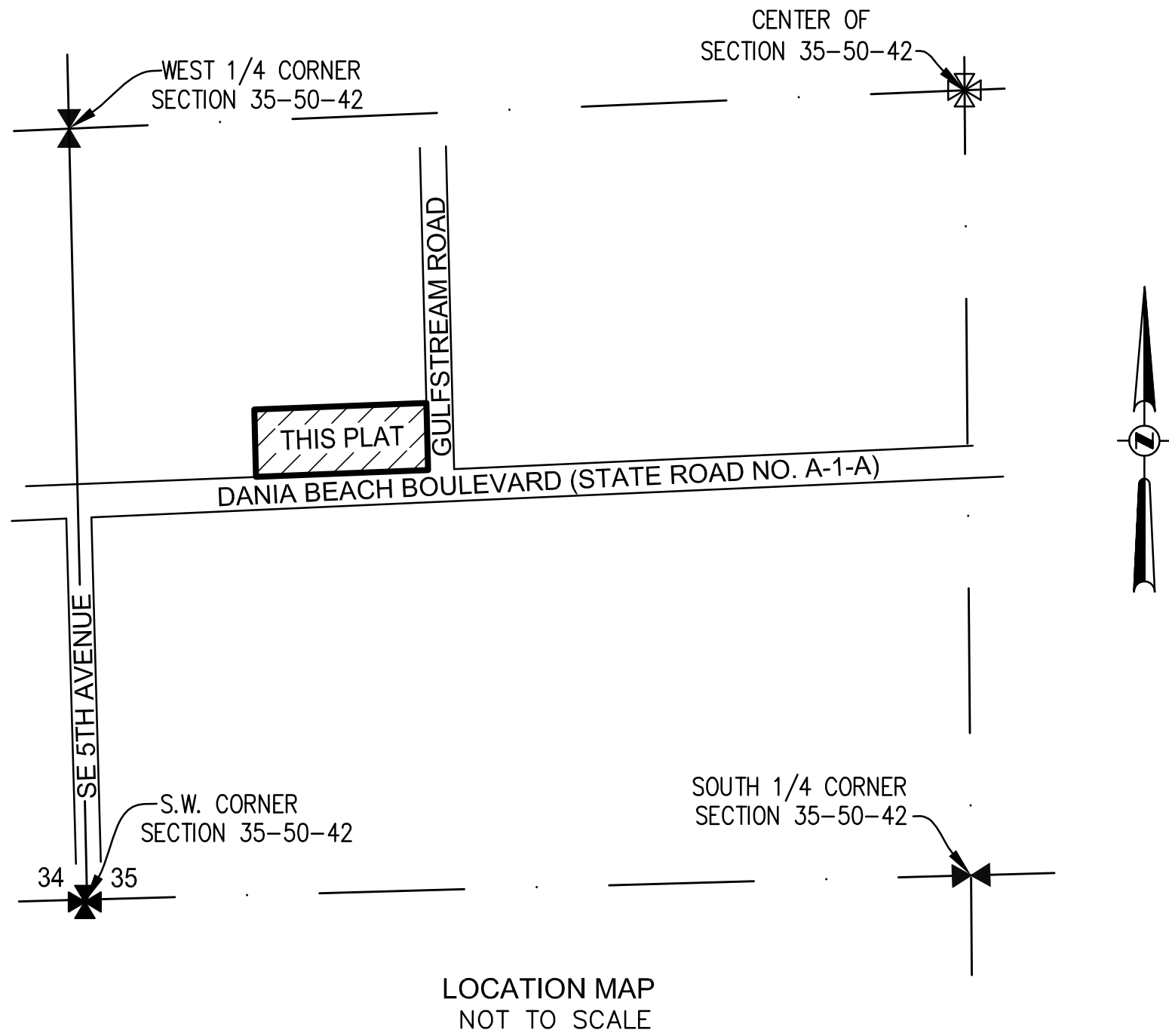
ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

"CALM"

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

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MARCH, 2016



ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF S.S.
COUNTY OF

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS _____ AND _____, AND _____, RESPECTIVELY OF DANIAN'S CORPORATION, A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME BE AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE OATHS.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2016.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177, PART 1. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

DANIAN'S CORPORATION, A FLORIDA CORPORATION	MORTGAGEE ACKNOWLEDGEMENT	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

CITY OF DANIA BEACH, CITY COMMISSION:

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA, BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____, A.D. 201__.

ATTEST: _____ APPROVED: _____
CITY CLERK MAYOR

COMMUNITY DEVELOPMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201__.

BY: _____
NAME: _____
DIRECTOR / DESIGNEE

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____
NAME: _____
FLORIDA P.E. REGISTRATION NO: _____

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____
DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201__.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201__, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING
DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ DATE
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

PLAT FILE NO. 017-MP-16

PLAT FILE NO. 017-MP-16



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: elizabeth@pulicelandsurveyors.com

From: mwrap@ci.dania-beach.fl.us

Date: 4/28/2016

Re: Calm Plat

PZ#: PL-39-16 1st Review

Dear Applicant:

Please find attached the comments regarding your plat application.

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: Claudia Alzate, Arborist, claudia.Alzate@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@ci.dania-beach.fl.us
Corinne Lajoie, Planning Supervisor, cchurch@ci.dania-beach.fl.us*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
THURSDAY, APRIL 28, 2016

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

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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

In consideration of others, we ask that you:

Please turn cell phones off, or place on vibrate. If you must make a call, please step out into the atrium, in order not to interrupt the meeting.

If you must speak to someone in the audience, please speak softly or go out into the atrium, in order not to interrupt the meeting.

- 1) **10:00 A.M.** **SP-23-92MOD - MIAMI GRILL** – 1505 S FEDERAL HWY, SITE PLAN MODIFICATION, 1ST REVIEW
- 2) **10:30 A.M.** **SP-99-14MOD – MORRISON HOTEL** – 28 S FEDERAL HWY. - SITE PLAN MODIFICATION, 1ST REVIEW
- 3) **11:00 A.M.** **PL-39-16 – CALM PROPERTIES**, 601 E DANIA BEACH BLVD., PLAT

If you are unable to attend the meeting or you need any further information please email or call:

Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@ci.dania-beach.fl.us

Anne-Christine Carrie at (954) 924-6805 x 3654 or acarrie@ci.dania-beach.fl.us



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: January 8, 2016

PZ Log No: PL-39-16

Project: Calm Properties

Comments Due: April 21, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☒ Complies with code as submitted.
☐ Comments to be addressed & plans resubmitted prior to public hearing.
☐ Denied.

FIRE - S Brown + M. Cassano
Department

4/19/16
Date

165,000 ☒



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Calm Properties

PZ Log No: PL-39-16

Plan Reviewer: ENGINEER

Please log your time spent on reviewing the plans.

Time spent: .5

Rate per hour: /

Overtime: /

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Calm Properties



PZ Log Number: PL-39-16 Review Number: 1

Reviewer: Claudia Alzate Date: April 19, 2016

The following comments are based on a review of the plans dated 3/28/2016, and submitted to the City on 4/7/2016, for the property located at 601 East Dania Beach Blvd., Dania Beach, for compliance with the City of Dania Beach Code of Ordinances:

Unable to provide comments, a landscape plan was not included with this submittal.

Informational 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.

END OF COMMENTS



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

April 18, 2016

Engineering Comments

PL-39-16 Calm Properties Plat Review

NW corner of East Dania Beach Blvd and Gulfstream Road

Proposed 352 residential units and 4,000 SF Commercial

1. Verify the latest Broward County Trafficways Plan for required right of way dedication, if applicable .
2. Needs signoff from Broward County for right of way dedication.
3. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

For ease of review, please reply to each line comment and reference drawings or backup documents provided.

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 plan drawn at a standard engineering scale no smaller than 1" to 100'. Plan to including:
 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.
3. Per Section 640-20(I) provide tax receipts
4. Per Section 640-20(J) Deed Restriction – "Any existing or proposed deed restrictions for property included in the plat must accompany the plat application."
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.
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 plat sheet shall be submitted cover all proposed phases/land area.
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.
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 in Section 640-90 of the LDC.
9. Per Section 640-30(C)(9) provide signature block for Community Development Department.
10. Per Section 640-30(C)(13) mortgagee approval and acknowledgement language needed.



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

To: elizabeth@pulicelandsurveyors.com

From: mwray@ci.dania-beach.fl.us

Date: 05/25/2016

Re: Calm Properties

PZ#: PL-39-16 2nd Review

Dear Applicant:

Please find attached the comments regarding your plat project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting held on Wednesday, May 25, 2016 will be at 10:00 AM.

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: Claudia Alzate, Arborist, claudia.Alzate@metriceng.com
Sean Brown, Fire Chief, kennethsean_brown@sheriff.org
Ronnie Navarro, Engineer, rnavarro@ci.dania-beach.fl.us
Corinne Lajoie, Planning Supervisor, cchurch@ci.dania-beach.fl.us*



*CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER*

*Corinne Lajoie, Planning Supervisor, cchurch@ci.dania-beach.fl.us
Anne-Christine Carrie, Planning Associate, acarrie@ci.dania-beach.fl.us*



AGENDA
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW MEETING
WEDNESDAY, MAY 25, 2016

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

LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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

In consideration of others, we ask that you:

Please turn cell phones off, or place on vibrate. If you must make a call, please step out into the atrium, in order not to interrupt the meeting.

If you must speak to someone in the audience, please speak softly or go out into the atrium, in order not to interrupt the meeting.

- 1) **10:00 A.M.** **SP-39-16 – CALM PROPERTIES**– 601 EAST DANIA BEACH BLVD.,
SITE PLAN, 2ND REVIEW
- 2) **10:30 A.M.** **SP-52-16 – CALM PROPERTIES** – 601 EAST DANIA BEACH BLVD. -
SITE PLAN MODIFICATION, 1ST REVIEW
- 3) **11:00 A.M.** **SP-54-16 – AQUA BELLA**, 4430 SW 32ND AVE., SITE PLAN, 1ST
REVIEW

If you are unable to attend the meeting or you need any further information please email or call:

Corinne Lajoie at (954) 924-6805 x 3704 or cchurch@ci.dania-beach.fl.us

Anne-Christine Carrie at (954) 924-6805 x 3654 or acarrie@ci.dania-beach.fl.us



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: May 5, 2016

PZ Log No: PL-39-16

Project: CALM PROPERTIES

Comments Due: May 19, 2016

PLEASE REVIEW THE ABOVE REFERENCED PROJECT FOR COMMENTS TO BE INCORPORATED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT TO THE PLANNING AND ZONING BOARD AND/OR CITY COMMISSION.

- ☐ Complies with code as submitted.
- ☐ Comments to be addressed & plans resubmitted prior to public hearing.
- ☐ Denied.

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: CALM PROPERTIES

PZ Log No: PL-39-16

Plan Reviewer: LANDSCAPE

Please log your time spent on reviewing the plans.

Time spent: 0.25

Rate per hour: \$100.00

Overtime: _____

* Cost recovery – no charge on single family home plans, permits and variances.

Landscape Plan Review: Calm Properties



PZ Log Number: PL-39-16 Review Number: 2

Reviewer: Claudia Alzate Date: May 9, 2016

The following comments are based on a review of the plans dated 3/28/2016, 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:

Unable to provide comments, a landscape plan was not included with this submittal.

Informational 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.

END OF COMMENTS

Wray, Macee

From: Navarro, Ronnie
Sent: Thursday, May 19, 2016 3:39 PM
To: Carrie, Anne-Christine; Lajoie, Corinne; Wray, Macee
Cc: Kaine, Brad; Dunleavy, Sherie
Subject: Site Plan Review - May 2016
Attachments: SP-011-14 Aqua Bella Townhouses -MOD with Traffic.pdf; SP-52-16 Calm Properties.pdf

PL 39-16 Calm Properties - no further engineering comments. Broward County Development Review Report pending.

Ronnie S. Navarro, PE

Deputy Director | City Engineer
Office 954-924-6808 ext 3615 | Fax 954-923-1109

From: Carrie, Anne-Christine
Sent: Tuesday, May 17, 2016 12:47 PM
To: Suarez, Daniel; Sean Brown; Navarro, Ronnie; Bach, Rachel; Claudia Alzate
Cc: Lajoie, Corinne; Wray, Macee
Subject: DRC Comments due Thursday

Good afternoon:

As a reminder, DRC comments are due this Thursday. Please e-mail them to Macee and myself as soon as possible.

Claudia, may I please have the e-mail address of the new consultant?

Thank you,

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

"Established in History, Preparing for Tomorrow"



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

Zoning designation = GTWY-MU

FLU designation = RAC

REVIEW COMPLETED BY Anne-Christine Carrie (954) 924-6805 X 3654

2ND DRC 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. Per Section 640-20(C) provide conceptual plan drawn at a standard engineering scale no smaller than 1" to 100'. Plan to including:
 - a) ~~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.~~
 - b) The number and direction of lanes proposed for each driveway or roadway access location.
 - c) ~~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~~
 - d) ~~The proposed minimum distance from the ultimate row line from the adjacent roadway to any proposed gate location.~~
3. ~~Per Section 640-20(I) provide tax receipts~~
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."~~
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.~~
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 plat sheet shall be submitted cover all all proposed phases/land area.~~
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.~~
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 in Section 640-90 of the LDC. The Surveyor's Note restricts the plat to 352 high rise units and 4,000 sf of commercial use. Per the Site Plan, 5,500 sf of commercial use are proposed. Please revise.
9. ~~Per Section 640-30(C)(9) provide signature block for Community Development Department.~~
10. ~~Per Section 640-30(C)(13) mortgage approval and acknowledgement language needed.~~
11. 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. 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. This must be addressed with the next submittal.



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • TELEPHONE 954-357-6666 • FAX 954-357-6521

Elizabeth Tsouroukdissian
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Calm

PLAT NO: 017-MP-16

TRANSMITTAL DATE: June 14, 2016

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE

RECEIVED BY: November 14, 2016

WRITTEN AUTHORIZATION

MUST BE RECEIVED BY: April 14, 2017

TRAFFICWAYS EXPIRATION: April 23, 2017

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, please contact Susanne (Henderson) Carrano of this office at 954-357-6627 or scarrano@broward.org.

Sincerely,



Thuy (twee) Turner, AICP, Planning Section Manager
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – Dania Beach

Calm Properties, LLC
300 South Pointe Drive, #2103
Miami Beach, FL 33139

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Agenda Number

Name:	CALM	Number:	017-MP-16
Applicant:	Calm Properties, LLC	Comm. Dist.:	7
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	35-50-42
Location:	Northwest Corner of Dania Beach Boulevard (SR A-1-A) and Gulfstream Road (NE 7 Ave)	Platted Area:	3.6753 Acres
City:	Dania Beach	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	41,009 Sq. Ft. Commercial	Effective Plan:	Dania Beach
Proposed Use:	8,200 Sq. Ft. Commercial and 352 High Rise Units	Plan Designation:	Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-family Residential	North:	Medium (16) Residential
South:	Commercial	South:	Regional Activity Center
East:	Mobile Home Park	East:	Regional Activity Center
West:	Multi-family Residential	West:	Medium (16) Residential
Existing Zoning:	GTWY-MU	Proposed Zoning:	Same

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.
DEFERRAL: Until a revised Adjacent Right-of-Way Report is accepted by the Highway Construction and Engineering Division. See Staff Recommendation No. 20)A).

Meeting Date:
Action Deadline:
Deferral Dates:

Prepared: SMC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	Hollywood (03/16)	Potable Water Plant:	Dania Beach (02/04)
Design Capacity:	55.5000 MGD	Design Capacity:	5.000 MGD
12-Mo. Avg. Flow:	36.6300 MGD	Peak Flow:	2.200 MGD
Est. Project Flow:	0.0889 MGD	Est. Project Flow:	0.090 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
352	*

* See Staff Comment No. 5

See Finding No. 2

* See Staff Recommendation No. 26

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
1.584 Acres	*	*

* See Staff Comment No. 6

See Finding No. 4

* See Staff Recommendation No. 26

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	130	*	N/A
Non-res. uses:	89	*	N/A
Total:	219	*	N/A

* See Staff Comments No. 3 & 4

See Finding No. 1

* See Staff Recommendation No. 26

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 352 high-rise units and 8,200 square feet of commercial. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

In accordance with Ordinance 2013-30, effective October 4, 2013, high-rise units are defined as *nine (9) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels)*.

- 2) Trafficways review is scheduled for June 23, 2016. This plat must be recommended for DEFERRAL until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) At the time of plat application, 41,009 square feet of commercial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. **This determination will expire on October 24, 2016, and an updated SCAD letter may be required prior to plat approval.** See the attached School Capacity Availability Determination received from the School Board.

- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 352 high-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 7) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division must be met prior to any construction.
- 9) The Environmental Engineering and Licensing Section of the Broward County Environmental Licensing and Building Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Environmental Engineering and Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Aquatic and Wetland Resources Section of the Broward County Environmental Licensing and Building Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Aquatic and Wetland Resources Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 11) The Aquatic and Wetland Resources Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division.
- 12) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 13) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Dania Beach. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 14) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Aquatic and Wetland Resources Section of the Environmental Licensing and Building Permitting Division at 954-519-1483 for specific license requirements.
- 15) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Environmental Engineering and Licensing Section of the Environmental Licensing and Building Permitting Division prior to discharge.
- 16) A demolition notice will be required from the Broward County Pollution Prevention Division.
- 17) A Storage Tank License may be required if there will be fuel storage associated with an emergency generator system. Contact the Pollution Prevention Division at 954-519-1260.

- 18) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Pollution Prevention Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention Division must approve any dewatering activities at this site.
- 19) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Licensing and Building Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 20) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 21) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach, Community Development Division, at 954-924-6805 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, *all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist.* The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.
- 22) This site is currently serviced on Dania Beach Boulevard (SR A-1-A) by BCT Route 4.

- 23) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 24) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 25) The attached comments from the Broward County Planning Council indicate the effective Land Use Plan designates the platted area for uses permitted in the "Regional Activity Center" (RAC) land use category. This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 48123, PG. 852, B.C.R.). Section 2.1 of the Agreement requires the City of Dania Beach to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center.

Planning Council staff states that this plat is within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5/PCT 09-5, which amended various land use designations to the Dania Beach RAC, and which was adopted by the County Commission on December 8, 2009, subject to the following voluntary restrictions:

- Update of the existing agreement between the School Board and the City of Dania Beach to address the transition of the existing "Local Activity Center" (LAC) to the "Regional Activity Center" (RAC) designation; and
- No new residential areas within the 60+ DNL contour.

Finally, Planning Council staff notes that, although the Dania Beach RAC permits a total of 7,818 dwelling units, these units were not subject to Policy 01.07.07 regarding affordable housing, as the associated Land Use Plan amendments did not propose any additional residential units to the BCLUP.

- 26) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 27) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 5) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ULTIMATE right-of-way for Dania Beach Boulevard (SR A1A) except at the following:
 - A) A 24-foot opening with centerline located approximately 252 feet west of the east plat limits. This opening is restricted to and physically channelized for right turns IN only.
 - B) A 24-foot opening with centerline located approximately 384 feet west of the east plat limits. This opening is restricted to and physically channelized for right turns OUT only.

Said non-access line will include the corner chord and extend north along Gulfstream Road for a minimum of 80 feet.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Five feet of right-of-way on Dania Beach Boulevard (SR A-1-A), a 110-foot Arterial, to comply with the Broward County Trafficways Plan.
- 3) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Dania Beach Boulevard (SR A-1-A) and Gulfstream Road.
- 4) Right-of-way for a westbound right turn lane on Dania Beach Boulevard (SR A-1-A) at the east 24-foot opening with 135 feet of storage and 50 feet of transition.

BUS SHELTER REQUIREMENTS (Easement)

- 5) Provide an 8-foot wide x 14-foot long bus shelter easement on Dania Beach Boulevard (SR A-1-A) commencing 150 feet east of the west plat limit and continuing east for 14 feet.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 6) A 2-foot wide x 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on Dania Beach Boulevard (SR A-1-A) commencing 150 feet east of the west plat limit and continuing east for 40 feet.

ACCESS REQUIREMENTS

- 7) The minimum distance from the non-vehicular access line of Dania Beach Boulevard (SR A-1-A), at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 30 feet.
- 8) All channelized driveways shall consist of one lane with a pavement width of 16 feet, with minimum entrance radii of 50 feet.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 9) A westbound right turn lane on Dania Beach Boulevard (SR A-1-A) at the east 24-foot opening with 135 feet of storage and 50 feet of transition.

The design of this turn lane is subject to approval by the Florida Department of Transportation (FDOT).

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 10) An 8-foot wide x 40-foot long expanded sidewalk on Dania Beach Boulevard (SR A-1-A), with a maximum cross slope of 2% for the bus landing pad, commencing 150 feet east of the west plat limit and continuing east for 40 feet.

The design must extend to the face of curb and gutter, and is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division and the Permits Section of the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 11) Along Dania Beach Boulevard (SR A-1-A) adjacent to this plat.

TRAFFICWAY IMPROVEMENTS

- 12) The physical channelization of the driveway in the 24-foot openings on Dania Beach Boulevard (SR A-1-A) as specified under the non-vehicular access line requirements.
- 13) The removal of all existing driveways in any locations not consistent with the approved openings in the non-vehicular access line and the construction of curb, gutter and sidewalk in these openings when necessary to complete the required improvement.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 14) Construction of the required improvements shall include the installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 15) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 16) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:

- A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 17) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

18) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - 1) The description in the Opinion of Title provided with the initial submittal of the plat does not match the plat.
 - 2) The rights-of-way described in D.B. 790, PG. 502, B.C.R. called out as the east and south plat boundaries of the plat do not abut the plat.
- B) Review and revise the Opinion of Title, plat description and drawing as necessary.

- C) Verify the location of the FOUND 5/8" IRON ROD (NO ID) shown at the southeast corner of the plat. The survey submitted with the plat shows that monument at a location that differs from what is depicted on the plat. If the plat boundary has been moved to fit the monument, revise the plat description and geometry and the survey as necessary.
- D) Confirm the identification on the P.R.M. at the southwest plat corner. The information shown on the plat differs from what is shown on the survey. Review and revise as necessary.
- E) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- F) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.
- G) Remove the P.R.M. TO P.R.M. label from the dimension for the south line of PARCEL "A" or show a second P.R.M. on the line. There is only one monument depicted on the line. Review and revise as necessary.
- H) Show a bearing-distance dimension from the southwest corner of this plat to the found P.R.M. at the southwest corner of DANIA PLACE, P.B. 175, PG. 174, B.C.R.
- I) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- J) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

19) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
- B) Depict the entire right-of-way width of Dania Beach Boulevard and Gulfstream Road adjacent to the plat. Label the rights-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. **None of the recorded documents listed in the Adjacent**

Right-of-Way Report and shown on the plat apply to the west 25 feet of the 50-foot right-of-way width shown for Gulfstream Road. Determine the source of that portion of right-of-way and revise the Adjacent Right-of-Way Report and plat as necessary.

- C) Obtain copies of the latest FDOT road maps for Dania Beach Boulevard adjacent to the plat and provide them to the Broward County Highway Construction and Engineering Division for review. Revise the labels for same indicating the State road designation, roadway section number, sheet number and the latest date of revision, as necessary.
- D) All proposed easements must be clearly labeled and dimensioned.

20) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

NOTE: The Adjacent Right-of-Way report is incomplete. It does not document the full right-of-way adjacent to the plat. This report is to be a search of the adjacent right-of-way to determine its full width and the instruments that created it.

A missing reference includes, but is not necessarily limited to, the following: D.B. 790, PG. 511, B.C.R.

Review and revise the report prior to submittal of the plat mylar.

- B) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C) All mortgagees must execute the plat with original signatures, seals and witnesses.
- D) Acknowledgments and seals are required for each signature.

21) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Remove "A PORTION OF" from the label for TRACT "A" per P.B. 26, PG. 22, B.C.R. south of Dania Beach Boulevard.
- C) Correct the spelling of **STAMPED** in the label for the P.R.M. at the northeast plat corner.
- D) There is a plat in progress ("MILE MARKER 55, LLC" [037-MP-13]) east of Gulfstream Road, opposite this plat. If that plat is recorded before this one, it must be identified as an adjacent parcel.
- E) The Planning and Development Management Division file number **017-MP-16** must be shown inside the border on the lower, right-hand corner of each page.
- F) No text on the plat drawing should be obstructed or overlapped by lines or other text.

- G) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- H) The plat original must be drawn with black permanent drawing ink or nonadhered scaled print on a stable base film.
- I) The sheet size must be 24 inches by 36 inches.

22) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.
- B) Revise the title of the signature block for the **Broward County Environmental Protection and Growth Management Department**.
- C) The plat must include the proper dates for signatures.
- D) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Dania Beach's agenda report or Resolution listing all conditions of municipal plat approval.

23) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City / District – Transmit scanned copy of mylar for review.

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 24) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 25) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
 - 3) "FDOT Transit Facilities Guidelines."
 - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 26) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 27) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.

- 28) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 29) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, **2021**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, **2021**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- 30) Place a note on the face of the plat reading:

This plat is restricted to 352 high-rise units and 8,200 square feet of commercial. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- 31) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

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: 4
Name: Calm Plat	Townhouse:		
SBBC Project Number: SBBC-2021-2016	Garden Apartments:		Middle: 1
County Project Number: 017-MP-16	Mid-Rise:		
Municipality Project Number: PL-39-16	High-Rise: 352		High: 2
Owner/Developer: CALM Properties	Mobile Home:		
Jurisdiction: Dania Beach	Total: 352		Total: 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				
				16/17	17/18	18/19	19/20	20/21
Collins	318	-53	85.7%	311	317	312	313	316
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.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	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.

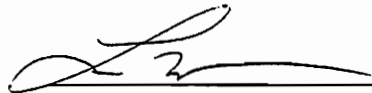
SBBC-2021-2016 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

4-28-16

Date



Signature

Lisa Wight

Name

Planner

Title



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.

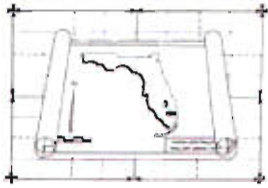
Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

GSmyh

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



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

Return recorded document to

Maite Azcoitia, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

Document prepared by:

Maite Azcoitia, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Ft. Lauderdale, FL 33301

INTERLOCAL AGREEMENT FOR THE
MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES
IN REGIONAL ACTIVITY CENTER

This is an Interlocal Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

CITY OF DANIA BEACH, a Florida municipal corporation, created and existing under the laws of the state of Florida, hereinafter referred to as "CITY."

WHEREAS, this Agreement is entered into pursuant to Chapter 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969"; and

WHEREAS, it is the purpose and intent of the parties to this Interlocal Agreement, to permit COUNTY and CITY to make the most efficient use of their respective powers, resources and capabilities by enabling them to cooperate on the basis of mutual advantage and thereby accomplish the objectives provided for herein in the manner that will best accord with the existing resources available to each of them and with the needs and developments within their respective jurisdictions; and

WHEREAS, the density and intensity of land uses permitted within each Regional Activity Center (RAC) is specified within the Broward County Land Use Plan; and

WHEREAS, CITY has the Dania Beach Regional Activity Center (RAC) within its jurisdiction; and

WHEREAS, CITY and COUNTY wish to provide that the monitoring of development activity and the enforcement of permitted land uses shall be the responsibility of CITY; NOW, THEREFORE,

8/16/11 #15
Co. Attorney Office
N/C

(b)

IN CONSIDERATION of the mutual terms, conditions, promises, covenants and payments hereinafter set forth, COUNTY and CITY agree as follows:

ARTICLE 1
BACKGROUND; PURPOSE AND INTENT

- 1.1 The above recitals are true and correct and incorporated herein as if set forth in full hereunder.
- 1.2 It is the purpose and intent of this Interlocal Agreement for COUNTY and CITY, pursuant to Section 163.01, Florida Statutes, as amended, to cooperate and provide for a means by which each governmental entity may exercise its respective powers, privileges, and authorities which they share in common and which each might exercise separately in order to further a common goal.

ARTICLE 2
MONITORING OF DEVELOPMENT ACTIVITY

- 2.1 CITY agrees to monitor development activity and to enforce permitted land use densities and intensities within the RAC consistent with the effective land use plan as certified by the Broward County Planning Council.
- 2.2 CITY agrees to submit quarterly reports to the Broward County Planning Council setting forth its monitoring and enforcement activities within the RAC to enable COUNTY to ensure that the density and intensity of land uses within the RAC are being complied with by CITY.

ARTICLE 3
INDEMNIFICATION

CITY is a state agency as defined in Chapter 768.28, Florida Statutes, as amended, and COUNTY is a political subdivision of the state of Florida. Each agrees to be fully responsible for acts and omissions of their elected officials, agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the state of Florida to be sued by third parties in any matter arising out of this Agreement or any other contract.

ARTICLE 4
MISCELLANEOUS

- 4.1 Joint Preparation: The preparation of this Interlocal Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- 4.2 Entire Agreement and Modification: This Interlocal Agreement incorporates, supersedes and includes all prior negotiations, correspondence, conversations, agreements or understanding applicable to the matter contained herein. It is further agreed that no change, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
- 4.3 Records: In accordance with the Public Records Law, CITY agrees to permit COUNTY to examine all records and grants COUNTY the right to audit any books, documents and papers that were generated during the course of administration of the "Site". CITY shall maintain the records, books, documents and papers associated with this Interlocal Agreement in accordance with the Public Records Act.
- 4.4 Recordation/Filing: This Agreement shall be recorded in the public records of Broward County, in accordance with the Florida Interlocal Cooperation Act of 1969.
- 4.5 Default: In the event of any default or breach of any of the terms of this Interlocal Agreement, it is specifically acknowledged and agreed that either party shall, in addition to all other remedies which may be available in law or equity, have the right to enforce this Interlocal Agreement by specific performance, injunctive relief, prohibition or mandamus to compel the other party to abide by the terms of this Interlocal Agreement.
- 4.6 Notices: Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

FOR COUNTY:

Administrator
Broward County Planning Council
115 S. Andrews Avenue, Rm. 307
Fort Lauderdale, Florida 33301-4801

FOR CITY:

City of Dania Beach, Florida

Attn: Robert Baldwin, City Manager
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

- 4.7 Choice of Law; Waiver of Jury Trial: Any controversies or legal problems arising out of this transaction and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the state courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida. To encourage prompt and equitable resolution of any litigation that may arise hereunder, each party hereby waives any rights it may have to a trial by jury of any such litigation.
- 4.8 Conflict: In the event that this Interlocal Agreement conflicts with any other agreement pertaining to the monitoring of development activity and the enforcement of the density or intensity of permitted land uses within the RAC, CITY and COUNTY agree that the terms and conditions contained in this Interlocal Agreement shall prevail.
- 4.9 Counterpart Originals: The parties agree that this Agreement may be executed in counterparts, and that collectively the counterparts shall be considered an original agreement and shall be deemed legally sufficient and binding upon the parties.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair or Vice Chair, authorized to execute same by Board action on the 16 day of AUGUST, 2011, and CITY OF DANIA BEACH, FLORIDA, signing by and through its Mayor, duly authorized to execute same.

COUNTY

ATTEST:


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

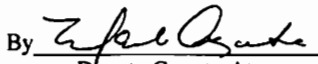


BROWARD COUNTY, through its
Board of County Commissioners

By 
Mayor

16 day of AUGUST, 2011.

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

By  7/27/11
Deputy County Attorney

INTERLOCAL AGREEMENT FOR MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES IN REGIONAL ACTIVITY CENTER

CITY

WITNESSES:

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

Judith Felicity
Meriam Kasser

By Patricia A. Flury
PATRICIA A. FLURY
MAYOR

12 day of July, 2011.

ATTEST:

Louise Stilson
LOUISE STILSON, CMC
CITY CLERK

By Robert Baldwin
ROBERT BALDWIN
CITY MANAGER

12 day of July, 2011.

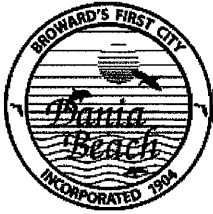
(CORPORATE SEAL)



APPROVED AS TO FORM:

By Thomas J. Ansbrosio
THOMAS J. ANSBRO
CITY ATTORNEY

MA/
6/9/11
RACdania-n01
#10-401.05



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 POLICE 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)



Elizabeth Beatriz Tsouroukdissian
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF154432
Expires 8/25/2018

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.**

Date: January 24, 2017

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

From: Robert Baldwin, City Manager

Re: Dania Beach 2017 Legislative Action Agenda

Attached for your review is our 2017 Legislative Action Agenda. The document was designed primarily to express the City's general position on matters before the Florida State Legislature. It incorporates some of the recent positions of the Florida and Broward League of Cities. Our action agenda includes:

- The document is designed as an educational tool to give background into the City's position.
- The City's positions flow primarily through our belief in the concept of Home Rule and our position to oppose and discourage Unfunded Mandates from Tallahassee.
- The Broward League of Cities past position is to levy a special assessment for law enforcement, whereas our position is a special assessment more broadly for public safety.
- We included a provision that School Resource Officers/Deputies be funded by the State.
- We included a regulation to prohibit portability of pari-mutuel licenses.
- We support legislation to allow a condemning authority to transfer property obtained through eminent domain to a private party if condemned under a noise mitigation program.
- Increase funding for the statewide beach management program.
- State funding for the C-51 Reservoir Project.

Once adopted by the City Commission, this general plan and funding request will be reviewed by staff with our legislative consultant, Ron Book, for discussion with the State Legislature.

City Commission adoption of this general plan is requested.

City of Dania Beach 2017 Legislative Action Agenda

Home Rule

Home rule authority is the concept that local government is the closest to its citizens and the City Commission, as the duly elected local representative body of the citizens, is the proper authority to determine the needs of the community.

Most direct services to citizens come from City government. The City supports maintaining home rule authority and opposes any legislation that diminishes home rule.

Unfunded Mandates

Unfunded mandates are legislative programs, projects or other requirements that are created by the State (or Federal) government requiring City governments to expend local revenues to enforce or implement.

The City of Dania Beach supports legislation that requires thorough State analyses and identification of fiscal impacts of legislation affecting cities. Further, the City supports legislation that prohibits new unfunded mandates and identifies State funding sources when unfunded mandates are identified.

Revenue, Expenditure and Financial Issues

The City of Dania Beach supports legislation that protects the City's financial stability, revenues, and service-levels reflecting the needs of the residents of Dania Beach. This includes opposition to state-mandated revenue or expenditure caps; support of legislation that provides comprehensive employee pension reform; and removes statutory mandates to offer subsidized insurance coverage to retirees.

-Revenue and Expenditure Caps

State-mandated revenue caps ignore the concept of Home Rule and restrict citizens' ability to receive levels and methods of service they desire.

The City of Dania Beach opposes State-mandated revenue or expenditure caps.

-Public Safety Special Assessment

Public safety services typically account for more than 50% of a city's general fund budgets. Though the public supports high quality public safety services, the cost is becoming a concern to taxpayers. That cost is funded as part of the general ad valorem taxes with other city services.

The City of Dania Beach supports legislation that enables municipalities to levy a revenue-neutral, voluntary special assessment for public safety services.

-Pension Reform Legislation

Pension costs are creating a large financial liability for cities and their taxpayers throughout the State of Florida. Current, costly pension mandates conflict with the Legislature's expressed desire to limit government spending.

The City of Dania Beach supports legislation that provides comprehensive municipal pension reform.

-Subsidized Retiree Insurance Coverage

Statutory requirements for public employers to offer ongoing subsidized health, hospitalization, and other insurance coverage for retirees has become onerous.

The City of Dania Beach supports legislation that removes statutory requirements for cities to offer insurance coverage to retirees.

Water Supply Funding

The City of Dania Beach supports legislation that improves the development and financing of water supply, quality and infrastructure needs. This includes funding for water resource development, reclaimed water, storm water retention strategies, and general water governance:

-Reclaimed Water

The City supports legislation removing reclaimed water from regulatory actions by water management districts allowing it to remain available for use as an element of a city's water supply plan and permitted discharge policy. Reclaimed water should be allocated to the water utility allowing municipalities to create mandatory reuse zones within their jurisdictions.

-Storm Water Retention Strategies as Alternative Water Supply

The City of Dania Beach support legislation that allows utilities to utilize storm water capture and storage systems as a means of augmenting public water supplies and improving environmental conditions in coastal waters. The City supports legislation allowing the State and water management districts to offer assistance in funding, legal and operational support toward the goal of developing storm water retention systems for water supply purposes. In addition, the City supports funding for the C-51 Reservoir Project.

-Water Governance

The City of Dania Beach supports legislation that enhances a city's participation in water management district regulatory policies.

Marine Economic Zone

Marine industries are vital to the economy and quality of life in Florida. Marine industries including marinas, boating, yachting, dredging and related activities must be protected.

The City of Dania Beach supports legislation recognizing the importance of marine industries in the region and endorses mitigation alternatives with particular regard to dredging.

Working Waterfronts

Access to water bodies, waterways, and recreational water activities are an invaluable resource in Florida. Water body access and opportunities require protection by government.

The City of Dania Beach supports legislation that increases funding sources and provisions to assist local government in obtaining properties to preserve or improve public access to Florida waterways and water bodies; preserving recreational and commercial working waterfronts; and constructing, improving, and maintaining boating projects and infrastructure.

The City of Dania Beach supports State legislation restricting and regulating pain clinics.

Growth Management and Transportation

In 2010, voters rejected Amendment 4 to the Florida Constitution, requiring voters to approve all local comprehensive land use plan changes, preferring to continue to allow their local elected representatives to understand growth issues and make responsible decisions in line with Home Rule Authority. Additionally, Dania Beach is the primary transportation hub of Broward County with Port Everglades, the Atlantic Ocean, the Intracoastal Waterway, the International Airport, the FEC and CSX railways, Interstates I-95 and I-595 and various roads and waterways.

The City of Dania Beach supports legislation limiting State regulatory power to issues requiring interregional coordination; streamlining growth management processes and reporting requirements for fiscally constrained and built-out cities; and acknowledging home rule powers in the local application of the pending ordinance doctrine as established by the courts. The City supports legislation enhancing and protecting transportation and the utilization of land use policies that encourage the development of mass transit and establishment of a transportation funding allocation directly to City governments.

Economic Development

The downturn in the national, state, and local economies has created serious budgetary and financial concerns for local governments and their taxpayers. Strong, effective policy leadership is essential to improve economic conditions and create employment and business opportunities.

The City of Dania Beach supports legislation that creates a comprehensive State economic development policy, enacts measures to promote and attract favorable business development, promote tourism and develop tourist-related industries, improves boating and marine industries opportunities, and improves the development of Casino gambling-related industries and activities.

School Resource Officers/Deputies

School Resource Officers/Deputies are police officers and deputy sheriffs that are assigned to public schools for maintaining the safety of the children and staff of area schools. In some counties the County School Board provides the funding or staffing of School Resource Officers. In Broward, local municipalities bear much of the cost for school resource officers/deputies. Funding of school resource officers/deputies is not the responsibility of City government.

The City of Dania Beach supports funding of school resource officers/deputies through State lottery and gambling revenues to the County School Boards, with the full responsibility of 100% funding through the County School Board.

Alternate and Renewable Energy

Alternate and renewable energy sources are forms of energy that differ from traditional forms of energy (e.g., fossil fuels, nuclear) that have no or diminished undesired environmental consequences (e.g., wind, solar, geothermal, hydroelectric, etc.) They lessen pollution and carbon emissions and naturally replenish.

The City supports legislation that encourages the development and implementation of a meaningful, cost-effective, statewide renewable and alternative energy policy that encourages the development of new and efficient technologies to help create jobs and industries throughout Florida in line with the action agenda of the Florida League of Cities.

Public Notice Alternatives

Methods of effective communication with citizens have changed over the years. Citizens often receive information through direct mailing, physical posting of property, the Internet postings, publications, television, etc.

The City of Dania Beach supports legislation that authorizes municipalities to promote effective public notice for various matters via additional methods other than solely newspapers.

Gaming

Various gaming interests have proposed legislation that allow for the proliferation of gaming in the state which includes the transfer of pari-mutuel gaming licenses. Broward

County has four pari-mutuel gaming sites and Seminole Tribe gaming facilities. Dania Beach is home to Dania Jai Alai.

The City of Dania Beach opposes regulations that support portability of pari-mutuel licenses. The City of Dania Beach supports legislation that puts Dania Jai Alai on a competitive plane with other gaming interest in the County.

Eminent Domain

Current regulation prohibits the transfer of property obtained through eminent domain to a private party for ten years. The expansion of the south runway at Fort Lauderdale-Hollywood Airport resulted in the taking of property. The reuse of this property by the private sector for more compatible airport related uses would benefit the residents of Dania Beach if the time prohibition from transfer is abolished.

The City supports legislation to allow a condemning authority to transfer property obtained through eminent domain to a private party if condemned under a noise mitigation program.

Beach Management Funding

Beaches are the engine that drives Florida's tourism economy. Beaches are Florida's Number 1 tourist attraction – 91.4 M out-of-state visitors traveled to Florida. 38.4 M or 42% were beach-oriented visitors. Economic benefits of beach tourism were \$55.2 billion in sales added to Florida's economy. State funding in the current amount of \$30 M is no longer sufficient to sustain the statewide beach management program.

The City supports legislation to provide for new and greater funding for the statewide beach management program.

Florida League of Cities 2017 Legislative Action Agenda

Florida League of Cities 2017 Issue Briefs are attached.

Broward League of Cities 2017 Legislative Action Agenda

Broward League of Cities 2016 Legislative Action Agenda

Funding Requests

The following projects are identified for funding requests through the state legislature as either a direct appropriation or as grant opportunity to an existing state program:

Budget Appropriation:

- NW 1 Avenue Water Main and Roadway Improvements - Replace the water main on NW 1 Avenue, north of West Dania Beach Blvd. The main would be upgraded from 8" to 12" diameter pipe. This project is crucial to downtown redevelopment since it will replace existing watermains on Federal Highway. Relocation of watermains off major roadways is necessary due to the disruptive nature of repair and service. In addition, the project would resurface the road, redesign parking, and make sidewalk improvements. **Funding Request \$755,392.** This project would be a direct appropriation from the legislature.

Grants:

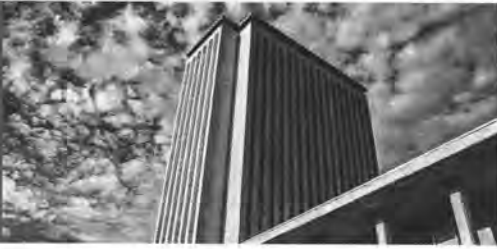
- Recreation Master Plan – Develop a plan to analyze the City's current and future recreation needs, and then compare needs and wants to available resources. The plan would then be the blue print for developing a capital plan and the financial strategy for building. **Funding Request \$73,090.** This project would be a grant opportunity through an existing state program.
- Dania Beach Mural Arts Program – This new program will work with local artist, neighborhoods and associations to instill pride and provide employment for local artists by creating an outdoor public museum on the exterior sides of buildings for the enjoyment of the residents and visitors to the city. Funding will be used to pay local artists and provide supplies. **Funding Request \$27,490.** This project would be a grant opportunity through an existing state program.

Possible Budget Appropriations/Grants

- Stormwater Improvements – Develop a stormwater master plan for the area of the City west of Ravenswood Road. This area was annexed into the City from Unincorporated Broward County. It lacks a comprehensive stormwater plan and inventory. **Funding Request \$2,500,000.** This project is not part of the City's Capital Improvement Plan.



2017 Legislative Issue Briefs



Community Redevelopment Agencies

Proposed Priority Statement:

The Florida League of Cities SUPPORTS legislation to improve municipalities' use of community redevelopment agencies to effectively carry out redevelopment and community revitalization in accordance with home rule.

Background:

There are currently 178 Community Redevelopment Agencies (CRAs) in the State of Florida. They were established to encourage new investment and job creation in urban areas that were blighted as a result of substantial growth moving away from the urban core.

For many years, residential development and commercial and governmental facilities were being built outside central urban areas. As these urban areas became vacant or underutilized, high crime rates followed, creating a decline in the economic and social vitality of many municipalities. Faced with these challenges, municipalities, working with their respective counties, have exercised their discretion to establish a CRA as a means for economic recovery in these areas.

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as CRAs when certain conditions exist. Examples of conditions that can support the creation of a CRA include: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a "Finding of Necessity". If the Finding of Necessity determines that the required conditions exist, the local government may create a CRA to provide the tax increment financing tools needed to foster and support redevelopment of the targeted area. This redevelopment tool is used by both Florida counties and cities of all sizes, from Miami-Dade County, Tampa, Orlando and Jacksonville, to Hernando County, Madison and Apalachicola to improve their targeted areas.

The tax increment used for financing projects is the difference between the amount of property tax revenue generated before the CRA designation and the amount of property tax revenue generated after the CRA designation. Monies used in financing CRA activities are therefore, locally generated. CRA redevelopment plans must be consistent with local government comprehensive plans. This makes CRAs a specifically focused financing tool for redevelopment.

CRAs rely heavily on tax increment financing as a tool for redevelopment and to spur job growth. This financing system is very popular and successful because it provides specific public services without increasing or levying any new taxes. In addition, both residents and business owners favor this system because the taxes they pay on their investment are rewarded with direct benefits from the CRA. In many cases, these benefits have been in the form of infrastructure improvements and job growth. Also, unlike a city or county government, a CRA may utilize tax increment financing as

a way to leverage these local public funds with private dollars to make redevelopment happen in public/private partnerships. This has been extremely successful throughout the state.

Key Points:

1. The state should be wary of attempts to restrict the use of tax increment financing, particularly if the debate is over money and control and not about the merits of revitalizing blighted areas. CRAs have demonstrated that the use of the funding dramatically improved the economic and social outcomes within the targeted areas. These outcomes benefit both cities and the counties and, more importantly, the taxpayers.
2. CRAs and tax incrementing financing have been integral tools for municipalities to provide improvements to run-down urban cores for more than 30 years. It is not in the state's best interest to restrict municipalities' ability to revitalize and redevelop areas that are struggling the most. This is especially true, given the sunset of the state funded Enterprise Zones program and the lack of alternative programs that address slum and blighted areas in Florida.
3. Redevelopment of an area can take different twists and turns to accommodate shifting circumstances, requiring the need for flexibility. Any attempt to increase bureaucratic or political interference would hinder the ability of the CRA to respond nimbly and comprehensively in implementing redevelopment initiatives.
4. On February 3, 2016, the Miami-Dade County Grand Jury filed a report titled "CRAs: The Good, the Bad and the Questionable." This report asserts that the highest priority of Florida's CRAs should be affordable housing. This view of CRAs incorrectly reduces and mislabels their value and core mission as versatile revitalization engines. The Grand Jury report asserts CRAs are not held accountable for their spending and therefore public tax dollars are being abused by city officials. This is incorrect. The use of TIF funds must be consistent with the redevelopment plans agreed to by the citizens in a community. Further, by allowing elected officials to serve as CRA board members, CRAs provide knowledgeable representation to taxpayers from individuals who are familiar with community needs. Ultimately, elected city officials are held accountable by their decisions.
5. Overall, the comprehensive community redevelopment plans that are created and implemented by CRAs are uniquely designed to address that area's specific needs for revitalization. Creating affordable housing is just one of the many roles that CRAs may play, and it should be part of a balanced economic development strategy. There are a variety of community, state and federal programs with the primary mission of providing affordable housing and CRAs consistently partner with and invest in these programs. The Florida Redevelopment Act, which governs CRAs, is designed to be adaptable to Florida's widely diverse communities.
6. Local governments create CRAs to respond to local needs and concerns to address slum and blight. CRA boards develop and administer a redevelopment plan for the blighted area. The CRA acts officially as a body distinct and separate from the governing body of a city or county, even when it is the same group of people.
7. At times, some county governments have been critical or uncooperative in the creation and expansion of CRAs by municipalities. These intergovernmental disputes have led to unnecessary

conflicts between local governments. In some instances, questions regarding the interpretation of certain provisions of the Community Redevelopment Act are being disputed.

Revised: 12/08/2016



2017 Legislative Issue Briefs



Communications Services Tax and Local Business Tax Protection

Proposed Priority Statement:

The Florida League of Cities SUPPORTS legislation that protects general revenues collected from the communications services tax and the local business tax. These revenues are essential to providing municipal services, such as public safety, constructing and maintaining transportation infrastructure and providing for public parks and open spaces. A diversified revenue base is necessary for the fiscal stability of local governments and improves their ability to serve citizens and businesses.

Background:

Communications Services Tax

In 2000, the Florida Legislature restructured taxes and fees on telecommunications, cable, direct-to-home satellite and related services under the Communication Services Simplifications Act. This act replaced and consolidated seven different state and local taxes and fees into a single tax that has two centrally administered parts, the state and the local communications services tax (CST). The local CST is one of the main sources of locally levied general revenue for municipalities, providing them with more than \$421 million annually. Counties collect nearly \$234 million a year. The State of Florida collects approximately \$600 million, including direct-to-home satellite, and shares a portion of those revenues with cities through the Municipal Revenue Sharing Program and Local Half-Cent Sales Tax Program. These revenues may be used for any public purpose, including pledging the revenues to secure bonds.

The CST applies to telecommunications, video, direct-to-home satellite and related services. The definition of communications services encompasses voice, data, audio, video, or any other information or signals transmitted by any medium. Examples of services subject to the tax include local, long distance and toll telephones; voice over Internet protocol telephones; video services; video streaming; direct-to-home satellite; mobile communications; private line services; pagers and beepers; telephone charges made at a hotel or motel; facsimiles; and telex, telegram and teletype. The tax is imposed on retail sales of communications services that originate and terminate in Florida or are billed to an address within the state.

The Florida CST includes both a state tax and a gross receipts tax. Communications services, except direct-to-home satellite service, are subject to the state tax of 4.92 percent and the gross receipts tax of 2.52 percent. Direct-to-home satellite service is subject to the state tax of 9.07 percent and the gross receipts tax of 2.37 percent.

A county or municipality may authorize the levy of a local CST. The local tax rates vary depending on the type of local government. For municipalities that have not chosen to levy permit fees, the tax may be levied at a rate of up to 5.1 percent. For municipalities that have chosen to levy permit fees, the tax may be levied at a rate of up to 4.98 percent. In addition to the local CST, any

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local option sales tax that a county or school board has levied is imposed as a local CST.

Over the past few years, the economy, legislation and changes in technology have eroded the tax base for the CST. Additionally, there has been a movement by the Florida Legislature to reduce the total tax rate, both on the state and local CST.

Local Business Tax

Currently, a municipality may impose a local business tax for the privilege of engaging in or managing a business, profession or occupation within its jurisdiction. The amount of the tax, as well as the occupations and businesses on which the tax is imposed, is determined by the local government. Local business tax revenues collected by municipalities are used to assist funding of services critical to business, such as zoning, permitting, code enforcement, and police and fire. Local governments may also use business tax revenues to help fund other vital services, such as economic development programs that present a direct benefit to businesses through the marketing of local areas. Many municipalities use the business tax as general revenue funds and have pledged these revenues to secure debt. Collections for municipal local business tax revenues are approximately \$140 million annually.

Reducing either of these vital sources of general revenue would require municipalities to increase taxes, fees and millage or cut services to make up for this financial loss.

Status:

Communications Services Tax

In 2015, the Legislature passed HB 33A, which included a 1.73 percent reduction in the state CST rate and the direct-to-home satellite rate. The bill included a “hold harmless” provision that protects local governments by modifying the revenue sharing distribution formulas to offset the negative recurring impact caused by the reduction in revenues shared with local governments.

In June 2015, the First District Court of Appeal overturned a lower court’s favorable ruling regarding the constitutionality of the direct-to-home satellite rate. The original lawsuit, from May 2005, alleged that the direct-to-home satellite rate was unconstitutional because by imposing the CST at a rate of approximately 60 percent higher on out-of-state satellite TV companies versus in-state cable companies, the tax unfairly discriminated against out-of-state companies and, therefore, violated both the Commerce Clause and the Equal Protection Clause of the U.S. Constitution. The Department of Revenue appealed this decision and the Florida Supreme Court heard oral arguments in April 2016. The Florida Supreme Court has not yet issued an opinion on this case so the impact on the structure of the CST is unknown.

Local Business Tax

No bills were filed in 2015 or 2016 that repealed or reformed the local business tax.

Revised: 12/08/2016

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2017 Legislative Issue Briefs



Drones

Proposed Priority Statement:

The Florida League of Cities SUPPORTS legislation that allows first responders to use drone technology to save lives and protect people and property. In addition, such legislation should allow municipalities to continue to apply generally applicable laws to regulate drone technology to ensure public safety and retain quality of life while protecting civil liberty.

Background:

Current law prohibits a person, state agency or political subdivision from using a drone to record an image of privately owned real property or people on private property with the intent to conduct surveillance on the individual or property and without written consent to do so. An exception for certain law enforcement agency activity was expanded in 2015 to include activities by property appraisers, utilities, aerial mappers, cargo delivery systems and any other person or entity engaged in a business licensed by the state and subject to certain conditions.

Municipalities should have the ability to craft their own drone ordinances to encourage innovation while also protecting the safety of their citizens. Local governments should retain their land use and zoning powers to designate when and where drones may take off, land and operate, as well as any operation limitations or criteria. In addition, local governments should have the ability to punish a drone operator for operating an unmanned aircraft in a manner that recklessly endangers persons or property.

Courts have regularly held that municipalities have the right, pursuant to their respective police powers, to regulate the use of land in any rational way, and such zoning decisions will be afforded a presumption of validity. Accordingly, it is likely a regulation governing where an aircraft can takeoff and/or land will be constitutionally valid unless it is found to be "clearly arbitrary and unreasonable, having no substantial relationship to the public health, safety, moral or general welfare." Cities have substantial authority in this area, as regulations enacted with the stated purposed of protecting public safety, public health, aesthetics and the general welfare are regularly found to be a legitimate exercise of a municipalities police power.

However, drones present unique challenges and concerns for cities. Drones raise safety, privacy, nuisance and trespassing concerns, all of which are compounded by the lack of accountability associated with most drone operations today. Drones can be operated remotely, making it difficult to identify operators who fly recklessly, harass individuals or cause injury to persons or property.

There are numerous safety concerns as they relate to drones. One public safety concern is what happens when drones (of all sizes) fail and fall out of the sky. Cities may have to deal with questions of liability when drones malfunction, crash, are taken over by hackers, or otherwise are rendered beyond the control of their operator. There have been numerous reported incidents involving

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drones crashing into city streets, injuring pedestrians and otherwise causing harm on the ground and in low-altitude airspace, which are of great concern to cities.

Status:

No legislation was filed during the 2016 legislative session. However, legislation relating to the preemption of local government regarding drone regulation is expected to be filed for the 2017 legislative session.

Revised: 12/08/2016



2017 Legislative Issue Briefs



Public Records

Priority Statement:

The Florida League of Cities SUPPORTS public records reform to discourage or eliminate schemes designed to generate violations of public records laws and disrupt agency operations.

Background:

The Florida League of Cities believes that access to public records is a fundamental right and that this access improves transparency and accountability. Cities, as well as numerous other governmental entities, are required to comply with the public records laws in Chapter 119, Florida Statutes. While every city incurs some level of expenses in complying with public records requests, numerous cities have incurred extraordinary or unreasonable costs. The reasons for these extraordinary costs can vary, but include records requests clearly designed to be harassing in nature (either by the frequency of requests or the extent of any particular request); requests designed to generate a technical violation of the public records laws; and requests designed to do nothing more than serve as the basis of a lawsuit, typically with offers to the city to settle and pay attorney's fees and costs.

Several individuals and entities around the state have developed a "cottage industry" designed to produce technical violations of the public records laws. These individuals have a standard method of operation. They will frequently show up at a public office, or the office of a private entity providing services to the public entity, and demand to inspect remote or obscure documents (such as insurance coverage documents). The employees working in these offices may not be used to receiving public records requests, and are clearly not the "custodian of public records." (For cities, the custodian of public records is typically the city clerk.) In attempting to comply with the public records request, the staff members may technically violate the public records laws (e.g., asking the requestor for his or her name and contact number, asking the requestor to sign an entry log, stating that they believe the information requested is not subject to the public records laws, etc.). The next communication from the person making the public records request is service of a lawsuit alleging violations of the public records laws. Typically, these lawsuits are then followed by a request for settlement, demanding attorney's fees and costs.

Various individuals and entities have filed thousands of public records requests and hundreds of lawsuits. Recently, a judge in Duval County denied a request for attorney's fees in a public records lawsuit and called a plaintiff's actions "a baiting gesture meant to achieve personal financial gain; not a legitimate request for public records" and "nothing more than a scam." However, other judges around the state have opined that fees must be awarded until action is taken by the Legislature clarifying the issue.

These schemes are designed to do nothing more than raid the public treasury at the expense of taxpayers.

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Examples of various issues with public records laws:

- Since 2013, the Town of Gulf Stream has received more than 1,500 public records requests and has been the subject of 42 different public records lawsuits. The town has expended over \$350,000 in litigation defense.
- Two related public- records seeking entities have filed more than 140 lawsuits in 27 counties within one year (against governmental entities and those having contracts with governmental entities).
- A public-records-seeking individual claims to have filed almost 200 lawsuits over a seven-year period.
- The Palm Beach State Attorney's Office received more than 1,300 public records requests from the same several requestors.
- In the City of Cooper City, one individual has made approximately 600 public records requests in one year, requiring extensive time by the city attorney, city manager, city clerk and other managers to properly respond.
- City of Belleair Beach, Town of Greenwood, Town of Indialantic and numerous other municipalities have received public records requests for city personnel information from 2008-2013, specifically seeking name, position, mailing address, salary, etc., in a specified format.
- In the City of Oldsmar, a frequent public records requestor sends long emails and email strings containing public records requests "embedded" within the emails.
- The following governmental entities have been named as defendants in recent public records litigation (settlement amounts are noted):

Municipalities

Atlantis
Aventura
Baldwin
Boynton Beach (Police)
Cape Coral: \$12,500
Coral Gables (Police)
Cutler Bay: \$2,000
Dade City
Eagle Lake: \$10,000
Eustis (Police): \$1,500
Fernandina Beach: \$5,000
Florida City
Fort Myers
Fruitland Park
Greenacres

Gulf Stream
Hallandale Beach
Hialeah
Jacksonville Beach
Key Biscayne
Lake Park: \$4,000
Lakeland (Police)
Layton
Macclenny
Miami (3) (2-City; 1-Police)
Miami Beach (2)
Miami Lakes: \$2,000
Naples
New Port Richey
Orchid
Orlando (Fire)

Otter Creek
Palatka (Police)
Palm Coast
Pembroke Pines (2)
Pinecrest
Punta Gorda
Sarasota

Counties

Clay
Collier
Highlands: \$9,000
Lake
Miami-Dade (4) (BOCC, Police, Water &
Sewer Dept.)

School Boards

Broward
Charlotte
Clay
Duval
Flagler
Hardee
Hendry
Hillsborough
Lee

Sheriffs

Broward
Charlotte
Clay (2)
Flagler
Hardee
Hillsborough (2)
Lake
Lee
Manatee
Osceola
Palm Beach
Pasco (2)
Pinellas
St. Johns

Southwest Ranches (2)
St. Cloud
St. Petersburg (2)
Tampa (3) (2-City; 1-Police)
Venice: \$2,600
Zephyrhills (2)

Orange
Osceola (2) (County,
Supervisor of Elections)
Palm Beach
Pasco
Pinellas
Volusia

Manatee
Martin: \$20,000
Miami-Dade
Orange
Osceola
Polk (3)
St. Johns
St. Lucie

Status:

This is a recommended priority of the Urban Administration Committee.

Revised: 12/08/2016

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2017 Legislative Issue Briefs



Transportation Funding

Proposed Priority Statement:

The Florida League of Cities SUPPORTS legislation that provides alternative revenue sources and enhanced transit funding for local government.

Background:

Municipalities have limited revenue options for funding transportation projects. A major portion of transportation funding flows to municipalities through the county, state and federal governments. Much of that funding is generated through a tax on gasoline. Recent data has shown that gas tax revenues at both the state and federal levels have decreased dramatically, primarily due to an increase in the number of fuel efficient vehicles on the road. More fuel efficient vehicles means less gas is being purchased, resulting in lower gas tax revenues. As vehicles will only become more fuel efficient, gas tax revenue is forecasted to continue to decrease. To compound this loss in revenue, the federal gas tax was last increased in 1997, the state gas tax in 1943, the county gas tax in 1941 and the municipal gas tax in 1971. None of these taxes are indexed for inflation; therefore, the real rate of tax has remained static and actual revenues have declined.

In addition, municipalities lack options to increase revenue to fund local transportation projects. For example, charter counties may currently hold a referendum on whether to impose up to a 1 percent sales tax to fund transportation infrastructure projects. Also, Florida statutes allow each county to levy up to 12 additional cents per gallon of fuel. The proceeds of these “extra” fuel taxes are distributed by interlocal agreement or by a statutory formula that is not favorable to municipalities. Municipalities lack the authority to impose these fuel taxes. This can be problematic when there are disparities between the transportation needs of municipalities versus those of the more rural areas of the county at large. For example, a referendum was held in Hillsborough County to enact such a tax. The tax was defeated countywide; however, if the election results are broken down by municipality, a majority of the residents of Tampa voted to approve the tax. Extending such transportation revenue options to municipalities would allow greater flexibility to fund their unique transportation needs.

Transportation projects are often the catalyst for economic development and the result of growth within a community. As municipalities lack options to increase revenue and continue to struggle to fund local transportation projects, increased and alternative funding sources at the state level is a necessity. Creating a revenue source from transportation network companies (TNCs) such as Uber or Lyft to be remitted back to the municipalities in which the rides originated would create a new funding mechanism to help offset the decline of transportation dollars and address transit funding issues.

Status:

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CS/CS/HB 509 (Gaetz), a comprehensive bill filed during the 2016 legislative session, would have preempted local governments from regulating TNCs such as Uber or Lyft. The bill would have established a statewide regulatory scheme that included insurance coverage standards, fare and rate disclosure requirements, antidiscrimination policies, background checks (Level 2 not required) and other consumer protections. The bill would have prohibited a local government from imposing a tax on, requiring a license, or subjecting a TNC or a driver to the governmental entity's rate, entry, operational or any other requirements. CS/CS/HB 509 died on the Senate floor. It is expected that similar legislation will be filed for the 2017 legislative session.

Revised: 12/08/2016



2017 Legislative Issue Briefs



Impact Fees

Proposed Priority Statement:

The Florida League of Cities OPPOSES legislation that restricts a municipalities' Home Rule authority to set impact fees or transportation concurrency.

Background:

Impact fees and transportation concurrency are mechanisms used by local governments to ensure that new developments pay for the infrastructure needs they create.

An impact fee is based on the proportionate share of the cost of the public facilities needed to serve new development. Florida law requires that calculation of an impact fee be based on the most recent and localized data. In addition, a city imposing an impact fee must provide a full accounting of reports detailing impact fee collections and expenditures.

Transportation concurrency is a state law that requires each local government in Florida to adopt a comprehensive plan and implement regulations that require adequate basic services and facilities be provided at the same time as, or *concurrent* with, any new development. For example, one of these required types of services is transportation facilities. The law states that a local government cannot approve a new development unless it finds that there will be adequate transportation facilities to serve the traffic from that new development at the time of occupancy.

Impact fees and transportation concurrency are adopted by ordinance, which is a legislative decision of the city's governing body. Current law authorizes municipalities to waive the collection of impact fees. As a result, some cities have made the local decision to waive them, hoping this will be a catalyst for economic development and foster growth. Other cities have examined their current infrastructure needs and concluded imposing impact fees or transportation concurrency is necessary to adequately fund the development or growth.

Developers have long argued that impact fees in Florida are excessive and unfair. Additionally, because the courts accord a high level of deference to the local governments' decision-making process, some developers feel that legal challenges to decisions regarding impact fees are almost impossible to win. In recent years, bills have been filed to limit or restrict a local government's ability to impose impact fees and transportation concurrency, or to make it easier for a developer to prevail in a legal challenge to an impact fee.

In 2016, the governor proposed language prohibiting local governments from imposing impact fees and transportation concurrency on small businesses of 12 or fewer employees for commercial buildings less than 6,000 square feet. The governor's proposed legislation included a provision allowing local governments to "opt out" of this prohibition by a super majority vote of the local

governing body. Ultimately, this provision was adopted by the House in CS/HB 1325 (Boyd) but failed to pass when it was not considered by the Senate.

Revised: 12/08/2016



2017 Legislative Issue Briefs



Municipal Levy of the Local Option Infrastructure Surtax

Proposed Priority Statement:

The Florida League of Cities SUPPORTS legislation that provides a mechanism for municipalities to levy the Local Government Infrastructure Surtax, if approved by voters.

Background:

There are eight statutorily authorized local option sales surtaxes: the Charter County and Regional Transportation System Surtax, the Local Government Infrastructure Surtax, the Small County Surtax, the Indigent Care and Trauma Center Surtax, the County Public Hospital Surtax, the School Capital Outlay Surtax, the Voter-Approved Indigent Care Surtax, and the Emergency Fire Rescue Services and Facilities Surtax. Of the eight, only three surtaxes, the Local Government Infrastructure Surtax, the Small County Surtax, and the Emergency Fire Rescue Services and Facilities Surtax, require the proceeds to be shared with municipalities. The local option sales surtaxes apply to all transactions subject to the state tax imposed on sales, use, services, rentals, admissions and other authorized transactions authorized pursuant to Florida statutes.

The Local Government Infrastructure Surtax (the surtax) must be levied at the rate of one-half of 1 percent or 1 percent pursuant to an ordinance enacted by a majority vote of the county's governing body and approved by voters in a countywide referendum. In lieu of action by the county's governing body, municipalities representing a majority of the county's population may initiate the surtax through the adoption of uniform resolutions calling for a countywide referendum on the issue. If the proposal to levy the surtax is approved by a majority of the electors, the levy takes effect.

The surtax proceeds are distributed to the county and the municipalities within that county according to an interlocal agreement approved by the county's governing body and the governing bodies of the municipalities representing a majority of the county's municipal population. If there is no interlocal agreement, then the distribution will be based on the Local Government Half-Cent Sales Tax formula provided in Florida Statutes.

Generally, the proceeds must be expended to finance, plan and construct infrastructure; to acquire land for public recreation, conservation or protection of natural resources; or to finance the closure of local-government-owned solid waste landfills that have been closed or are required to be closed by order of the Department of Environmental Protection. Additional expenditure authority exists for select counties.

Under current law, a county cannot levy the Local Government Infrastructure, Small County, Indigent Care and Trauma Center Surtax and County Public Hospital surtaxes in excess of a combined rate of 1 percent. Based on the current levies of local option surtaxes, including local

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option sales surtaxes approved the November 2016 general election, 14 counties have capacity to levy the full 1 percent of the local infrastructure surtax and six counties have capacity to levy one-half a percent.

Status:

In 2016, no legislation was filed to expand the authority to levy the local government infrastructure surtax to municipalities. One bill passed, CS/CS/HB 447 (Raschein), which expands the purposes for which the local government infrastructure surtax can be used to include acquiring any interest in land to prevent or satisfy private property rights claims resulting from limitations imposed by the designation of an area of critical state concern.

There was also legislation filed last session that would have expanded the allowable uses of this surtax. HB 689 (Stone) would have allowed a county and a municipality to use the proceeds and accrued interest of the local government infrastructure surtax for operating purposes if there was a reduction in the ad valorem levy in subsequent budget years. HB 689 died in committee. CS/SB 346 (Altman) and HB 995 (Mayfield) would have authorized a county to levy the local government infrastructure surtax for the purpose of funding capital projects to restore natural water bodies for public use, including tributaries, canals, stormwater conveyance systems and channels connected to natural water bodies. All three of these bills died in committee.

Revised: 12/08/2016



2017 Legislative Issue Briefs



Firefighter Cancer Disability Presumption

Background:

SB 158 (Latvala) and HB 143 (Fitzenhagen) establish a cancer disability presumption for firefighters. The bills grandfather in approximately **41,500** current firefighters from having to pass a physical examination. The bills will result in significant increases in expenses for local governments for workers' compensation and disability pension benefits. **The Florida League of Cities OPPOSES the bills as being a significant unfunded state mandate.**

The bills limit the types of cancer the presumption would apply to by specifying any condition or impairment of health of a firefighter caused by multiple myeloma, non-Hodgkin's lymphoma, prostate cancer, or testicular cancer is presumed to be suffered in the line of duty unless the contrary is shown by competent evidence. In order to be entitled to the presumption, the firefighter:

1. Must have successfully passed a physical examination administered before the individual began service as a firefighter which failed to reveal any evidence of such a health condition.
2. Must have been employed as a firefighter with his or her current employer for at least 5 continuous years before suffering the health condition.
3. Must not have used tobacco products for at least 5 years before suffering the health condition.
4. Must not have been employed during the preceding 5 years in any other position that has been proven to create a higher risk for multiple myeloma, non-Hodgkin's lymphoma, prostate cancer, or testicular cancer, which includes other employment as a firefighter at another employing agency.

The bills provide that an employing agency must provide a physical examination for a firefighter before he or she begins service or immediately thereafter. However, all firefighters employed on July 1, 2017, are not required to meet any physical examination requirement to be entitled to the presumption (but, a firefighter would still have to meet conditions 2, 3 and 4 listed above).

The bills require the Legislature prior to the 2018 Session to review the status of research programs which study the incidence of cancer in firefighters. Any "further statutory changes" should be made in 2018. Passing a law, prior to completing the studies, puts the policy in place before the facts.

- **All firefighters employed on the effective date of the bills, which is approximately 41,500 statewide, do not have to meet any physical examination requirement for any condition caused by a listed cancer. Approximately 2,000 are employed by the state, with approximately 39,500 employed by cities, counties, and other governmental entities. Based upon these figures, almost all of the fiscal impact from the bills is on local governments.**

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- A cancer disability presumption is a term or condition of employment subject to being collectively bargained by a city and its employees or their unions and, as such, should not be mandated on cities by the state. This mandate skews the entire collective bargaining process.
- There are inconsistent outcomes in the medical research to show a substantially higher association between cancers suffered by firefighters versus the general population.
- Smoking accounts for at least 30% of all cancer deaths and 87% of lung cancer deaths in men and 70% in woman (Cancer Facts and Figures 2016, American Cancer Society). Smoking results in increased risk of cancers of the mouth, pharynx, larynx, nasal cavity, lung, esophagus, pancreas, ovary, uterine cervix, kidney, bladder, stomach, liver, rectum and bone marrow (leukemia). In addition to cancer, smoking is a major cause of heart disease, and other significant health disorders. Firefighters must not have used tobacco for at least one year prior to being certified as a firefighter, but may use tobacco after being certified. **The League believes that at a minimum, any cancer disability presumption must exclude any firefighter who uses or has used tobacco products. The bills include a restriction on tobacco product usage for at least 5 years before the firefighter suffered the health condition.**
- The Florida Legislature created a Task Force on Public Employee Disability Presumptions to review data related to the operation and fiscal impact of presumptions and provide findings and proposals. **In its 2012 final report, the Task Force found a significant fiscal impact from presumption related claims (heart and hypertension – not cancer) on workers' compensation costs for Florida state agencies. Over a 12 year period from FY 1999-2000 to FY 2010-2011 there was an increase in costs of 330 times, from approximately \$25,000 to over \$8.1 million.** The final report also includes workers' compensation cost impact data from municipalities and sheriffs. The Task Force presented numerous recommendations to make disability presumptions more equitable in operation to government employers.
- **Current law, section 112.1815, Florida Statutes, already provides firefighters (as well as law enforcement officers) with special protections for "occupational" or other diseases.** In summary, a disease caused by exposure to a toxic substance is an injury arising out of employment if there is a preponderance of the evidence establishing that exposure to the specific substance involved, at the levels to which the first responder was exposed, can cause the disease sustained by the employee. For occupational diseases, both causation and sufficient exposure to a specific harmful substance shown to be present in the workplace to support causation must be proven by a preponderance of the evidence. "Occupational disease" means a disease that arises out of employment as a first responder and is due to causes and conditions that are characteristic of and peculiar to a particular trade, occupation, process or employment and excludes all ordinary diseases of life to which the general public is exposed, unless the incidence of the disease is substantially higher in the particular trade, occupation, process or employment than for the general public.
- **Chapter 633, Part V, Florida Statutes, is the Florida Firefighters Occupational Safety and Health Act. Current law requires the State Fire Marshall to study firefighter safety and occupational diseases and implement and maintain rules for firefighter safety, including**

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prescribing required safety equipment and other safeguards to prevent occupational diseases. The State Fire Marshall must make studies, investigations, and inquiries into firefighter employee injuries and illnesses and must make recommendations to the Legislature as it considers proper to address its findings. Section 633.518, F.S. Current law requires firefighter employers to maintain a log and summary of each firefighter's injury, illness and occupational disease within 6 days of its occurrence. Section 633.508, F.S.; 69A-62.033, Florida Administrative Code.

- Physical examinations of newly hired firefighters will be costly. Typical cost for the examinations are: physical breast examination (\$50); mammogram (\$100); digital rectal examination (\$50); proctosigmoidoscopy (\$100); blood stool test for colon and rectum cancer (\$50); rectal examination for prostate cancer (\$50); pap test (\$50); pelvic examination for ovarian cancer (\$50); and radiographic examine for lung cancer (\$100).

Under current law, if a firefighter establishes a connection between his or her job (such as being exposed to toxic substances or smoke) and a health condition related to cancer, the firefighter is entitled to workers' compensation and disability pension benefits. Establishing a disability presumption that any health condition related to a specified cancer is presumed to be job related requires the governmental entity to prove that no aspect of the firefighter's job contributed to the health condition. This evidentiary standard is nearly impossible for a governmental entity to meet, and will result in significant increases in expenses for workers' compensation and disability pension benefits.

Current Status: SB 158 and HB 143 have been filed for the 2017 Session.

Revised: 1/9/2017



2017 Legislative Issue Briefs



Short-Term Rentals

Proposed Priority Statement:

The Florida League of Cities SUPPORTS legislation that restores local zoning authority with respect to short-term rental properties thereby preserving the integrity of Florida's neighborhoods and communities.

Background:

In 2011, the Florida Legislature prohibited cities from regulating short-term vacation rentals. A short-term vacation rental is defined as a property that is rented more than three times a year for less than 30 days at a time. The legislation passed in 2011 included a provision that "grandfathered" any ordinance regulating short-term rentals prior to June 1, 2011. Since that time, a number of cities, both "grandfathered" cities and those that did not have an ordinance in place, have experienced problems with these properties. The effect of the 2011 law is that two separate classes of cities were created respective to short-term rentals, those with Home Rule authority and those without.

In 2014, the Legislature passed SB 356 (Thrasher), which diminished the preemption on short-term rentals. The law allows local governments to adopt ordinances specific to these rentals so that they can address some of the noise, parking, trash and life-safety issues created by their proliferation in residential neighborhoods. Unfortunately, SB 356 left in place existing statutory language stating that cities cannot "prohibit" short-term rentals, or regulate the duration or frequency of the rental.

Those cities fortunate enough to have had an ordinance in place prior to the 2011 preemption are still allowed to regulate short-term rentals, but the question remains whether these ordinances will continue to be valid if amended. Some city attorneys believe these ordinances are "frozen" and any future amendments would cause a loss of the "grandfather." The problem with this is twofold. First, with the rise of popular rental websites like *Vacation Rental by Owner* (VRBO) and *AirBnB* making it easier to advertise and rent these properties, the number of properties used as short-term rentals in Florida has exponentially increased in the last four years. Second, as a result of this enormous growth in the rental market, the scope of the problem has changed and ordinances adopted before 2011 may no longer be effective.

It is important to note that many of Florida's larger cities (with a larger professional staff) fell into the grandfathered category. They have retained the ability to regulate these properties through zoning and may have duration and frequency requirements. Some of these cities may want to amend their ordinances to adjust to a changing problem. They are reluctant to do so out of fear of losing their existing ordinance and with it their Home Rule authority relating to short-term rentals. Recognizing that the ordinances on the books are no longer effective, cities want the ability to come up with solutions that work for their respective community, but because of the potential loss of the "grandfather," they are unable to do so. It is important to note that any potential amendments to existing ordinances would be vetted through numerous public hearings that allow neighboring

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homeowners, short-term rental owners, property managers and local businesses to weigh in on proposed legislation.

Cities without short-term rental regulations in place prior to June 1, 2011, have had their zoning authority stripped and are now seeing these rentals completely overtaking residential neighborhoods. Long-time residents are moving out as a result, and the residential character of traditional neighborhoods is slowly being destroyed.

The impacts of problematic short-term rentals on neighboring residents are felt in a number of ways:

The Hotel Next Door – Commercial Activity in Residential Neighborhoods

Houses that sleep 26 people are now present in what were once traditional neighborhoods. Because of the inability to regulate the duration of a renter's stay, these houses could experience weekly, daily or even hourly turnover. Obviously, the constant turnover of renters creates a number of issues for cities and neighboring property owners. Prior to the preemption, local governments were able to regulate this activity through zoning. Short-term rentals have become increasingly popular in the last five years. Because a city cannot "prohibit" these properties, they are powerless to exclude them from residential neighborhoods. As a result, investors, many of whom are located out of state or even in a different country, have purchased or built single-family homes with the sole intent of turning them into short-term rentals.

Cities use zoning as a tool to prepare for their future growth and also use it to control where commercial and residential properties are located. Hotels have different infrastructure needs than single-family residential properties. As residential neighborhoods are developed, the infrastructure installed is designed for the future use of the properties. Many neighborhoods have infrastructure in place with capacity for up to eight people per house. Now there are houses in these very same neighborhoods that sleep more people than the number originally planned for, placing a significant strain on existing infrastructure. Commercial properties like bars, hotels and restaurants typically need more parking than a single-family property, as well as have different operating hours and experience greater noise levels. The current law removes important land use and zoning tools that will impact how a city plans for future growth and levels of service.

Noise Complaints

In areas where short-term rentals are situated, many neighboring residents complain of the noise generated by the vacationing renters next door. When people go on vacation, often their behavior changes. They may stay awake later, consume more alcoholic beverages throughout the day, or participate in recreational activities that they would not participate in while at their own homes, such as swimming at midnight with music blaring. For those homes located near water, a lake or the ocean, it is important to note that sound travels easily over water – and residents located hundreds of yards away may be the ones calling and complaining to the police and their local elected officials.

Some cities have noise ordinances, but these have proved problematic to enforce. One such example is Lighthouse Point. Their ordinance requires sustained noise over a certain decibel threshold for 10 minutes. Many times after the police arrive at a residence, the noise dies down. These renters may leave the next day with new ones replacing them. The new renters are often

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unaware of the noise ordinance or past complaints and may cause the same problems. The out-of-state property owner may not even be aware of the problems created by their renters and with the constant turnover. The problem ends as one renter leaves and begins again as new renters arrive. This causes a significant drain on law enforcement resources. When law enforcement officers are called to respond to noise complaints, one less officer is on the street either preventing or solving crimes.

Parking

Many short-term rentals are located in single-family neighborhoods. In most cases, the driveway was built to accommodate two or three vehicles. When you now have a renovated house that acts as a small hotel, there will be more than three cars needed to get these renters to the property. This leads to cars that are parked on the street, making it difficult for emergency vehicles to respond to emergencies and causes increased response times in these neighborhoods. Cities have begun to adopt ordinances creating parking standards for short-term rental properties. Unfortunately, these ordinances only solve the parking issue, but fail to address any of the other issues created by this commercial activity in residential areas.

Revenue Issues

As stated earlier, a property rented more than three times a year for less than 30 days at a time meets the vacation rental definition and should be licensed by the state. The Department of Business and Professional Regulation (DBPR) is tasked with investigating unlicensed vacation rentals, but lacks the resources needed to fully investigate every complaint. Unlicensed vacation rentals could be costing Florida millions of dollars each year from lost licensing revenue.

Licensed short-term vacation rentals and hotels are also required to charge a sales tax to renters and then remit this back to the state. Many licensed and unlicensed vacation rentals are not doing this. The Florida Department of Revenue (DOR) has limited resources and cannot adequately monitor these transactions costing the state millions of dollars in lost revenue. Similarly, short-term rental owners in some counties are required to collect and remit the tourist development tax to the state. DOR is often unable to track down the vacation rental owners that are not paying the tourist development tax.

The Legislature began the conversation on short-term rentals in 2014, and the Florida League of Cities supported both HB 307 (Hutson) and SB 356 (Thrasher). The bills were a step in the right direction, but only partially restored Home Rule to Florida's cities. Cities are still prevented from regulating the duration and frequency of the rentals, and local zoning does not apply to these properties. Without the ability to regulate these key areas, local governments will not be able to adequately address the problem's associated with these properties.

Status:

This is a recommended priority of the Urban Administration Committee.

Revised: 12/08/2016

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2017 Legislative Issue Briefs



Sustainable Florida

Proposed Priority:

The Florida League of Cities SUPPORTS measures that promote a sustainable Florida, including legislation that:

- Incentivizes the development and expansion of reclaimed water while protecting public ratepayer investments in reclaimed water infrastructure;
- Assists municipal utilities in addressing infrastructure deficits;
- Maintains the authority of municipalities to operate public utilities;
- Protects and improves the quality of water, including surface water, drinking water and aquifers;
- Imposes a statewide ban on hydraulic fracturing;
- Increases the ability of local governments to address water quality impairment attributable to excess nutrients; and
- Increases state and local efforts to mitigate and adapt to increasing tidal and stormwater flooding.

Background:

Florida faces myriad challenges to the sustainability of its water resources and infrastructure. The state's water quality and water supplies are threatened by decades of pollution and overuse from multiple causes. The state and its local governments must increase development of alternative water supplies to meet the growing demands of Florida's population and its agricultural industry. At the same time, the state, local governments, businesses, and agriculture must address water quality impacts attributable to their activities. Local government infrastructure is impaired by and remains vulnerable to flooding from tidal activity and extreme weather. The impacts from these natural hazards, on top of an existing multibillion-dollar infrastructure deficit, threaten the quality of life for Florida's residents and the state's economic competitiveness. State government, local governments, businesses, industry and residents have a shared responsibility to address these sustainability challenges. Potential solutions should be coordinated among all levels of government, include both long- and short-term strategies, and maximize the return on investment of limited public resources.

I. Water Quality & Infrastructure:

Excess nutrients, such as nitrogen and phosphorus, significantly contribute to water quality problems throughout the state. These excess nutrients come from a variety of sources. State and federal laws require local governments to reduce nutrient pollution attributable to consumer fertilizer use and problematic septic systems. Local government strategies for reducing nutrient pollution include restrictions on the use of consumer fertilizer and requirements to inspect, repair or replace impaired septic systems, or to convert septic systems to central sewer.

Local governments wishing to mitigate nutrient pollution from problematic septic systems face practical, economic and political hurdles. Restrictive state laws limit the use of local government septic system inspection programs, making it difficult to identify and focus limited resources on problem areas. Septic system repair, replacement or conversion to central sewer can be costly for homeowners and local governments. Mandatory central sewer connection requirements are frequently opposed by property rights advocates.

Water quality impairment in Lake Okeechobee, the Caloosahatchie and St. Lucie estuaries, and the Indian River Lagoon has contributed to recent widespread algae blooms, fish kills and wildlife mortality in these ecosystems. The causes of and solutions to these problems are highly disputed. Some blame agricultural operations in the region and are advocating for accelerated acquisition of agricultural land for water storage. Others blame non-point source pollution from surrounding urban and suburban areas and are advocating for septic system replacement and remediation.

Water and wastewater infrastructure deficits, left unaddressed, may exacerbate the state's water quality problems. Communities in Florida and throughout the U.S. have aged and failing infrastructure. Even infrastructure in good repair can become overwhelmed during unusual storm events, causing sewage overflows. Infrastructure in coastal areas is becoming increasingly compromised by recurring flooding from tidal intrusion. The cost to repair and replace infrastructure is substantial, and current investments are not able to keep up with need. As such, infrastructure deficits persist in Florida and throughout the nation. According to 2012 estimates, anywhere from \$12.8 billion to \$16.5 billion is needed to improve Florida's drinking water infrastructure to ensure it is safe for the next 20 years, and \$19.6 billion is needed for Florida's wastewater systems.

II. Alternative Water Supplies – Reclaimed Water

Florida is a national leader in the reuse of reclaimed water, overall reusing about 43 percent each year. Reclaimed water is water that has received at least secondary treatment and basic disinfection and is reused after flowing out of a domestic wastewater treatment facility. Reclaimed water is becoming an important alternative water supply source that serves as a substitute for water that would otherwise be withdrawn from freshwater ground or surface water sources. Reuse of reclaimed water also reduces the reliance on traditional methods of wastewater disposal, such as surface water discharges, ocean outfalls or deep-well injection. The cost of developing and providing reclaimed water is much higher than the cost of traditional water sources. State restrictions on how a water utility may use or allocate reclaimed water could undermine the investments made by that utility's ratepayers to develop this resource, and compromise the utility's ability to secure financing for future systems.

III. Hydraulic Fracturing – Potential Impacts to Water Quality

Hydraulic fracturing and acid fracturing (collectively, "fracking") involve the pressurized injection of fluids into rock formations to allow oil and gas to escape. Florida's oil and gas permitting law is outdated and does not address fracking. Currently, an operator is not required to obtain additional state authorization before using fracking at an existing, permitted well. Fracking may have adverse environmental impacts, particularly in Florida, due to the state's porous limestone substrate and its aquifers.

IV. Flood Mitigation & Adaptation

Florida is vulnerable to frequent and recurring flooding from tidal events and stormwater. These events are increasing in frequency and threaten municipal infrastructure, public safety and the state's tourism industry. In coastal and nearshore areas, seasonal high tides regularly flood downtown areas, sewer systems and canals, and have accelerated saltwater intrusion into drinking water supplies. Communities throughout Florida are vulnerable to stormwater flooding caused by extreme weather events. Strategies to adapt to and mitigate the potential impacts of these increasing natural hazards will require coordination among all levels of state and local government.

Status:

Water Quality:

SB 552 (Dean), passed in 2016, requires local governments within defined springsheds to implement an urban landscape fertilizer ordinance by July 2017. Local governments and other stakeholders in these springsheds are required to jointly develop a septic tank remediation plan if septic tanks contribute at least 20 percent of non-point source pollution. HB 989 (Harrell, Caldwell), passed in 2016, dedicates specified percentages of state conservation funds for projects benefitting the Everglades and surrounding estuaries, Lake Apopka and springs. One of Senate President Joe Negron's priorities for the 2017 session is legislation to address problems associated with water discharges from Lake Okeechobee. Representative Kathleen Peters intends to file legislation in 2017 that may require water and wastewater utilities to upgrade, expand or repair infrastructure that has caused or may contribute to sewer overflows.

Reclaimed Water:

Senator Wilton Simpson plans to file legislation in the 2017 session intended to increase the use of reclaimed water and curtail wastewater discharges.

Hydraulic Fracturing:

Bills filed in the 2016 session would have updated Florida's oil and gas law to specifically regulate fracking, but would have also preempted local governments from regulating any oil and gas activity. The bills died for lack of votes in the Senate. Several senators have filed, and more intend to file, bills for the 2017 session that would impose a statewide ban on fracking.

Flood Mitigation & Adaptation:

SB 1094 (Brandes), passed in 2015, requires local government comprehensive plans to include strategies to reduce the flood risk in coastal areas that result from "high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise." Several bills intended to address flooding and hazard mitigation were filed in the 2016 session, but failed to pass. SB 112 (Brandes) has been filed for the 2017 session. The bill authorizes the Division of Emergency Management to administer a matching grant program to provide up to \$50 million in assistance (subject to appropriations) to local government to implement certain flood risk reduction policies and projects.

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Permitted Hours of Alcoholic Beverage Sales

Municipality	Schedule	On-Premise Consumption (2 COP)		Off-Premise Consumption (2 APS)	
		OPEN	CLOSE	OPEN	CLOSE
Dania Beach	M-F	7:00 AM	3:00 AM	7:00 AM	2:00 AM
	Saturday	7:00 AM	3:00 AM	7:00 AM	2:00 AM
	Sunday	12:00 PM	3:00 AM	12:00 PM	2:00 AM
Hollywood	M-F	7:00 AM	2:00 AM	7:00 AM	12:00 AM
	Saturday	7:00 AM	2:00 AM	7:00 AM	12:00 AM
	Sunday	7:00 AM	2:00 AM	7:00 AM	12:00 AM
Hallandale	M-F	7:00 AM	2:00 AM	7:00 AM	2:00 AM
	Saturday	7:00 AM	2:00 AM	7:00 AM	2:00 AM
	Sunday	1:00 PM	2:00 AM	1:00 PM	2:00 AM
Ft. Lauderdale	M-F	7:00 AM	12:00 AM	7:00 AM	12:00 AM
	Saturday	7:00 AM	12:00 AM	7:00 AM	12:00 AM
	Sunday	7:00 AM	12:00 AM	12:00 PM	12:00 AM
Deerfield	M-F	7:00 AM	2:00 AM	7:00 AM	2:00 AM
	Saturday	7:00 AM	2:00 AM	7:00 AM	2:00 AM
	Sunday	7:00 AM	2:00 AM	7:00 AM	2:00 AM
Pompano Beach	M-F	7:00 AM	2:00 AM	7:00 AM	2:00 AM
	Saturday	7:00 AM	2:00 AM	7:00 AM	2:00 AM
	Sunday	7:00 AM	2:00 AM	7:00 AM	2:00 AM

Sec. 4-18. - Hours of sale.

- (a) No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 12:00 p.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m.
- (b) That the permission granted in subsection (a) hereof to operate in excess of the hours provided by Section 562.14 of the Florida Statutes, is terminable at the will of the city commission, such permission being in the form of a privilege and not a right.
- (c) On a finding by the city commission, after public notice and after public hearing, that during the hours a vendor has been permitted to operate in excess of the state law, the operation of the premises resulted in or substantially contributed to the creation of a public nuisance by disturbing the peace and quiet of the neighborhood, the commission shall reduce or terminate in the entirety the permission of a vendor to operate the hours in excess of the hours provided by the state law. In determining whether the vendor's operation has created a public nuisance, the city commission shall consider the criteria listed in section 4-18.1 (c) and
- (d). At least ten (10) days prior to the public hearing the vendor shall be provided with the specific charges on which shall be based the allegations of public nuisance, which specific charges shall include the time and date of, and all known witnesses to the occurrences on which the charge is based.

(Code 1971, § 3-48; Ord. No. 82, § 1, 12-2-75; Ord. No. 2-98, § 1, 1-13-98; Ord. No. 2002-029, § 1, 6-11-02)

State Law reference— Authority to regulate hours of operation, F.S. § 562.45(2); state closing hours, F.S. § 562.14.

Sec. 4-18.1. - Extended hours license.

- (a) Any place of business operating as a restaurant or restaurant bar in the city, which is duly and regularly licensed by this state to prepare, sell and serve full course meals to the public, and if such place of business sells and dispenses alcoholic beverages, and if it is duly and regularly licensed by this state to sell and dispense alcoholic beverages, wine or beer therein, may apply for an extended hours license. Such license application shall be processed by the city clerk and placed by that officer on the planning and zoning board agenda for a hearing and applicant shall be notified of the date of such hearing. The planning and zoning board

shall at the time of the hearing make a recommendation to the city that the commission grant the license, deny the license, or grant the license subject to specific conditions. Upon such recommendation by the planning and zoning board, the application shall be placed on the city commission agenda and applicant shall be notified of the date of the city commission hearing on such application. The city commission after proper hearing may grant the license, deny the license, or grant the license subject to specific conditions. The annual fee for the issuance of such license shall be one thousand two hundred fifty dollars (\$1,250.00). Such extended hours license shall permit and extend the hours in which such licensee may remain open until 4:00 a.m. on any day, except New Year's Day, when such license shall permit the operator to stay open until 5:00 a.m. As a condition of the receipt of the extended hours license, the licensee agrees to close its place of business at 4:00 a.m. on each day, 5:00 a.m. on New Year's Day, and reopen no earlier than 7:00 a.m. During such closing times, it shall be unlawful for the licensee to permit any members of the public to be or remain at its place of business for any purpose. A separate extended hours license for sale of alcoholic beverages between the hours of 11:00 a.m. and 12:00 p.m. on Sundays may be approved as provided in this chapter with payment to the city of an annual license fee of three hundred dollars (\$300.00). All such extended hours licenses are hereby declared to be and are regulatory in nature. Every such license shall expire on September 30 of each and every year unless previously renewed by the city manager. Any place of business that wishes to make an initial application for an extended hours license shall pay a nonrefundable application fee in the amount of two hundred fifty dollars (\$250.00) to defray the costs of investigation of such applicant. Such fee shall be submitted with the application for such license, and no application shall be accepted by the city unless accompanied by that fee.

- (b) For purposes of this section, a restaurant is defined as any place of business whose primary activity is the preparation, selling and serving of full course meals to the public within that business establishment. A restaurant/bar may qualify under this article where such bar is directly connected with the restaurant, operated by the same management in connection with the restaurant and the primary activity of that business establishment is the preparation, selling and service of full course meals to the public. Restaurants as defined for this section are subject to the health and sanitation requirements of Chapter 13, Article VI of the Dania Beach Code. The sale of any alcoholic beverage shall be incidental to any food service and shall be prohibited except when the restaurant is actively engaged in serving of full course meals to the public.
- (c) The specific criteria for the planning and zoning board's recommendation and for the city commission's determination in making a decision on the application may include, without being limited to, the following:

- (1) The amount of off-street parking in relation to the demands created by the extra hours of operation, especially with regard to the adverse impact on adjacent residential areas of any illegal or hazardous parking.
 - (2) The amount and degree of law enforcement activities generated by the operation of any restaurant or restaurant/bar, both outside and inside the particular location, with particular emphasis on vandalism, noise, vehicular use by patrons and illegal activity of any kind by employees, patrons or others associated with the establishment.
 - (3) The adverse effects, if any, that the extended hours of operation will have on neighboring properties, especially with respect to the effects of noise, parking and glare from headlights or exterior lighting on nearby residential properties.
- (d) The city commission may require, as a condition of the privilege of extending hours of operation, compliance with any reasonable conditions deemed by the commission to be necessary to mitigate or eliminate the adverse effects of such extended hours. These conditions may include, without being limited to provision by the owner or operator, at his/her expense, of additional off-street parking, security personnel and screening and buffering from nearby properties. The commission may also require that the licensed establishments be wholly enclosed, soundproofed, and air-conditioned, with any windows, doors or other openings be kept closed, except for normal and emergency ingress and egress, in order that noise and music emanating therefrom will not disturb the peace and quiet of the neighborhood. The owner shall record in the public records of Broward County, Florida, a covenant running with the land which expressly sets forth any and all conditions required.
- (e) Any applicant for an extended hours license must be enrolled in the Responsible Vendor Program and must continue to be a member in the Responsible Vendor Program as a condition of holding an extended hours license.
- (f) The granting of an extended hours license to a particular licensee is a privilege subject to revocation at any time by the city commission, and no person may reasonably rely on a continuation of that privilege. The renewal of any extended hours license shall first be approved by the city manager, and shall be processed by the department of community development. If the city manager approves the renewal, the license shall be issued upon payment of the aforementioned fee. If the city manager denies the renewal, the licensee shall have twenty (20) days from the date of the notice of denial to appeal the decision to the zoning and planning board. The zoning and planning board shall use the criteria specified in subsections (c) and (d) above in determining said appeal.
- (g)

If the city manager, upon recommendation from the city commission, determines prior to the renewal date that the licensee has violated a condition of issuance, renewal or is operating in a manner harmful to the public health, safety or welfare, the city manager shall place on the city commission agenda the matter of revoking the extended hours license. Written notice of the charges against the licensee shall be sent to him/her at least ten (10) days in advance and shall also contain the date, time and place of such agenda item. After consideration of the matter and allowing the licensee to be heard, the city commission may revoke, modify or condition the extended hours license. If the commission, in its sole discretion, determines that the actions of the licensee are of such a nature as to pose a threat or otherwise negatively impact the health, safety and welfare of the citizens of the city, the commission may also revoke the privilege of selling, delivering or permitting consumption of alcoholic beverages up to 3:00 a.m. on any day of the week, including Sunday. The criteria to be used by the city manager and commission in such matters shall be the criteria specified in subsections (c) and (d) above. Should the license or privilege be revoked, conditioned or modified, the licensee may seek review of such actions before the commission after three (3) months. The commission may then modify or refuse to modify its action. Only one such review shall be given within a twelve-month period.

- (h) The costs incurred by the city in investigating any of the matters included in subsections (c), (d) and (f) in either a revocation or denial of renewal proceeding of an a restaurant's extended hours license shall be paid by the licensee to the city. These costs shall be in addition to the initial application fee and the annual license fee required by this section and shall not exceed five thousand dollars (\$5,000.00) for any one proceeding.

Where a conflict exists, the adopted Design Development Guidelines for property zoned PMUD shall supersede the provisions of section 4-18.1.

(Ord. No. 2-98, § 1, 1-13-98; Ord. No. 2002-019, § 1, 4-23-02; Ord. No. 2002-029, § 2, 6-11-02; Ord. No. 2003-028, § 2, 8-12-03; Ord. No. 2016-002, § 3, 2-9-16)

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Wednesday, January 18, 2017**

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
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 10, 2017	November 2016 through November 2018	James
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 fllqsc@gmail.com	December 9, 2014	November 2014 through November 2016	Salvino

AIRPORT ADVISORY BOARD
MEMBERSHIP
Wednesday, January 18, 2017

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 Luedtke 4461 SW 34 Drive Fort Lauderdale, FL 33312-5513 gluedtke@gmail.com	January 10, 2017	November 2016 through November 2018	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
Wednesday, January 18, 2017

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

**EDUCATION ADVISORY BOARD
MEMBERSHIP
Wednesday, January 18, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Batia Dayan 3774 SW 49 th Place Ft. Lauderdale, FL 33312 954-792-8211 – Work 917-755-5552 – Cell learnandsmile@yahoo.com	January 10, 2017	November 2016 through November 2020	Brandimarte
Sabrina 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
Wednesday, January 18, 2017**

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

Wednesday, January 18, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Marvin Cunningham		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
Wednesday, January 18, 2017**

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
Wednesday, January 18, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Mimi Donly 354 SE 6 th Street Dania Beach, FL 33004 954-923-2127 954-294-1700 (C) bodonly@aol.com	December 9, 2014	November 2014 through November 2018	Salvino
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 954-552-9996 (C) 954-929-8289 (H) bykermom@me.com	November 21, 2016	November 2016 through November 2020	Harris
Charlene Alvarez 580 SE 13 th Street, #203 Dania Beach, FL 33004 954-548-1291 954-548-1576 Charlene3w2@gmail.com	September 27, 2016	November 2014 through November 2018	Grace
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
Wednesday, January 18, 2017**

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
Wednesday, January 18, 2017**

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
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	January 10, 2017	November 2016 through November 2018	Brandimarte
Arthur J. Perseo 141 SE 3 rd Avenue, #305 Dania Beach, FL 33004 954-925-7023 (H) 954-328-2471 (Cell) artster14@yahoo.com	January 10, 2017	November 2016 through November 2018	Brandimarte
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@corelogic.com	January 10, 2017	November 2016 through November 2018	Brandimarte

**MARINE ADVISORY BOARD
MEMBERSHIP
Wednesday, January 18, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
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
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
Wednesday, January 18, 2017

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
Wednesday, January 18, 2017

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
Wednesday, January 18, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Douglas Edwards 75 Gulfstream Road, #301 Dania Beach, FL 33004 954-701-8240 integrationarchitect@hotmail.com	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 954-404-8252 954-478-0653 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
Wednesday, January 18, 2017

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Jason Wilson 75 Gulfstream Road, Apt. 309 Dania Beach, FL 33004 954-937-9656 954-680-6533 Jwilson100@gmail.com	December 13, 2016	November 2016 through November 2018	Alternate

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Wednesday, January 18, 2017

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
Wednesday, January 18, 2017

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