

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 14, 2017 - 7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

- 1. Special Event Request from The Field Irish Pub and Eatery for their annual St. Patrick's Day Celebration to be held on March 17, 2017 from 11:00 a.m. - 11:00 p.m. The applicant is also requesting a road closure on Griffin Road, temporary signage, fence, and BSO Detail.
- 2. Special Event Request from the Community Redevelopment Agency for the "Dania Beach 2017 Arts and Seafood Celebration", to be held on April 8-9, 2017, at Frost Park from 11:00 a.m. - 8:00 p.m. on Saturday and from 11:00 a.m. - 6:00 p.m. on Sunday. The applicant is requesting BSO Police and Fire Services, and road closures for Fronton Boulevard from N.E. 2nd Street to N.E. 1st Street.
- 3. Special Event Request from the Marine Industries Association of South Florida for their "40th Annual Broward County Waterway Cleanup" to be held on March 4, 2017, from 9:00 a.m. - 1:00 p.m. This event will be held in various locations around Dania Beach such as Dania Beach Pier, Marina, Secret Woods, Harbour Towne and Dr. Von D. Mizell-Eula Johnson State Park. The applicant is requesting the following: a Special Event fee waiver of \$150.00, waiver of parking fees for volunteers, and for the City to provide dumpsters for all cleanup sites.

4. Spoken Words - Herbert Hammer Jackson (Commissioner Grace)

4. PROCLAMATIONS

1. Black History Month - Commissioner Grace
2. Greater Mt. Zion AME Church 108th Anniversary - Mayor James

5. CITIZEN COMMENTS

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

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

1. Minutes:

Approve Minutes of January 24, 2017 City Commission Meeting

2. Travel Requests:

Request from Vice-Mayor Bill Harris to attend the Institute for Elected Municipal Officials in Tampa, Florida on June 1-5, 2017 (Estimated cost \$1,240.90)

Request from Mayor Tamara James to attend the Institute for Elected Municipal Officials in Tampa, Florida on June 1-4, 2017 (Estimated cost \$1,098.90)

Request from Mayor Tamara James to attend the Florida League of Cities Legislative Action Days and Mayors Day in Tallahassee, Florida on March 21-22, 2017 (Estimated cost \$810.00)

3. RESOLUTION NO. 2017-008

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE ONE (1) FORD F-250 VEHICLE FOR THE PUBLIC SERVICES DEPARTMENT SEWER DIVISION, IN AN AMOUNT NOT TO EXCEED TWENTY NINE THOUSAND EIGHT HUNDRED SIXTEEN DOLLARS (\$29,816.00) FROM THE HUB CITY FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT NO. FSA16-VEL-24, SPECIFICATION NO.55 (VALID THROUGH SEPTEMBER 30, 2017); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2017-009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION FOR ADVERTISEMENT OF A REQUEST FOR PROPOSAL ("RFP") FOR THE CAPITAL PURCHASE OF A SUPERVISORY CONTROL AND DATA ACQUISITION ("SCADA") SYSTEM FOR CITY SEWER PUMP STATIONS AND FURTHER AUTHORIZING THE CITY MANAGER TO PREPARE AND ISSUE THE RFP FOR DESIGN-BUILD SERVICES; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2017-013

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO A WORK ORDER IN AN AMOUNT NOT TO EXCEED SEVENTY FOUR THOUSAND DOLLARS (\$74,000.00) FOR THE DESIGN AND CONSTRUCTION SUPERVISION OF A DANIA BEACH ENTRANCE SIGN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

9. PUBLIC HEARINGS

1. ORDINANCE #2017-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28 OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 105, “USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS” CONCERNING PARKING OF AIRBOATS; AMENDING ARTICLE 302, “DETAILED USE REGULATIONS,” TO ADDRESS CONVENIENCE STORES; AMENDING ARTICLE 215, “SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE,” TO ADDRESS ENCROACHMENTS AND SETBACKS; AMENDING ARTICLE 265, “OFF-STREET PARKING REQUIREMENTS,” TO ADDRESS DRIVEWAY SEPARATION REQUIREMENTS; AMENDING ARTICLE 825, “TREE PRESERVATION,” REGARDING GENERAL LICENSES AND TREE REPLACEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

2. 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 and January 24, 2017)*

3. 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. *(Continued from January 10, 2017 and January 24, 2017)*

4. RESOLUTION NO. 2017-010

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-37-03 MOD A) SUBMITTED BY FOREST VIEW ESTATES, LLC, FOR PROPERTY LOCATED AT 3517 FOREST VIEW CIRCLE, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2017-011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE ISGETTE'S RUNWAY PLAT (DR-112-16) SUBMITTED BY MSG DANIA BEACH, LLC, FOR PROPERTY LOCATED ON THE EAST SIDE OF SW 30 AVENUE, THE SOUTH SIDE OF INTERSTATE 595 AND NORTH OF SW 36 STREET IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2017-012

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-113-16) AS SUBMITTED BY MSG I-595, LLC, ON BEHALF OF THE PROPERTY OWNER, PANTROPIC POWER, INC., FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF SW 30 AVENUE, THE SOUTH SIDE OF INTERSTATE 595 AND NORTH OF SW 36 STREET IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

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
Vice-Mayor Harris - 3 appointments
2. Education Advisory Board
Vice-Mayor Harris - 1 appointment
3. General Employees Pension Board
1 Commission Appointment
1 Commission Representative
4. Green Advisory Board
Mayor James - 1 appointment
2 Alternate Appointments
5. Marine Advisory Board
Vice-Mayor Harris - 1 appointment
Mayor James - 1 appointment
6. Parks, Recreation and Community Affairs Advisory Board
Commissioner Brandimarte - 1 appointment
Vice-Mayor Harris - 2 appointments
7. Police and Fire Pension Board
1 Commission Representative

13. ADMINISTRATIVE REPORTS

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

Tuesday, February 28, 2017 - 7:00 p.m.	City Commission Meeting
Wednesday, March 1, 2017 - 5:00 p.m.	Abatement Hearing
Tuesday, March 14, 2017 - 6:00 p.m.	CRA Board Meeting
Tuesday, March 14, 2017 - 7:00 p.m.	City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event Application

Continued from:

Requested Action (Identify appropriate Action or Motion)
Approve Special Event for the St. Patrick's Day Celebration at The Field Irish Pub and Eatery on March 17, 2017

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo to Commission, Special Event Application



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: February 14, 2017

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Sherie Dunleavy, Office Manager

Subject: St. Patrick's Day Celebration at the Field

Event Date(s): March 17, 2017

A Special Event is requested by The Field Irish Pub and Eatery to have a "St. Patrick's Day Celebration" on March 17, 2017. The requested event will be held at The Field Irish Pub and Eatery located on Griffin Road from 11:00 a.m. – 11:00 p.m.

The applicant is requesting the following:

1. Road closure on Griffin Road
2. Fence
3. Temporary Signage
4. BSO Detail
5. Permits

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	Event is approved with conditions. Insurance rider required. Site plan required (complied). Crowd Control/Management Plan required. Fire extinguishers required. Tent/Canopy Permits required. Tents/Canopy Egress Plan Required. Power cords shall be sufficiently protected from water and shall not create a trip hazard for patrons and/or event workers. Pre-Event inspection required 3/16/17 (afternoon) and 3/17/17 (morning). Invoice to follow for pre-event inspections and/or details.	
BSO Police Dept. - Lt. Manfre	Approved as long as the following recommendations are met: 1- Must provide staffing for an off duty BSO detail consisting of 1 Supervisor (Lieutenant or Sergeant) and 6 Deputies who will work 3PM to 12 midnight. 2- Must get approval from the FDOT to close the traffic lane on Griffin Road. 3- Must provide a sign board / message board to warn traffic of the lane closure.	
Code Enforcement - Eric Walton	No concerns raised	

Community Dev. - Julio Briceno	Building permits required for Building (tents), Electrical and Plumbing.	
Community Dev. - Corinne Lajoie	Please have applicant identify location of event parking. If parking will be on property not owned by the application, they must provide a signed authorization from the property owner.	
City Attorney - Tom Ansbro	No concerns raised	
HR/Risk Mgmt. - Kristin Milligan	N/A	
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:

ST PATRICK'S DAY CELEBRATION, FRIDAY MARCH 17th, 2017

*Brief Description of the Event:

Celebration of Irish Heritage - Irish Music - Irish Dance, Traditional Irish Food, Beverages

Address/Location of Event: 3281 Griffin Road, Dania Beach, FL 33312

Event Coordinator: Alan CRAIG

Telephone #1: (954) 964-5979

E-mail Address: hello@thefieldfl.com

Telephone #2: (954) 439-0848

Fax: (954) 989-9834

Additional Contact Person for the Event: Hilary Sayalle

Telephone #1: (954) 964-5979

E-mail Address: hello@thefieldfl.com

Telephone #2: (954) 558-5775

Fax: (954) 989-9834

Organization or Sponsor of Event: The field Irish Pub

Address: 3821 Griffin Road

City, State, Zip Code: Dania Beach, FL 33312

Telephone: (954) 964-5979

Fax: (954) 989-9834

Cell: (954) 439-0848

Is this a Non-Profit Organization? [] Yes ☒ No Tax ID #: _____

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

3281 Company Inc DBA The field Irish Pub

Date of Incorporation: 2001

State of Incorporation: _____

Federal ID #: 65-1085746

Authorizing Official for the Organization: Alan CRAIG

Telephone #1: (954) 964-5979

E-mail Address: hello@thefieldfl.com

Telephone #2: (954) 439-0848

Authorizing Official for the Organization: Hilary Sayalle

Telephone #1: (954) 964-5979
Telephone #2: (954) 558-5775

E-mail Address: hello@thefieldfl.com

*Property Owner: British Oak

***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? \$ 10.00 per person

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

If so, Indicate the city location of last event: same location

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

Number of Expected Daily Attendants: _____ (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
Thursday	16 th March 2017	Set up only		
Friday	17 th March 2017	11am	11pm	12 hours

Anticipated Date and Time to Begin Set-Up: Thursday 16th March 2017 8am

Anticipated Date and Time for Completion of Break-Down: Saturday 18th March 2017 4pm

*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: Griffin Road

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.): BAND, DJ, Live Performers

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Friday	March 17 th 2017	noon	11pm	11 hours

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

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

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

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

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

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

Please specify: Outside Kitchen Setup

***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: N/A

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? 12 ☐ 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: Broward Sheriff's Dept

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

Title

Print name of Applicant

Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on October 19, 20016.
by ALAN CRAIG, who is personally known to me, or, if not, such person produced the
following form of identification: USA PASSPORT



NOTARY PUBLIC

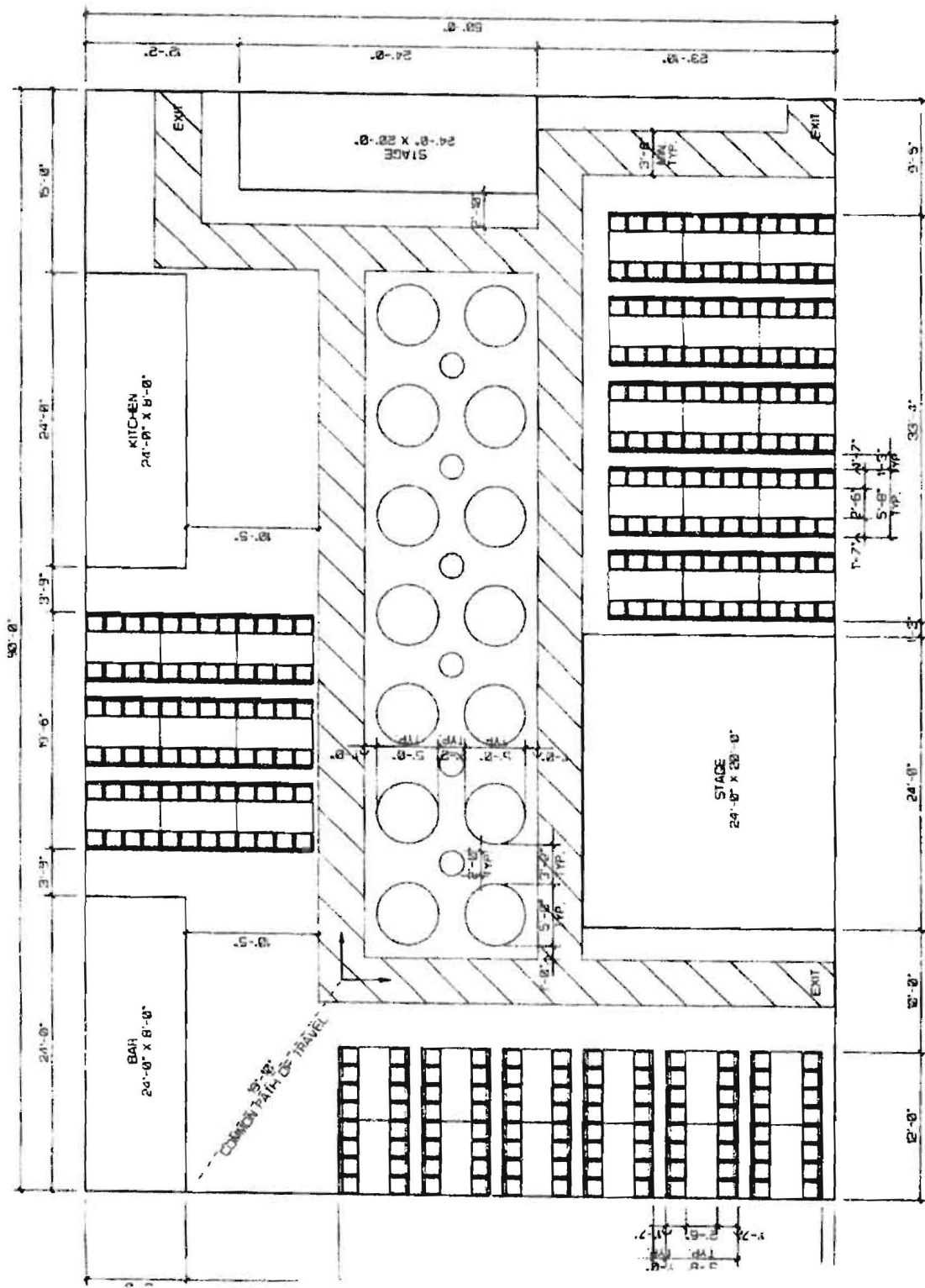

DIANA M MELINTE

My Commission expires:

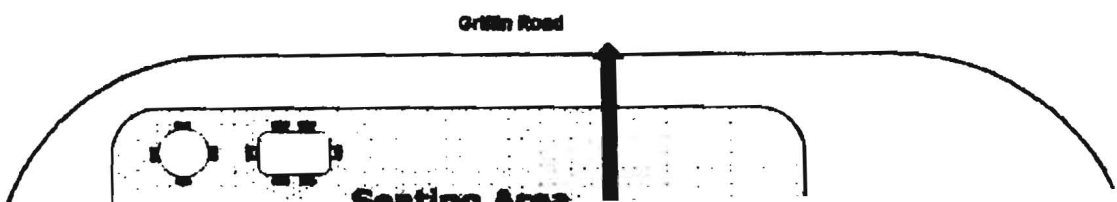
Dec 3, 2016

My Commission number:

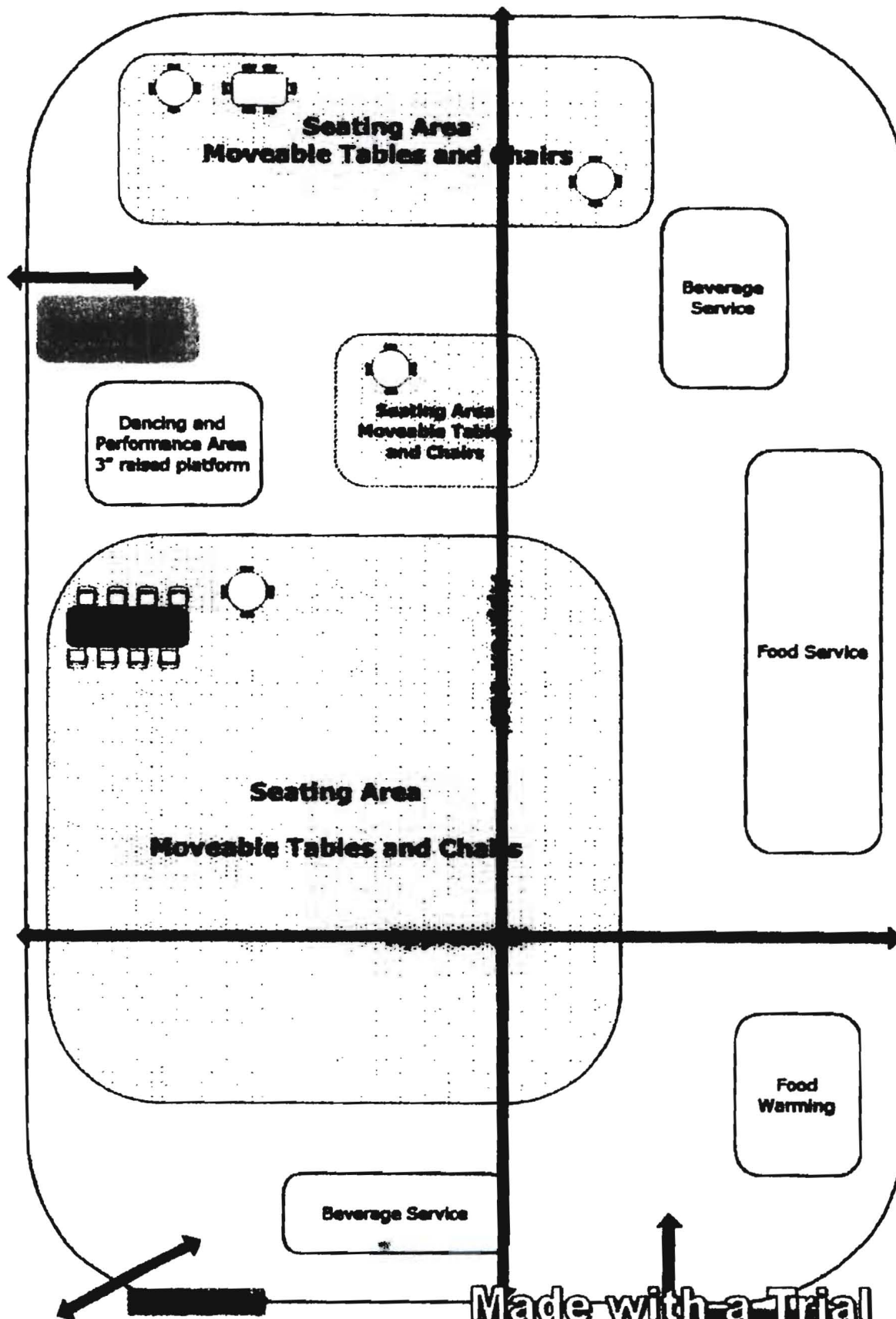
EE 835605



5400 SQ. FT. / 15 SQ. FT. PER PERSON = 360 PEOPLE (OCCUPANT LOAD)
 360 x 2 = 72" RECD EXIT WIDTH
 TOTAL SEATS: 288 CHAIRS



Griffin Road



8W 33rd
Ave

Made with a Trial
Copy of SmartDraw

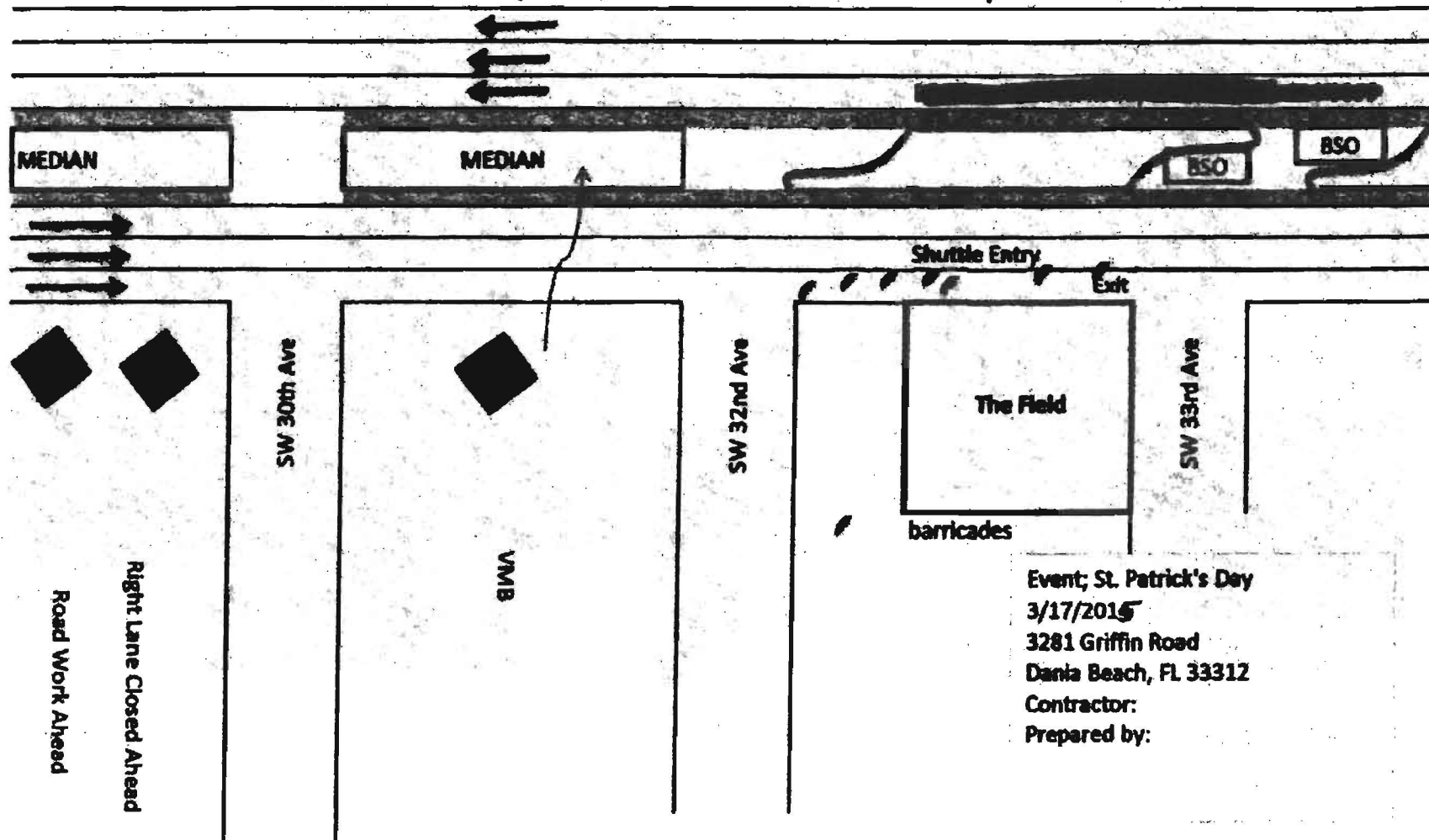
Buy SmartDraw! - purchased copies print this
document without a watermark.

Visit www.smartdraw.com or call 1-800-768-3729.

Must follow all FDOT under section
613 FDOT Standards
Message Boards to be placed by
~~250-444-1111~~
Media list notified 48 hours prior to

PUBLIX

Griffin Road (Southside is Eastbound)

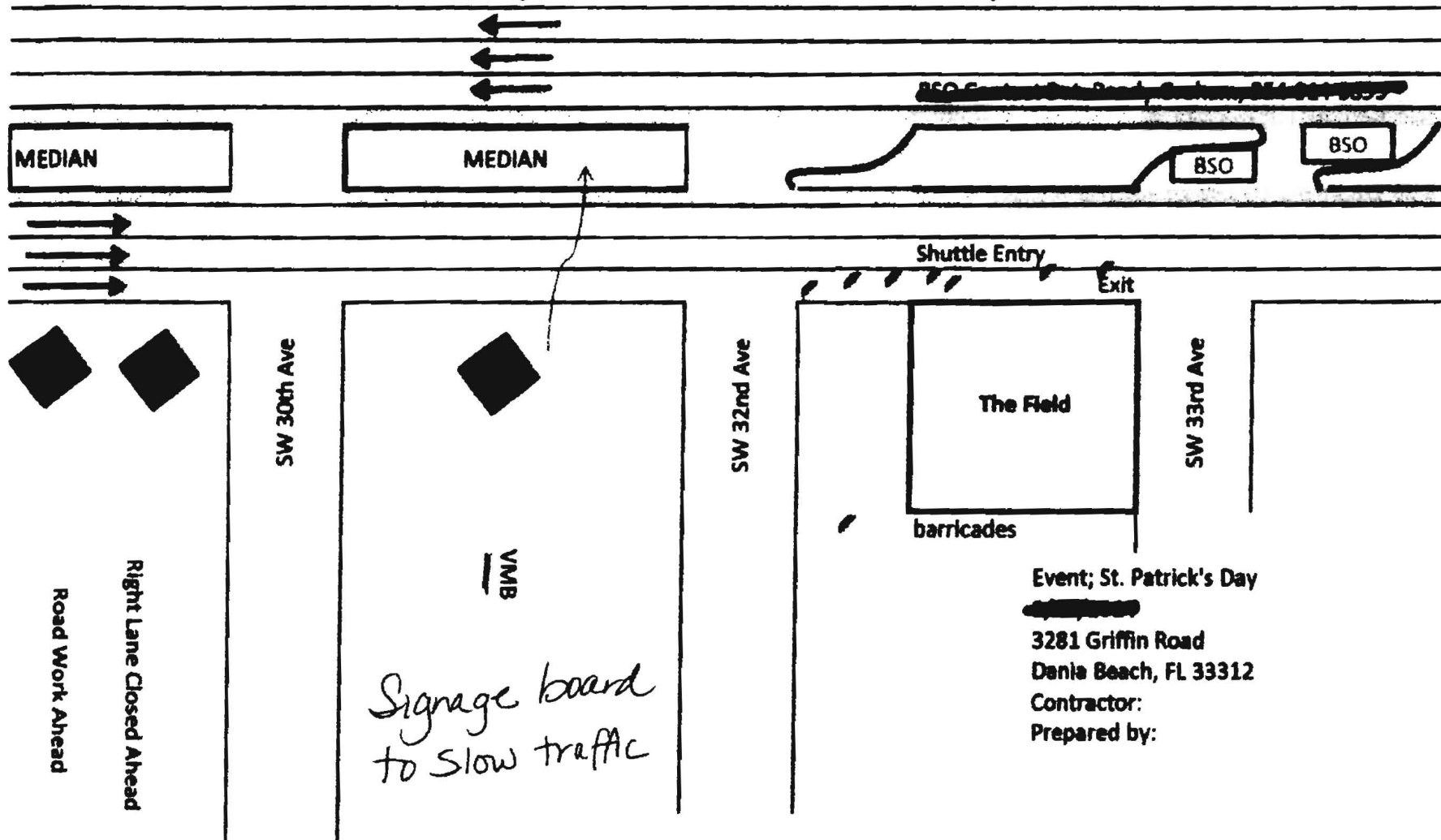


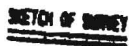
Event; St. Patrick's Day
3/17/2015
3281 Griffin Road
Dania Beach, FL 33312
Contractor:
Prepared by:

Must follow all FDOT under section
613 FDOT Standards
Message Boards to be placed by
BSO ~~and/or~~
Media list notified 48 hours prior to

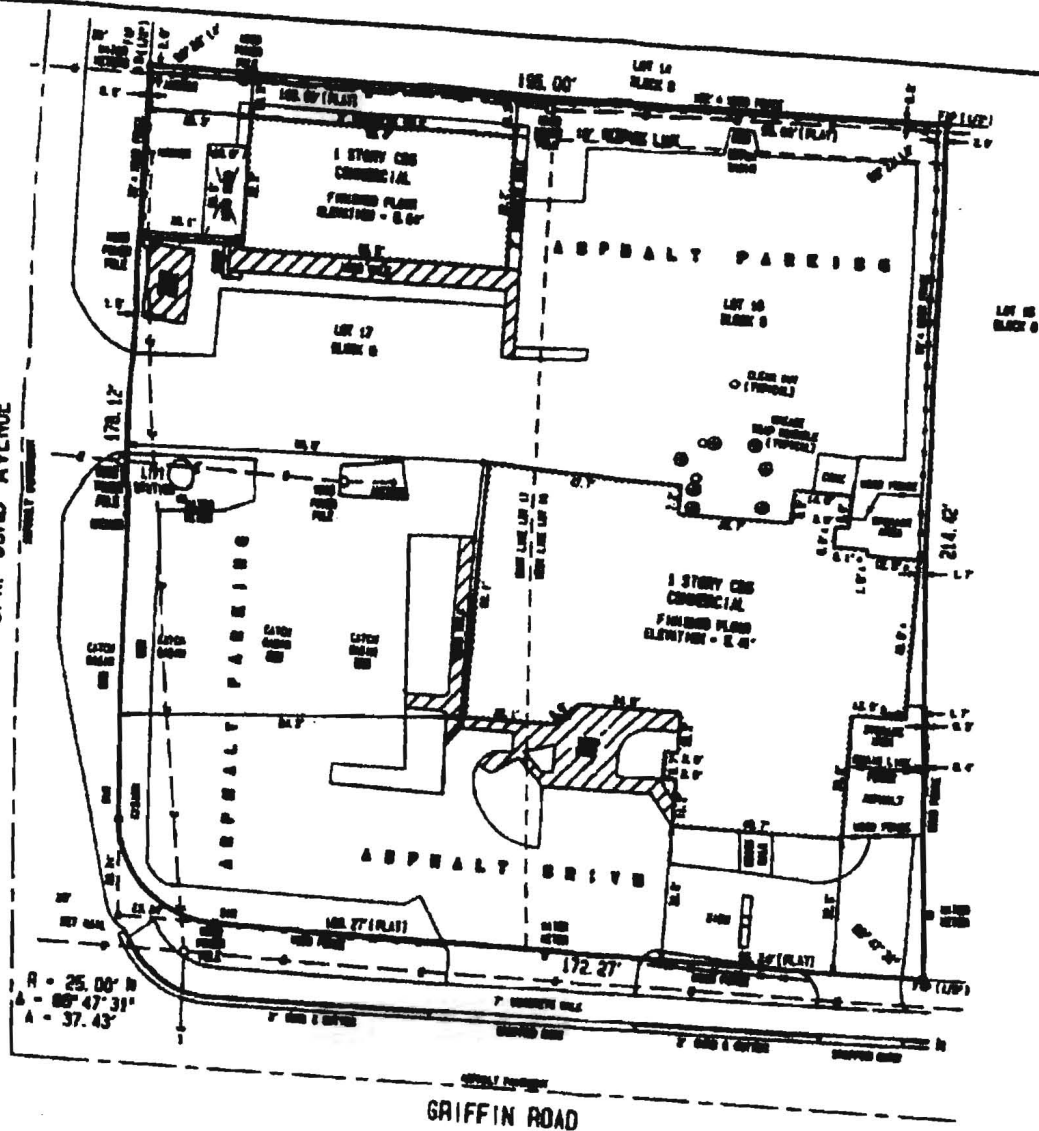
PUBLIX

Griffin Road (Southside is Eastbound)





CONCRETE BLOCK STRUCTURE
CHECKED BY
CONCRETE
DRAWN BY
FIELD WORK AND PHOTO
CHAIN LINK FENCE
SET 5/10 1980 AND CAP 6-40
FLOOR TRAIL SIDE
FLOOR TRAIL SIDE
FLOOR TRAIL SIDE
AIR CONDITIONING SLAB
PLAT
CONCRETE COUNTY RECORDS
SHOWING POWER LINES
AND GAS
CENTRAL ANGLE
APC



- NOTES:
1. NOT VALID
SEAL OF
 2. LANDING SUR
ELEVATION:
 3. THIS SUR
NOT SUPPL
PERSONAL I
 4. THE LAND
 5. UNDER
 6. ELEVATION
VERTICAL
 7. BENCHMARK
ELEVATION

1. HENRY COTTON
DESIGNED FROM
AND HELD AS
2000. 1. PARTIAL
STANDARD FOR
04017 OF THE
FLORIDA STATUTE
BOOK FROM 19

SURVEY DATE :

5305 S.W. 78TH AVENUE
DAVIE, FLORIDA 33328
CERTIFICATE OF AUTHORIZATION : LB - 6448
PHONE (954) 680-8886 FAX (954) 680-0213

PROJECT NUMBER : 2571-00

CLIENT :

R. L. PEARSON & ASSOCIATES

REVISIONS	DATE	FR/PK	CHK	CIO
BOUNDARY & IMPROVEMENTS SURVEY	12/21/90	SKETCH	PKC	<i>PKC</i>
ADDED 1 ST SET BACK LINE (NORTH SIDE)	04/02/91	-----	PKC	<i>PKC</i>
UPDATE SURVEY	07/31/90	SKETCH	REC	<i>PKC</i>

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event Application

Continued from:

Requested Action (Identify appropriate Action or Motion)		
Approve Special Event request for the "Dania Beach 2017 Arts and Seafood Celebration", to be held on April 8-9, 2017, at Frost Park		

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memorandum to Commission, Special Event Application, Site Plan, Fire Marshal's Recommendations



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: February 14, 2017

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Sherie Dunleavy, Office Manager

Subject: 2017 Arts and Seafood Festival

Event Date(s): April 8-9, 2017

A Special Event is requested by Dania Beach Community Redevelopment Agency to have their annual Arts & Seafood Celebration. The requested event will take place on the weekend of April 8 & 9, 2017 at Frost Park from 11 a.m. – 8 p.m. Saturday and 11 a.m. to 6 p.m. Sunday. This will be a free community event with entertainment, food vendors, fine artists, crafters, sponsor booths, local restaurants, and childrens activities.

The applicant is requesting the following:

- 1) BSO Police Services
- 2) BSO Fire Services
- 3) Road closure for Fronton Blvd. from N. E. 2nd Street to N. E. 1st Street.

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	Approved with the following requirements: Deputy Detail of one Supervisor and six deputies both days—10 a.m. to 9 p.m. Saturday and 10 a.m. to 7 p.m. Sunday. Increased staffing may occur based upon selection of entertainment /bands.	
Code Enforcement - Eric Walton	No concerns raised	
Community Dev. - Julio Briceno	Building permits are required for Building (tents), Electrical (generator/extensions) and Plumbing for sanitary facilities.	
Community Dev. - Corinne Lajoie	Must provide authorization letter from Jai Alai allowing the event parking to occur on their property.	
City Attorney - Tom Ansbro	No concerns raised	
HR/Risk Mgmt. - Kristin Milligan	Risk will work with CRA to obtain all necessary COIs and hold harmless agreements.	
Parks & Recreation - Mark Felicetty	Outdoor activities at Frost Park will be canceled for event set up from Tuesday, April 4th through Tuesday, April 11th. Recreation indoor activities will be canceled on Friday, April 7th through Tuesday, April 11th. Frost Park will open at 7am on Saturday & Sunday and close at 8pm on Saturday, and 6pm on Sunday.	

Public Services - Ronnie Navarro	No concerns raised	



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

SPECIAL EVENTS REQUEST
Application on Public or Private Property

To Whom It May Concern:

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

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

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

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

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



City of Dania Beach

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

SPECIAL EVENTS APPLICATION – EVENTS ON PRIVATE / PUBLIC PROPERTY

Please PRINT or TYPE

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

Event Name, Date, and Time:

Dania Beach 2017 Arts and Seafood Celebration April 8th 11:00 am - 8:00 pm April 9th 11:00 am - 6:00 pm

*Brief Description of the Event:

Arts and Seafood Event , Featuring Entertainment, Food Vendors Fine Artists, Crafters, Sponsor Booths, Local Restaurants, Kids Activities

Address/Location of Event: Frost Park, 300 N.E. 2nd Street, Dania Beach, FL 33004

Event Coordinator: Standing Ovations, Stewart Auville and the Dania Beach CRA

Telephone #1: 561-951-4443 E-mail Address: saawpb@gmail.com

Telephone #2: Fax:

Additional Contact Person for the Event: Kathleen A. Weekes, C.R.A. Manager -Dania Beach

Telephone #1: 954-924-6801 ext. 3739 E-mail Address: kweekes@daniabeachfl.gov

Telephone #2: Fax: 954-921-2604

Organization or Sponsor of Event: Dania Beach Community Redevelopment Agency (CRA)

Address: 100 W. Dania Beach Boulevard

City, State, Zip Code: Dania Beach FL 33004

Telephone: 954-924-6801 Fax: 954-921-2604 Cell:

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

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

Date of Incorporation: State of Incorporation:

Federal ID #:

Authorizing Official for the Organization:

Telephone #1: 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: Frost Park, 300 N.E. 2nd Street Dania Beach

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

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

Please indicate the duration of the event:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	April 8, 2017	11:00 am	8:00 pm	9
Sunday	April 9, 2017	11:00 am	6:00 pm	7

Anticipated Date and Time to Begin Set-Up: Thursday April 6, 2017 - 8:30 am

Anticipated Date and Time for Completion of Break-Down: Monday April 10, 2017 - 5:00 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: Fronton Boulevard from N.E. 2nd Street to N.E. 1st Street

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.): Bands, DJs School Groups

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Saturday	April 8, 2017	11:00 am	8:00 pm	9
Sunday	April 9, 2017	11:00 am	6:00 pm	7

***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: Professional Concessionaires, Caterers, Local Restaurants

****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: N/A

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: Local and Travelling Artists and Crafters of Art and Related Products

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

☒ Yes ☐ No

*If yes, please describe: Catabella Express Train Ride

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

Catabella Express

***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? ¹⁴ ☐ 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: BSO Police and BSO Fire Services

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:

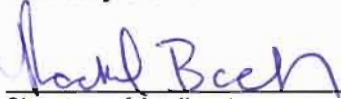
Rescue Truck - \$32.00 per hour

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.



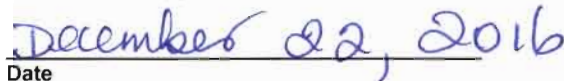
Signature of Applicant

Executive Director C.R.A.

Title

RACHEL BACH

Print name of Applicant



Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on DECEMBER 22, 200²⁰¹⁶.
by RACHEL BACH, who is personally known to me, or, if not, such person produced the
following form of identification: _____.



NOTARY PUBLIC

Kathleen A. Weekes
My Commission expires: July 6, 2019
My Commission number: FF 246955

SPECIAL EVENT APPLICATION / PERMIT FEES

\$100.00 Beach Weddings

\$150.00 All Other Events

\$280.00 Special Events Involving Fire Inspections

\$100.00 Private Parties (over 26 participants)

\$50.00 Small Parties (under 25 participants)

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

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

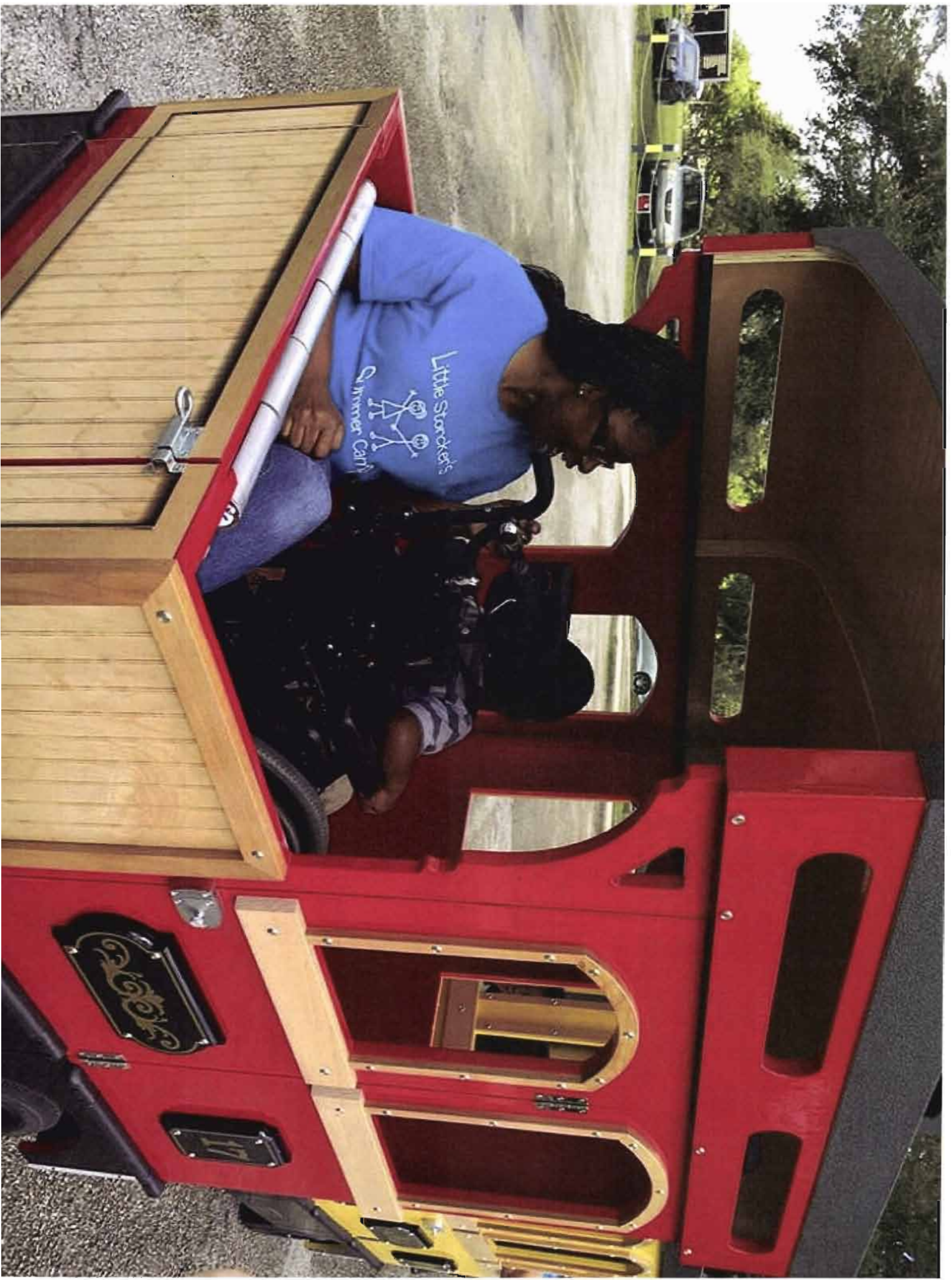
A late fee of \$75.00 will be assessed for any application that is received by the City sixty (60) days or less before the date (or starting date) of the event.

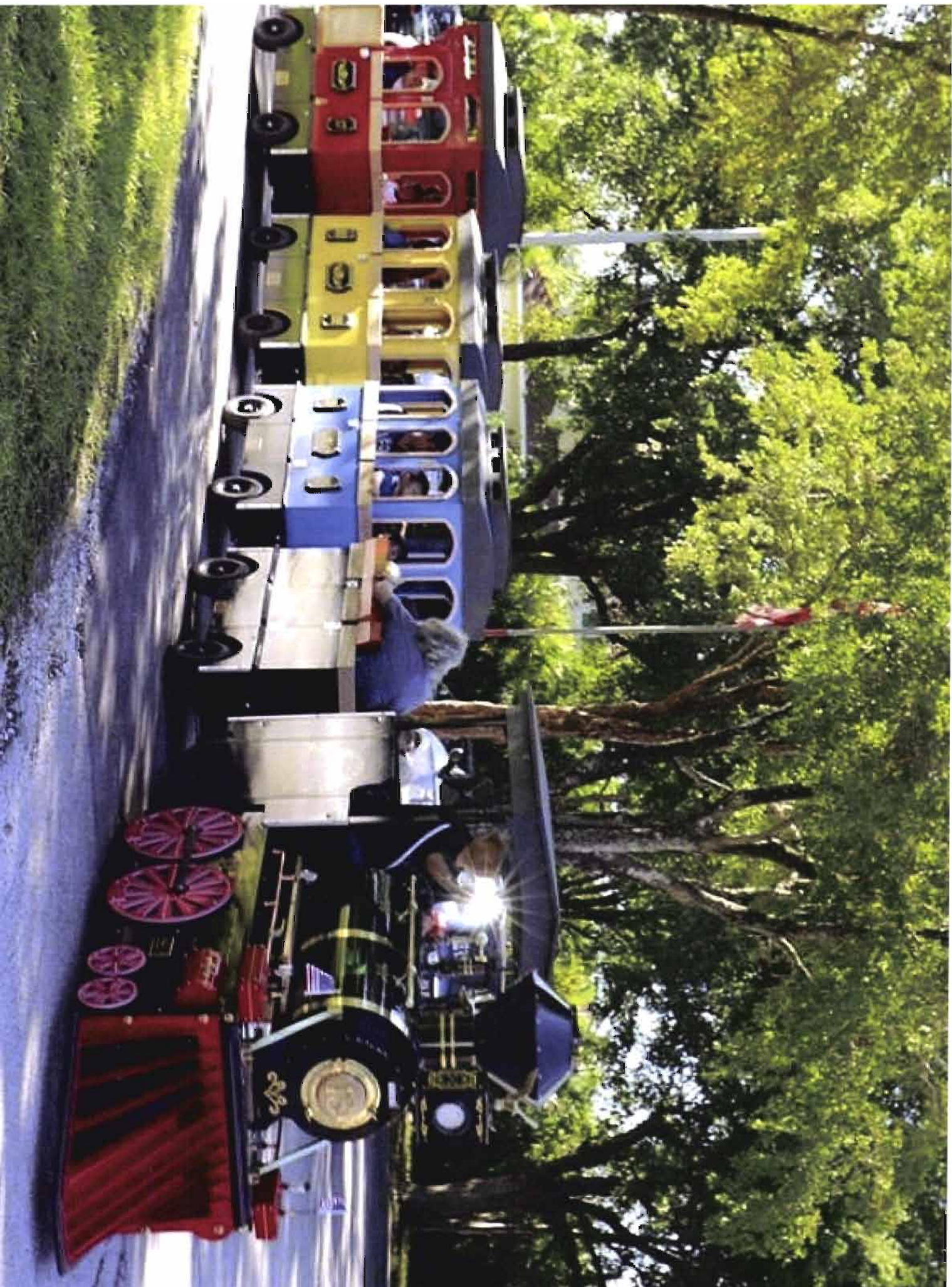
Rental rates are subject to the applicable 6% sales tax.



KEY FACTORS

- GREEN TECHNOLOGY - TRAIN IS FILLED WITH STATE OF THE ART ELECTRIC VEHICLE TECHNOLOGIES.
- INDOOR/OUTDOOR ACCESSIBILITY (ALL TERRAIN) NO GRASS
- 28 PASSENGERS CAPACITY PER RIDE
- ADA ACCESS (WHEELCHAIR) [HTTP://WWW.ADA.GOV/](http://www.ada.gov/)
- TRAIN MEASURES APPROX. 38 FEET LONG AND 2 FEET WIDE (LOCOMOTIVE, COAL CAR, 2 WAGONS, AND CABOOSE)
- MANUFACTURED ENTIRELY IN THE US WITH THE AUTHENTIC AMERICAN 4-40 LOOK. TRAIN IS HAND-CRAFTED, DEPENDABLE, DURABLE AND FOLLOW STRICT SAFETY GUIDELINES. MANUFACTURER HAS MADE THESE TRAINS FOR SEAWORLD, BUSCH GARDENS, THE RITZ CARLTON, RADIO CITY, AND MANY MORE ESTABLISHMENTS AROUND THE WORLD.
- FULLY INSURED
- WILL COME TO ANY EVENT SUCH AS:
 - BIRTHDAY PARTIES
 - HOLIDAY PARTIES
 - CORPORATE EVENTS
 - SCHOOLS
 - HOSPITALS
 - CARNIVALS
 - NON-PROFIT SPONSORSHIPS
 - ANY EVENT
- THE CATABELLA EXPRESS USES A TOP OF THE LINE SOUND SYSTEM ABLE TO PLAY YOUR FAVORITE CHILDREN SONGS.
- THE CATABELLA EXPRESS WAS MADE TO BLOW OUT FAKE SMOKE AND HAS AN ANTIQUE WHISTLE TO MAKE IT AS CLOSE AS POSSIBLE TO THE RAIL TRAIN RIDE EXPERIENCE.
- FREE DELIVERY. IT'S A LARGE UNIT, WILL SAFELY DELIVERY THE UNIT TO YOU AT FREE OF CHARGE.
- WILL BE OPERATED BY OWNER AT ALL TIMES





DIVIDER

PAGE

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Office: 99

Date Printed: 12-07-2016
Time Printed: 20:51:08

Trans Eff Dt: 12-08-2016
Insured Name: CATABELLA EXPRESS LLC
Policy No: 9100082635
Trans Seq No: 003
Trans Type: Change Endorsement
Oper Init: 196340
Company Abbr: GK
Release Version: 16.20

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CERTIFIED COPY	01	Don't print
CERTIFICATES	01	Don't print



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/7/201

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER GEICO One GEICO Boulevard Fredericksburg, VA 22412	CONTACT NAME GEICO	
	PHONE (A/C, No, Ext): 1-866-509-9444	FAX (A/C, No):
	Email R1COMMEND@GEICO.COM	
	Address: R1COMMEND@GEICO.COM	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: GOVERNMENT EMPLOYEES INSURANCE COMPANY	NAIC # 22063
INSURED CATABELLA EXPRESS LLC 5300 SW 163RD AVE SOUTHWEST RANCHES FL 33331-1440	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED. EXP (Any one person)	\$
							PERSONAL & ADV. INJURY	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$
	☐ POLICY ☐ PROJECT ☐ LOC						PRODUCTS - COMP/OP AGG.	\$
	☐ OTHER							\$
A	AUTOMOBILE LIABILITY			9100082635 01	4/17/2016	4/17/2017	COMBINED SINGLE LIMIT (Ea accident)	\$
	☐ ANY AUTO	X					BODILY INJURY (Per person)	\$ 100,000
	☐ ALL OWNED AUTOS	X					BODILY INJURY (Per accident)	\$ 300,000
	☐ HIRED AUTOS	X					PROPERTY DAMAGE (Per accident)	\$ 50,000
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	☐ DED ☐ RETENTION \$							\$
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-EACH EMPLOYEE	\$
							E.L. DISEASE-POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF DANIA BEACH IS NAMED AS ADDITIONAL INSURED.

CERTIFICATE HOLDER

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA, FL 33004-3643

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/7/201

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PRODUCER GEICO One GEICO Boulevard Fredericksburg, VA 22412	CONTACT NAME GEICO	
	PHONE (A/C, No, Ext): 1-866-509-9444	FAX (A/C, No):
	Email R1COMMEND@GEICO.COM	
	Address: R1COMMEND@GEICO.COM	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: GOVERNMENT EMPLOYEES INSURANCE COMPANY	22063
INSURED CATABELLA EXPRESS LLC 5300 SW 163RD AVE SOUTHWEST RANCHES FL 33331-1440	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADD'L INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED. EXP (Any one person)	\$
							PERSONAL & ADV. INJURY	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$
	☐ POLICY ☐ PROJECT ☐ LOC						PRODUCTS - COMP/OP AGG.	\$
	☐ OTHER							\$
A	AUTOMOBILE LIABILITY			9100082635 01	4/17/2016	4/17/2017	COMBINED SINGLE LIMIT (Ea accident)	\$
	ANY AUTO	X					BODILY INJURY (Per person)	\$ 100,000
	ALL OWNED AUTOS	X					BODILY INJURY (Per accident)	\$ 300,000
	HIRED AUTOS		X				PROPERTY DAMAGE (Per accident)	\$ 50,000
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED ☐ RETENTION \$							\$
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	\$
							E.L. DISEASE-EACH EMPLOYEE	\$
							E.L. DISEASE-POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF DANIA BEACH IS NAMED AS ADDITIONAL INSURED.

CERTIFICATE HOLDER

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA, FL 33004-3643

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

12/6/2016

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PRODUCER Cossio Insurance Agency PO Box 188 Simpsonville, SC 29681 (864) 688-0121		Contact Name: Larry Cossio Phone (A/C, No, Ext): 864-688-0121 E-Mail: tammy@cossioinsurance.com Fax (A/C, No): 864-688-0138
INSURED Catabella Express LLC 5300 SW 163rd Avenue Southwest Ranches, FL 33331		INSURER(S) AFFORDING COVERAGE INSURER A: NATIONWIDE MUTUAL INS CO INSURER B: INSURER C: INSURER D: INSURER E:
		NAIC # 23787

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF POLICY	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☐ _____ GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:		☒	FWC00000278835-00	12/1/2016	12/1/2017	Professional Liability	\$1,000,000
	☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐						General Agg (Other than Products-C)	\$5,000,000
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						Each Occurrence	\$1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N ☒ N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						Products and Completed Operations	\$1,000,000
							Personal and Advertising Injury	\$1,000,000
							Legal Liability to Participants	\$1,000,000
							Damages to Premises Rented to You	\$300,000
							Participant Accident - Excess Medica	\$10,000
							Medical Expense (other than particip	Excluded
							COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per Person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							PER STATUTE	OTH-ER

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Trackless Train Operations located at 5300 SW 163rd Avenue Southwest Ranches, FL 33331. Certificate Holder is listed as additional insured per form CG2011. The certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured Event(s) dated 4/8/2017 to 4/9/2017 located at 300 NE 2nd Street, Dania Beach, FL 33004.

CERTIFICATE HOLDER: Standing Ovations, LLC 1101 Florida Avenue, #29 West Palm Beach, FL 33401	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

12/6/2016

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PRODUCER Cossio Insurance Agency PO Box 188 Simpsonville, SC 29681 (864) 688-0121		Contact Name: Larry Cossio Phone (A/C, No, Ext): 864-688-0121 Fax (A/C, No): 864-688-0138 E-Mail: tammy@cossioinsurance.com	
INSURED Catabella Express LLC 5300 SW 163rd Avenue Southwest Ranches, FL 33331		INSURER(S) AFFORDING COVERAGE INSURER A: NATIONWIDE MUTUAL INS CO INSURER B: INSURER C: INSURER D: INSURER E:	
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COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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INSR LTR	TYPE OF POLICY	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☐ ☐ GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:	☒		FWC00000278835-00	12/1/2016	12/1/2017	Professional Liability	\$1,000,000
	General Agg (Other than Products-C						\$5,000,000	
							Each Occurrence	\$1,000,000
							Products and Completed Operations	\$1,000,000
							Personal and Advertising Injury	\$1,000,000
							Legal Liability to Participants	\$1,000,000
							Damages to Premises Rented to You	\$300,000
							Participant Accident - Excess Medica	\$10,000
							Medical Expense (other than particip	Excluded
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per Person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N ☒ N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Trackless Train Operations located at 5300 SW 163rd Avenue Southwest Ranches, FL 33331. Certificate Holder is listed as additional insured per form CG2011. The certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured
Event(s) dated 4/8/2017 to 4/9/2017 located at 300 NE 2nd Street, Dania Beach, FL 33004.

CERTIFICATE HOLDER:

City Of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

CANCELLATION:

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AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/7/201

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PRODUCER GEICO One GEICO Boulevard Fredericksburg, VA 22412	CONTACT NAME GEICO	FAX (A/C, No):	
	PHONE (A/C, No, Ext): 1-866-509-9444	Email Address: R1COMMEND@GEICO.COM	
INSURED CATABELLA EXPRESS LLC 5300 SW 163RD AVE SOUTHWEST RANCHES FL 33331-1440	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: GOVERNMENT EMPLOYEES INSURANCE COMPANY		22063
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADD'L INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED. EXP (Any one person) \$ PERSONAL & ADV. INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG. \$ \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS	X	X	9100082635 01	4/17/2016	4/17/2017	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 100,0 BODILY INJURY (Per accident) \$ 300,0 PROPERTY DAMAGE (Per accident) \$ 50,0 \$
	UMBRELLA LIAB EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE-EACH EMPLOYEE \$ E.L. DISEASE-POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF DANIA BEACH IS NAMED AS ADDITIONAL INSURED.

CERTIFICATE HOLDER

CITY OF DANIA BEACH
100 W DANIA BEACH BLVD
DANIA, FL 33004-3643

CANCELLATION

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AUTHORIZED REPRESENTATIVE

"2017 DANIA BEACH ARTS AND SEAFOOD CELEBRATION" EVENT
RELEASE AND HOLD HARMLESS AGREEMENT

NAME: CATABella EXPRESS LLC

In exchange for permission granted to the Participant identified below by the City of Dania Beach, Florida ("City") and the Dania Beach Community Redevelopment Agency ("CRA"), such terms also including each of their elected and appointed officials, employees, agents, attorneys, and all persons and entities directly or indirectly associated with them in connection with the "2017 Dania Beach Arts and Seafood Celebration" Event ("Event") promoted by the CRA, which is to be held at Frost Park in the City of Dania Beach on April 8 and April 9, 2017, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged, the Participant and the Participant's successors, assigns, agents, representatives, attorneys, and any person and any entity of any kind claiming by, through or under him or her, remise, release, acquit, satisfy and forever discharge both City and CRA from every and any manner of action and actions, cause and causes of action, damages, suits, claims and demands whatsoever, whether known or unknown, in law or in equity, which Participant ever had, now has, or which Participant or anyone claiming by, through or under Participant subsequently can, shall or may have against either or both City and CRA, upon or by reason of any matter, cause or thing whatsoever, specifically including, but in no way limited to, all matters arising from or relating to the authorization granted by both City and CRA to Participant for permission to participate in the Event, whether or not Participant is allowed or paid by anyone (including the CRA) to provide any services, things or items of any kind in connection with the Event. Participant also specifically agrees to hold harmless City and CRA from any claim, liability, damage, loss, (including, but not limited to any attorney fees, court costs or both) arising out of Participants participation in the Event.

It is further understood and agreed to by and between the parties identified in this Release and Hold Harmless Agreement that no promise, assurance, warranty, representation or agreement not expressed in this document has been made by the parties to it other than the Agreement between the CRA and CATABella EXPRESS LLC a copy of which is attached and incorporated by this reference), and that the terms of the document are contractual and not a mere recital.

This document shall be governed by and construed in accordance with the laws of the State of Florida.

IN WITNESS OF THE FOREGOING, the undersigned executed this document on
Dec 8, 2016.

WITNESSES:



Signature

Alejandra Imbachi

PRINT Name



Signature

Bibian Valdes

PRINT Name

STATE OF FLORIDA)
COUNTY OF BROWARD)

PARTICIPANT:

Jesus DEYO Imbachi

SIGNATURE of Participant (identify
full legal name of individual)

Jesus DARIO Imbachi

PRINT Name

I CERTIFY that on December 15, 2016, before me, an officer duly authorized
in the State aforesaid, appeared Jesus Dario Imbachi an individual, who is personally
known to me, or who has provided FL Drivers License as identification, and who
executed it and he/she acknowledged before me that he/she executed the same only for the
purposes expressed in it.



NOTARY PUBLIC
State of Florida at Large

Daisy Flores

PRINT Name of Notary Public

My Commission Expires: April 21, 2019.





CERTIFICATE OF LIABILITY INSURANCE

DATE
1/4/2017

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PRODUCER Cossio Insurance Agency PO Box 188 Simpsonville, SC 29681 (864) 688-0121	Contact Name:		Larry Cossio	
	Phone (A/C, No, Ext):	864-688-0121	Fax (A/C, No):	864-688-0138
	E-Mail:	tammy@cossioinsurance.com		
	INSURER(S) AFFORDING COVERAGE			
	NAIC #			
	INSURED Catabella Express LLC 5300 SW 163rd Avenue Southwest Ranches, FL 33331			
INSURER A:		NATIONWIDE MUTUAL INS CO		23787
INSURER B:				
INSURER C:				
INSURER D:				
INSURER E:				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF POLICY	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS			
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☐ _____ GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:			FWC00000278835-00	12/1/2016	12/1/2017	Professional Liability \$1,000,000 General Agg (Other than Products-C \$5,000,000 Each Occurrence \$1,000,000 Products and Completed Operations \$1,000,000 Personal and Advertising Injury \$1,000,000 Legal Liability to Participants \$1,000,000 Damages to Premises Rented to You \$300,000 Participant Accident - Excess Medica \$10,000 Medical Expense (other than particip Excluded			
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS ☐ ☐							COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per Person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$		
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$									
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Trackless Train Operations located at 5300 SW 163rd Avenue Southwest Ranches, FL 33331. Certificate Holder is listed as additional insured per form CG2011. The certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured
 Event(s) dated 4/8/2017 to 4/9/2017 located at 300 N.E. 2nd Street, Dania Beach, FL 33004.

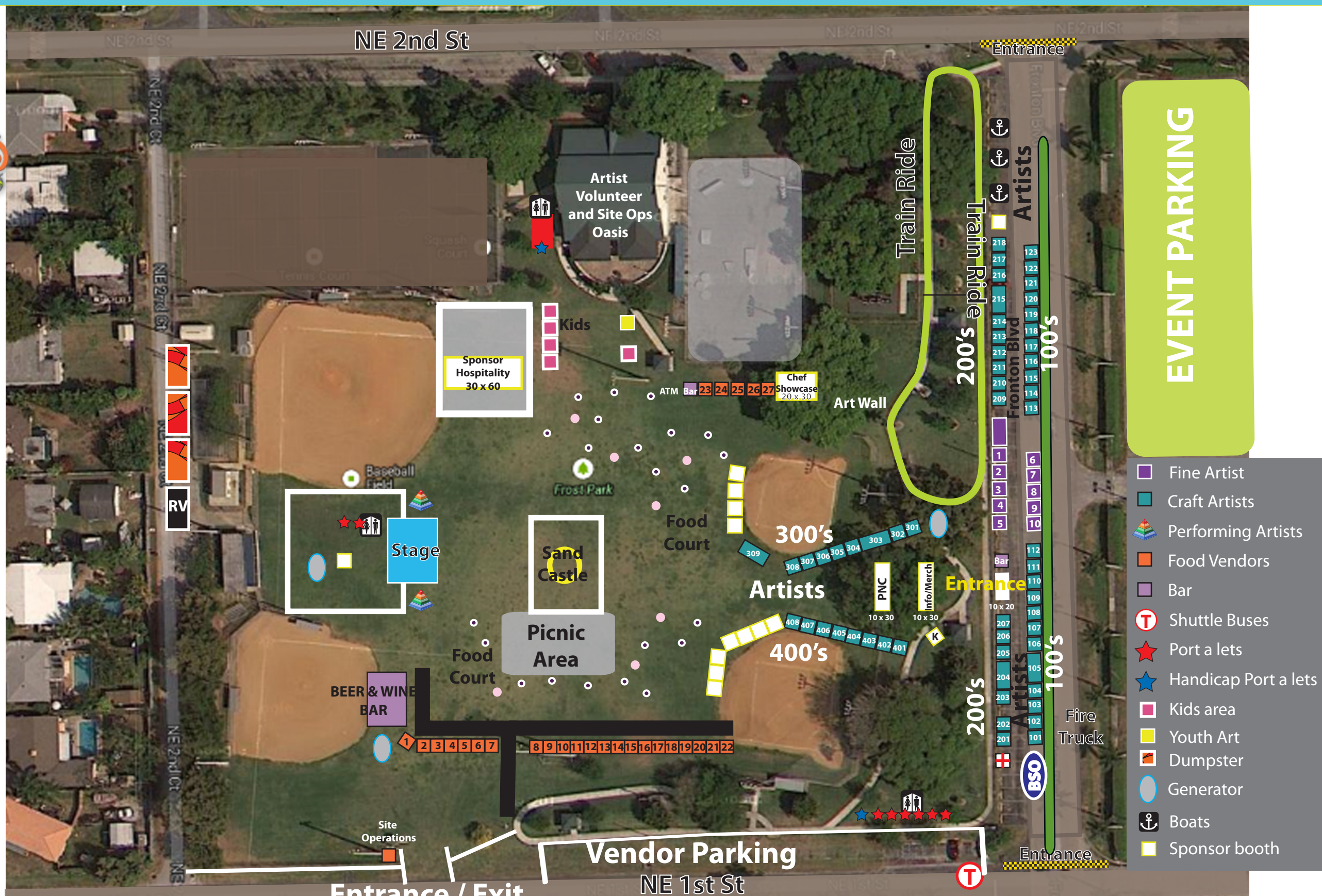
CERTIFICATE HOLDER:

CANCELLATION

City Of Dania Beach CRA
 100 W. Dania Beach Boulevard
 Dania Beach, FL 33004

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Set up + Breakdown Only



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: **2017 Arts & Seafood Celebration**
Event Date(s): **Saturday April 8th and Sunday April 9th 2017**
Event Location: **Frost Park 300 NE 2nd St. Dania Beach, FL. 33004**
Event Reviewed By: **Lt. Suarez** Date of Review: **1-30-17**

☒ 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:

All fire department related issues have been discussed in meeting and all parties agree that any violations of the Florida Fire Prevention Code **will not** be allowed to operate during the event and will be asked to leave the premises.

INSPECTION AND/OR DETAIL REQUIREMENTS

Pre-Event Inspections Required:

☐ NO ☒ YES
☐ N/A ☐ (Dates & Times): Saturday April 8th 9am – 8pm & Sunday April 9th 10am -6pm

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): Saturday April 8th 9am – 8pm & Sunday April 9th 10am -6pm

Operational Detail Required:

☐ NO ☒ YES
Type: _____
Dates & Times: Saturday April 8th 10am – 8pm & Sunday April 9th 10am -6pm

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

City of Dania Beach has requested that BSO cover the cost of the details as the 2nd of the 3 details per fiscal year as per the contract between the City and the Sheriff's Office.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event Application

Continued from:

Requested Action (Identify appropriate Action or Motion)
--

Approve Special Event Request from the Marine Industries Association of South Florida for their "40th Annual Broward County Waterway Cleanup" to be held on March 4, 2017

Purchasing Requests ONLY

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

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memorandum to Commission, Special Event Application



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: February 14, 2017

To: Honorable Mayor and Commissioners

From: Robert Baldwin, City Manager

Through: Mark Felicetty, Parks and Recreation Director

By: Sherie Dunleavy, Office Manager

Subject: 40th Annual Broward County Waterway Cleanup

Event Date(s): March 4, 2017

A special event is requested by the Marine Industries Association of South Florida to have their 40th Annual Broward County Waterway Cleanup. The requested event will be held on March 4, 2017, from 9 a.m. -1 p.m. in Dania Beach. This will be a volunteer cleanup to remove trash and debris from Broward County waterways.

The applicant is requesting the following:

1. Dumpsters for the following sites:
 - a) Pier/Marina
 - b) John U. Lloyd
 - c) Secret Woods
 - d) Harbour Towne
2. Parking fees waived for all volunteers

Applicant will pay for necessary services recommended below.

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

Staff	Comments/Conditions	
BSO Fire Dept. - Lt. Suarez	Insurance Rider required.	
BSO Police Dept. - Lt. Manfre	Approved as requested. BSO will have the zone unit make frequent area checks.	
Code Enforcement - Eric Walton	Provide a copy of proposed parking passes to be displayed for approval and number of passes to be used.	
Community Dev. - Julio Briceno	No building permits required.	
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	Parks & Recreation will order for dumpsters for the 4 separate clean up locations in Dania Beach.	
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: 40th Annual Broward County Waterway Cleanup

*Brief Description of the Event:

Annual waterway cleanup removing trash & debris from Broward waterways
through grassroots efforts & city partnerships

Address/Location of Event: Dania Beach Pier/Marina, Secret Woods, Harbour Towne Marina, &
Dr. Von D. Mizell-Eula Johnson State Park

Event Coordinator: Nicole Hoekstra

Telephone #1: 954-524-2733 E-mail Address: nicole@miasf.org

Telephone #2: 954-326-0677 Fax: _____

Additional Contact Person for the Event: Patience Cohn

Telephone #1: 954-524-2733 E-mail Address: patience@miasf.org

Telephone #2: 954-826-8359 Fax: _____

Organization or Sponsor of Event: Marine Industries Association of South Florida

Address: 2312 S. Andrews Avenue

City, State, Zip Code: Fort Lauderdale, FL 33316

Telephone: 954-524-2733 Fax: 954-626-0830 Cell: _____

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

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

Marine Industries Association of South Florida

Date of Incorporation: 1967 State of Incorporation: FL

Federal ID #: 59-1172985

Authorizing Official for the Organization: Phil Purcell

Telephone #1: 954-524-2733 E-mail Address: phil@miasf.org

Telephone #2: _____

Authorizing Official for the Organization: Phil Purcell, President/CEO

Telephone #1: _____ E-mail Address: _____

Telephone #2: _____

*Property Owner: City of Dania Beach / State of Florida

***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: various cities in Broward County

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

Number of Expected Daily Attendants: _____ (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	March 4, 2017	9:00am	1:00pm	4

Anticipated Date and Time to Begin Set-Up: 3/4/17 at 8:00am

Anticipated Date and Time for Completion of Break-Down: 3/4/17 at 2:00pm

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

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

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

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

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

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

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

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

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

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

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

*Will electricity be required for this event?

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

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

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

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

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

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS

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

*Please note Fire Extinguisher Requirement in the next question.

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

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

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

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

Please specify: _____

***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? ☒ 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: *provide dumpsters at all sites, waive permit fees, & parking fees for volunteers*

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.

Patience Cohn
Signature of Applicant

Industry Liaison
Title

Patience Cohn
Print name of Applicant

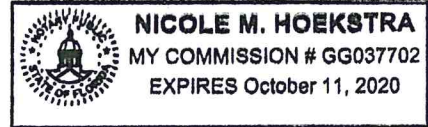
1/4/17
Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on January 4, 2017.

by Patience Cohn, who is personally known to me, or, if not, such person produced the

following form of identification: _____.



NOTARY PUBLIC

My Commission expires: _____

My Commission number: _____



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

PROCLAMATION

WHEREAS, Black History Month is an accepted national event celebrating the contributions of African American people in their struggles for freedom and equality, and their part in the development of our Nation's history; and

WHEREAS, in 1926, historian and author Carter G. Woodson, who is known as the father of Black History study, introduced Negro History Week as a reaction to racism and to highlight the role blacks have played in the development of civilization; and

WHEREAS, Dr. Woodson introduced Negro History Week in February to have it as close as possible to the birthdays of Frederick Douglass and Abraham Lincoln; since that time, Negro History Week has been expanded to encompass the entire month of February, and has also undergone a change in terminology; and

WHEREAS, in 1986, Congress passed Public Law 99-244 which designated February 1986 as "National Black (Afro-American) Month"; and

WHEREAS, African Americans in Dania Beach continue to demonstrate heroic deeds of exceptional men and women, such as the Carroll, Chambers, Peterman, Robinson, Black, Curry, Cornileus, Walker, and Davis families, as well as all other Dania Beach families; and

WHEREAS, this year's theme "The Crisis in Black Education" focuses on the crucial role of education in the history of African Americans; and

WHEREAS, African American history is rich in centuries-old efforts of resistance to this crisis: the slaves' surreptitious endeavors to learn; the rise of black colleges and universities after the Civil War; unrelenting battles in the courts; the black history movement; the freedom schools of the 1960's; and local community-based academic and mentorship programs that inspire a love of learning and a thirst for achievement;

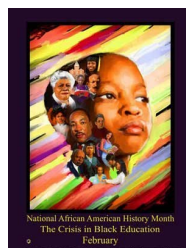
NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby proclaim the month of February 2017 as:

BLACK HISTORY MONTH

in the City of Dania Beach and encourage all citizens of Dania Beach to join in learning about and celebrating the contributions African Americans have made to the world, to our country, and to our community.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK



TAMARA JAMES
MAYOR



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

PROCLAMATION

WHEREAS, Mount Zion AME Church was organized in Dania in 1909. Mrs. Hattie Knight donated the land and Church members R.A. Collins, Ed Woody, Viola Sidney and Ardella Smith donated money and materials to construct a church; and

WHEREAS, in 1923, Mr. and Mrs. R.A. Collins exchanged one of their lots with the church in order for the church to have a more favorable location; and

WHEREAS, a hurricane destroyed the church in 1926, but the members diligently worked together to build a better church; and

WHEREAS, under the leadership of Reverend L.R. Brown and the direction of the building committee, the dream of a new church began to materialize, and the church was dedicated in 1975 under the leadership of Reverend John Mainer; and

WHEREAS, in 1982 the church began to plan and construct a parsonage on the corner of 11th Avenue and 1st Street. The new parsonage was dedicated on July 5, 1987; and

WHEREAS, two additional lots were acquired in the back of the church in September 1989, and in 2002 a parking lot adjacent to the church was donated by Brother Sterling Collins; and

WHEREAS, the members of the church are constantly praying to keep humble and to be of good service. The members have kept the faith and they have stayed in the fight for righteousness as each member "Cross Over Into The Land Of Greater";

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Tamara James, Mayor of the City of Dania Beach, Florida, do hereby recognize the Greater Mt. Zion African Methodist Episcopal Church, under the leadership of Pastor Paul R. Wiggins, on their:

"108th Anniversary"

and encourage Dania Beach and surrounding communities to join in the celebration of this historic event, on Sunday, February 26, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, JANUARY 24, 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.
City Manager:	Robert Baldwin
City Attorney:	Thomas Ansbro
City Clerk:	Louise Stilson

2. Moment of Silence and Pledge of Allegiance

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

3. Presentations and Special Event Approvals

- 3.1 Special event request from 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

Commissioner Grace motioned to approve the Special Event request for the South Florida Regional Transportation Authority’s Rail Fun Day; seconded by Commissioner Salvino. The motion carried unanimously.

4. Proclamations

There were no proclamations at this meeting.

Mayor James advanced Items #9.4 and #9.5.

City Attorney Ansbro noted these are quasi-judicial hearings and swore-in those who would speak. He asked the Commission to disclose any communication they had regarding this matter.

Vice-Mayor Harris and Mayor James noted they had communications with the applicant and residents.

9.4 RESOLUTION #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)*

9.5 RESOLUTION #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)*

City Attorney Ansbro read the title of Resolution #2017-002 and Resolution #2017-001 because they relate to the same property; he noted the applicant is requesting a continuance until the February 14, 2017 City Commission meeting.

Bonnie Miskel of Dunay Miskel & Backman LLP, representing the applicant, noted she had a presentation for tonight; however, they are still reviewing and making plans for revisions to the proposed development. She requested a postponement until the next City Commission meeting.

Commissioner Brandimarte commented this is the third time the residents have appeared and no action is taken on this item.

Attorney Miskel responded they have a plan that is compliant with code, however they are trying to work with the community.

Mayor James opened the Public Hearings.

Douglas Edwards, 75 Gulfstream Road, #300, requested the other members of the community come to the podium. He requested the Commission motion for a mandatory workshop to resolve the issues.

City Attorney Ansbro responded this matter does not lend itself to that type of meeting. He noted input from the public is not taken at a workshop.

Rick Romero, 75 Gulfstream Road, #106B, said they were trying to meet with the attorney, however there needs to be public input because the public is unaware of development in the City.

Commissioner Grace noted that Attorney Miskel is willing to meet and talk to the residents.

Constanting Manos, 75 Gulfstream Road, #214, wished that Attorney Miskel had met with them weeks ago. He noted they are not against development, but they do not want to have a 14-story building near their neighborhood. They are agreeable to 7 floors, and they are willing to negotiate and be reasonable.

Linda Barber, 75 Gulfstream Road, #305, indicated this has been going on for eight months, and nothing came from the one meeting they had with the attorney's representative.

Rob Davis, 75 Gulfstream Road, #104B, complained about the notice he received from the City because it did not show the Sea Oaks community. He also complained that this is the only notice he has received in four years.

Peter Parella, 85 Gulfstream Road, #110, said politics is a dirty business and he is concerned as to how the developer was willing to present nearly \$6 million for a project that has not been confirmed.

Tom Smitha, 85 Gulfstream Road, #212A, stressed how important this decision is to the City, and felt there are better ways to do it as it will have big consequences after the vote is taken.

Ryan Stone, 501 E Dania Beach Boulevard, #1-H, expressed his concerns with the height of the proposed building, and other possible developments in the area.

Rick Romero spoke about the RAC.

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

Commissioner Grace motioned to continue Resolution #2017-002 and Resolution #2017-001 until the February 14, 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		

5. Citizen Comments

Pat Wright, 4391 SW 34 Lane, expressed her concerns with the 150-unit development approved for SW 32nd Avenue. She wants the Commissioners to take responsibility to fight for a stop light either on 33rd or 34th Avenues.

Vice-Mayor Harris noted he will obtain information from the MPO as to what the plan is for that area.

Anthony Amos, 101 SE 3rd Avenue, addressed Items #10.2 and #10.3 on the agenda. He noted he is opposed to selling alcohol on the beach.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, spoke of recent burglaries and arrests in the City. He noted Deputy Weir was in a vehicle accident today, but she will be okay.

Vice-Mayor Harris noted the residents behind his office would like additional patrols at night.

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

7. Consent Agenda

7.1 Minutes:
Approve Minutes of January 10, 2017 City Commission Meeting

7.2 Travel Requests: None

Resolutions

7.3 RESOLUTION #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.

7.4 RESOLUTION #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.

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

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

Yes
Yes

Mayor James

Yes

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

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

9.1 ORDINANCE #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)*

9.2 RESOLUTION #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.

City Attorney Ansbro read the title of Ordinance #2017-002 and Resolution #2017-006 because they are for the same property.

Corinne Lajoie, Principal City Planner, provided an overview of the vacation request and site plan.

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

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

Commissioner Brandimarte
Commissioner Grace

Yes
Yes

Vice-Mayor Harris
Mayor James

Yes
Yes

Commissioner Salvino Yes

Commissioner Brandimarte motioned to adopt Resolution #2017-006; 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		

9.3 RESOLUTION #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.

City Attorney Ansbro read the title of Resolution #2017-007.

Corinne Lajoie, Principal City Planner, explained the vacation request is part of the Dania Pointe development project.

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

Commissioner Grace motioned to adopt Resolution #2017-007; 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 2017 Legislative Agenda – City Manager Baldwin

City Manager Baldwin reviewed the information that was provided in the agenda packet. The information will be provided to Ron Book so he can lobby for the City in Tallahassee.

Commissioner Grace requested Vice-Mayor Harris obtain additional information from the Broward League of Cities.

10.2 Hours of Alcoholic Beverage Sales – Commissioner Salvino

Commissioner Salvino asked the Commission to consider modifying the City's regulations to allow sale of alcohol on Sunday mornings for restaurants and stores to coincide with the City of Hollywood.

Commissioner Grace spoke of the convenience stores on NW 1st Street, and said she is against allowing Sunday morning alcohol sales at stores, but does not object to restaurants being allowed to do so.

Commissioner Brandimarte noted she has not been contacted by anyone to change the hours.

Commissioner Salvino spoke of our loss of alcohol sales to Hollywood, and asked the City Manager to bring two different ordinances to the Commission to vote upon. The Commission needs to look at the convenience this change would bring to the residents of the City.

Mayor James noted they have an issue in the NW section with drug addicts and alcoholics; she felt we would be opening up a Pandora's Box by allowing this on Sunday, and she opposes it.

Vice-Mayor Harris agreed that market conditions are changing, and the enforcement should be in the hands of the establishments. In a free market economy, it should be available everywhere.

City Manager Baldwin noted we are trying to deal with the problem that needs to be addressed in certain areas.

Commissioner Grace noted she is not against drinking, but it needs to be done orderly.

Vice-Mayor Harris said the ordinance should specify conditions for compliance.

City Attorney Ansbro addressed on premise and off premise consumption, and noted he will draw up two separate ordinances for Commission review.

10.3 Food and Beverage Service on the Beach – Mayor James

Mayor James noted the beaches in Israel are very clean and controlled, with restaurants and concessions. She indicated a controlled area on the beach should be available for service for both the Quarterdeck and Dania Beach Grill.

Commissioner Salvino noted he does not have a problem with this, but does not understand Mayor James' contradiction with the neighborhoods. The restaurants should be responsible for having a lifeguard on duty and cleaning up the trash. Allowing this would also provide additional revenue for the City.

Vice-Mayor Harris agreed with Commissioner Salvino regarding making the restaurants responsible.

Commissioner Brandimarte noted alcohol is forbidden on Fort Lauderdale and Hollywood beaches. She also addressed the trash on the beach and problems we would have with Spring

Break. If we like this idea that much, we should renegotiate with the Quarterdeck to make them responsible for the lifeguard and clean-up of the beach that they will be using. She emphasized that not everyone drinks nor wants to expose their children to drinking. She reiterated her concern with bringing Spring Breakers here and the resulting crime rate, as well as damage to the beach.

Commissioner Grace noted she has to be cautious about what she said about the stores because we need to be conformance throughout the City about what we do. She questioned how we control the atmosphere of alcohol on the beach.

Commissioner Salvino explained the difference is the element of the beach.

Mayor James requested an ordinance be drafted.

City Attorney Ansbro responded it would not be an ordinance. We would need to discuss the possibility with the two restaurants and renegotiate the terms of their agreements.

City Manager Baldwin noted the current code would require an ordinance change.

Betty Sokol, 609 NW 10 Street, commented the sign at the beach says no alcoholic beverages allowed. She questioned how it could be allowed at the restaurants' locations but not along the entire beach, and added she thinks it is a terrible idea.

Anthony Amos, 101 SE 3rd Avenue, questioned the liability issue, and noted he does not think it will work here. He is concerned that alcohol will be on both ends of the beach.

Charlotte Sloboda, 2905 Lakeshore Drive, spoke in favor of the proposal.

Vice-Mayor Harris agreed with Ms. Sloboda. He felt we should do this on a trial basis, make the restaurants accountable for it, and see how it goes.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte congratulated the MLK Committee for the event.

11.2 Commissioner Grace

Commissioner Grace noted she will have an open mind when discussing Items #10.2 and #10.3 when they come back to the Commission.

11.3 Commissioner Salvino

Commissioner Salvino complimented the MLK Committee for the event.

11.4 Vice-Mayor Harris

Vice-Mayor Harris had no comments.

11.5 Mayor James

Mayor James spoke about re-branding the City; we need to change the culture of who we are and what we stand for, and we need a new motto. She felt we should bring in a marketing company and should promote why people need to come here and stay here. She even supports getting a new logo. She added the City Manager will be reaching out to the Commission for participation in promotion activities.

Mayor James stated our Parks & Recreation has great facilities that are underutilized and we need to do a study to see what we can do with them. She felt our parks are boring, and we have so much more to offer to our residents.

Mayor James addressed the MLK event and noted she is concerned with the direction the event is going. We need to have more interaction with our schools and businesses relative to the parade and route. She felt the event needs better planning and the City needs to be more involved. She added she spoke with staff and there were problems with the MLK Committee submitting paperwork. If the City cannot be more hands on with the money we are giving to an organization to put on the events for the City, then we should run the events ourselves.

Peter Parella, 85 Gulfstream Road, #110, apologized for his earlier comments.

12. Appointments

12.1 Airport Advisory Board

Commissioner Brandimarte appointed: William Prescott

Commissioner Salvino appointed: Chris Christianson, Dean Harley, and Richard Ramcharitar

Mayor James appointed: Douglas Hasty and Karen Harrington

12.2 Education Advisory Board – no appointments

12.3 General Employees Pension Board – no appointments

12.4 Grant Advisory Board

Commissioner Salvino suggested we do away with the board; Commissioner Brandimarte agreed.

Pat Wright, 4391 SW 34th Lane, member of the Grant Advisory Board, noted they are trying to do a website, but without much success, and she is in favor of dissolving the board.

Vice-Mayor Harris motioned to suspend the Grant Advisory Board; seconded by Commissioner Brandimarte. The motion carried unanimously.

12.5 Green Advisory Board

Commissioner Brandimarte appointed: Carol Stokrocki

12.6 Marine Advisory Board

Commissioner Grace appointed: Gregory Galyo

Commissioner Salvino appointed: Glenn Harrington

Vice-Mayor Harris appointed: Peggy McKenna and Sheldon Snyder

Mayor James appointed: Ryan Stone

12.7 Parks, Recreation and Community Affairs Advisory Board

Commissioner Brandimarte appointed: Jimmie Peterman

Commissioner Salvino appointed: Samantha Christianson

12.8 Planning & Zoning Board

Commissioner Salvino appointed: Kenya Peterman

12.9 Police & Fire Pension Board – no appointments

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

13. Administrative Reports

13.1 City Manager

City Manager Baldwin noted we have been working with BSO and Code to work together as multijurisdictional teams; we are approaching this as a task force doing inspections under one team.

City Manager Baldwin spoke of the ongoing problems with Uber drivers.

City Manager Baldwin noted the Mayor and Vice-Mayor are interested in branding; ideas from discussions will be brought to the Commission to come up with a plan.

City Manager Baldwin gave an update of the COPS and LETF grants. He noted he asked the Fire Department to give him a recommendation on the SAFER Grant for the upcoming budget.

City Manager Baldwin noted he will meet individually with Commissioners for input on Phase II of the beach redevelopment plan; a consultant will then modify the plan.

City Manager Baldwin said the State of the City address and Oasis video would be updated with the new Mayor and Vice-Mayor.

City Manager Baldwin added we are going to apply to the FLC for a municipal achievement award for the Oasis program.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Tuesday, February 14, 2017 – 6:00 p.m.

Tuesday, February 14, 2017 – 7:00 p.m.

Tuesday, February 28, 2017 – 7:00 p.m.

CRA Board Meeting

City Commission Meeting

City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 9:13 p.m.

ATTEST:

CITY OF DANIA BEACH

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Bill Harris
DEPARTMENT: City Commission
LOCATION: Tampa, Florida
TRIP/TRAINING DATE: June 1 - June 5, 2017
PURPOSE: Florida League of Cities Institute for Elected Municipal Officials (IEMO)

CHECK ONE
☐ Certification
☒ General Training
☐ License
☐ Other

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

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

COST SUMMARY		
Expense	Description	Estimate
Registration	FLC IEMO Training	\$ 300.00
Lodging (4 nights @ \$115.00)	Holiday Inn Tampa Westshore	\$ 460.00
Airfare	Estimate - per United Airlines	\$ 300.00
Per Diem	M&IE	\$ 180.90
TOTAL EXPENSES		\$ 1,240.90

TOTAL ESTIMATED TRAVEL COST **\$ 1,240.90**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature <i>Bill Harris</i>	Date <i>2/6/17</i>
Department Director (print)	Signature	Date
Finance Director (print)	Signature	Date
<i>Nicki Satterfield</i>	<i>Nicki Satterfield</i>	<i>2/6/17</i>
City Manager (print)	Signature <i>[Signature]</i>	Date

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	<i>Tania Stevens</i>	<i>2/6/17</i>

**City of Dania Beach
Travel Per Diem Calculator**

Traveler Name: Bill Harris

Description of Trip: Florida League of Cities Institute for Elected Municipal Officials (IEMO)

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 54.00

Destination: Tampa, Florida

First Date of Travel 1-Jun-17

Last Date of Travel 5-Jun-17

	Travel						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date				1-Jun-17	2-Jun-17	3-Jun-17	4-Jun-17
Breakfast 15%					\$ -	\$ -	\$ -
Lunch 35%					\$ -	\$ 18.90	\$ -
Dinner 50%					\$ 27.00	\$ 27.00	\$ 27.00
Total Daily total =				\$ 40.50	\$ 27.00	\$ 45.90	\$ 27.00

	Travel						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	5-Jun-17						
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =	\$ 40.50						

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 40.50

Total Per Diem Due to Traveler \$ 180.90

Meal Exclusions			
Date	Meal Provided	Amount	
2-Jun-17	Breakfast	\$	8.10
2-Jun-17	Lunch	\$	18.90
3-Jun-17	Breakfast	\$	8.10
4-Jun-17	Breakfast	\$	8.10
4-Jun-17	Lunch	\$	18.90

2017 Institute for Elected Municipal Officials Agenda (tentative)

June 2-4, 2017 Holiday Inn Tampa Westshore

Friday, June 2, 2017

8:00 a.m. - 8:30 a.m.

Registration/Continental Breakfast

8:30 a.m. - 9:00 a.m.

Introduction and Overview

9:00 a.m. - 12:00 p.m.

Structure and Function of Municipal Government in Florida
Lynn Tipton, Director, FLC University, Florida League of Cities

10:15 a.m.

Refreshment Break

12:00 p.m. - 12:30 p.m.

Public Officials' Liability
Ron Peters, Director of Risk Control, Florida League of Cities

12:30 p.m. - 1:30 p.m.

Group Lunch

1:30 p.m. - 5:00 p.m.

Effective Council Techniques
Scott C. Paine, Ph.D., Director, Leadership Development & Education,
FLC University, Florida League of Cities

3:00 p.m.

Refreshment Break

5:00 p.m.

Adjourn for the day

Saturday, June 3, 2017

7:30 a.m.

Continental Breakfast

8:00 a.m. - 11:30 a.m.

Taxes and Other Sources of Revenue
TBD

9:45 a.m.

Refreshment Break

11:30 a.m. - 1:00 p.m.

Lunch on your own

1:00 p.m. - 5:00 p.m.

Budgeting and Accounting
TBD

2:30 p.m.

Refreshment Break

5:00 p.m.

Adjourn for the day

Sunday, June 4, 2017

7:30 a.m.

Continental Breakfast

8:00 a.m. - 9:45 a.m.

Understanding Intergovernmental Relationships in Florida
Lynn Tipton, Director, FLC University, Florida League of Cities

9:45 a.m.

Refreshment Break

10:00 a.m. - 12:00 p.m.

Florida's Ethics Law
Jay Daigneault, Partner, Trask • Daigneault, LLP;
Randy D. Mora, Attorney, Trask • Daigneault, LLP

12:00 p.m. - 1:00 p.m.

Group Lunch

1:00 p.m. - 3:00 p.m.

How to Comply with Public Meetings and Public Records Laws
Jay Daigneault, Partner, Trask • Daigneault, LLP;
Randy D. Mora, Attorney, Trask • Daigneault, LLP

3:00 p.m.

Program concludes

Lottier, Christine

From: EVENT PLANNING (TAL) <EVENTPLANNING-TAL@flcities.com>
Sent: Tuesday, December 13, 2016 11:53 AM
To: Lottier, Christine
Cc: Harris, Bill; hhogarth@flcities.com
Subject: June 2017 Institute for Elected Municipal Officials Registration Confirmation for Bill Harris (34710)

Follow Up Flag: Follow up
Flag Status: Flagged

June 2017 Institute for Elected Municipal Officials

700 N. Westshore Blvd.
Tampa, FL 33609

Dear Bill Harris,

Thank you for registering for the June 2017 Institute for Elected Municipal Officials. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration. If you paid by credit card, payment information will be detailed below.**

Contact Information:

Heidi S. Hogarth
Meeting Planner
(850) 222-9684
hhogarth@flcities.com

Notes:

HOTEL INFORMATION: Reservations can be made by contacting **1-813- 289-8200** and ask for the **Florida League of Cities rate** . Rooms are available for IEMO participants at the special rate of **\$115.00/night**. The hotel cut-off date for reservations is **May 15, 2017**. A credit card or first night's deposit is required to guarantee reservations.

SCHEDULE: IEMO training begins Friday, June 2, at 8:00 a.m. and ends Sunday, June 4, at 3:00 p.m. Meeting rooms may be chilly, so please bring a jacket or sweater. Participants are also encouraged to bring copies of their city budget, CAFR or most recent financial statements for the Saturday classes.

Registrant Information:

Registration Date 12/13/2016

Name Bill Harris

Nickname Bill

Title Vice Mayor

Affiliation Dania Beach

E-mail bharris@daniabeachfl.gov

Your Itinerary:

Registration Fee (1) \$300.00

Total \$300.00

Payments \$300.00

Balance \$0.00

<i>Region</i>	<i>Kids Stay Free</i>	<i>Kids Eat Free</i>
United States, Canada, Central America, South America, Mexico, Caribbean	12 and Under	12 and Under
Greater China	Under 12	12 and Under
Europe	Under 12	12 and Under
Rest of World	Under 12	12 and Under

Free High-Speed Internet

Wired Internet Available in Rooms and Suites.

Standard wired Internet service is free for all IHG® Rewards Club members

Wireless Internet Available in Rooms, Suites, Business Center, Public Areas and Meeting Spaces.

Standard Wireless Internet service is free for all IHG® Rewards Club members

Shuttle/ Parking

Hotel offers complimentary shuttle within 3 miles of the hotel. This distance includes transportation to International Plaza , 2 blocks from Raymond James Stadium, Steinbrenner Field and office space in the Westshore Distict. Runs 4:30am to Midnight

Complimentary Local Area Shuttle

Hours Of Operation From 5:00 AM-To 12:00 AM

Complimentary Airport Shuttle Service Available For: Tampa International Airport

**RESERVATION INFORMATION**

Confirmation Number **63867754**
Arrival **06-01-17**
Departure **06-05-17**
No. of Guests **1/0**
No. of Rooms **1**

Our Checkin time is 3:00pm and Our Checkout time is 12:00pm

RATE INFORMATION

Room Description **King Leisure**
Rate Plan **115.00**
Additional Rate Details **12% Tax**

GUEST INFORMATION AND BOOKING REQUIREMENTS

Name **Bill Harris**
Address **United States**

Membership Type
Membership Number
Email **clottier@daniabeachfl.gov**
Phone Number
Credit Card Type **Visa**

Please cancel 24 hours prior to your arrival to avoid one night's room and tax charge

Thank you for choosing the Holiday Inn Tampa Westshore Airport. We look forward to having you as our guest.

Best regards,

Reservations Office
1-800-315-2621

700 N. Westshore Blvd.
Tampa, FL 33609
Telephone: (813) 289-8200 Fax: 813-227-4466

United States | English (javascript://)

MileagePlus: Sign in or join
<https://www.united.com/web/en-US/apps/account/account.aspx>

Total	\$227.30
1 adult (18-64)	\$185.02
Taxes and fees (#)	\$42.28
Total	\$227.30

Earn 50,000 Bonus Miles

Plus \$50 statement credit
after first purchase

[Learn more](#)



You Pay Today	\$227.30
Card Statement Credit	-\$50.00
Total After Statement Credit	\$177.30

Trip summary

Thu, Jun 01, 2017

[Edit search \(#\)](#)[Continue](#)

6:59 pm	8:16 pm	Nonstop
Fort Lauderdale, FL, US (FLL)	Tampa, FL, US (TPA)	1h 17m total (#)

UA 3092 Saab 340/340B
 Operated By Silver Airways

[Revise flight \(#\)](#)[Details \(#flight-details-1\)](#)[Seats \(#seatmap-details-1\)](#)

Sun, Jun 04, 2017

7:50 pm	9:06 pm	Nonstop
Tampa, FL, US (TPA)	Fort Lauderdale, FL, US (FLL)	1h 16m total (#)

UA 3059 Saab 340/340B
 Operated By Silver Airways

[Revise flight \(#\)](#)[Details \(#flight-details-2\)](#)[Seats \(#seatmap-details-2\)](#)

View fare rules and restrictions (<https://www.united.com/ual/en/us/flight-search/book-a-flight/farerule/fareruledisplay/rev?CartId=ZEE4B618-58A6-4B25-A338-7A4AE716E1A9>)
 Additional baggage charges may apply (<https://www.united.com/CMS/en-US/travel/Pages/CheckedBaggage.aspx>)

Award miles shown are the miles that can be earned for this flight. Mileage accrued will vary depending on the terms and conditions of your frequent flyer program. United MileagePlus mileage accrual and other benefits of MileagePlus associated with air travel are subject to the rules of the MileagePlus program.

You will not earn PQD or award miles for the full amount of the displayed price for these itineraries because the U.S. Federal Transportation tax is not eligible to earn PQD or miles.

The award miles and Premier qualifying dollars displayed are calculated using the base fare and any applicable carrier-imposed surcharges for the itinerary. The initial calculation of MileagePlus earnings in the flight search results may be different than the final calculation shown on the Review Trip Itinerary page.

Carrier-imposed International surcharge and airport facility fees are subject to change.

Certain countries require that the passenger cabins of aircraft be treated with insecticides. For additional information and a list of those countries, please visit the

(<http://www.dot.gov/office-policy/aviation-policy/aircraft-disinsection>)

U.S. Department of Transportation's disinsection website requirements)

For purchases made in **Colombia**, customers have the following Rights of Withdrawal and/or Retraction:

Right of Withdrawal: You can cancel travel up to 24 hours before the scheduled flight departure. If you cancel your reservation, United will refund your purchase, but may keep up to 10% of the fare. The Right of Withdrawal does not apply to promotional fares, so please refer to the fare rules for your ticket.

Right of Retraction: When you purchase a ticket through a United Customer Contact Center or on united.com, you can cancel your reservation within 48 hours after purchase and request a refund as long as the cancellation is completed at least 15 days before the scheduled flight departure. If you cancel your reservation, United may keep \$50 or up to 10% of the fare, plus nonrefundable taxes and administrative service charges.

FY 2017 Per Diem Rates for Tampa / St. Petersburg Florida

(October 2016 - September 2017)

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

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

The following rates apply for Tampa / St. Petersburg Florida

Primary Destination (1, 2)	County (3, 4)	Max lodging by Month (excluding taxes)												M&IE (5)
		2016			2017									
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Tampa / St. Petersburg	Pinellas / Hillsborough	\$114	\$114	\$114	\$147	\$147	\$147	\$114	\$114	\$114	\$114	\$114	\$114	\$54

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

The separate amounts for breakfast, lunch and dinner listed in the chart are provided should you need to deduct any of those meals from your trip voucher. For example, if your trip includes meals that are already paid for by the government (such as through a registration fee for a conference), you will need to deduct those meals from your voucher. Refer to Section 301-11.18 of the Federal Travel Regulation for specific guidance on deducting these amounts from your per diem reimbursement claims for meals furnished to you by the government. Other organizations may have different rules that apply for their employees; please check with your organization for more assistance.

The table lists the six M&IE tiers in the lower 48 continental United States (currently ranging from \$51 to \$74). If you need to deduct a meal amount, first determine the location where you will be working while on official travel. You can look up the location-specific information at www.gsa.gov/perdiem. The M&IE rate for your location will be one of the six tiers listed on this table. Find the corresponding amount on the first line of the table (M&IE Total) and then look below for each specific meal deduction amount.

The table also lists the portion of the M&IE rate that is provided for incidental expenses (currently \$5 for all tiers).

Total	Continental Breakfast/ Breakfast	Lunch	Dinner	IE
\$51	\$11	\$12	\$23	\$5
\$54	\$12	\$13	\$24	\$5
\$59	\$13	\$15	\$26	\$5
\$64	\$15	\$16	\$28	\$5
\$69	\$16	\$17	\$31	\$5
\$74	\$17	\$18	\$34	\$5

This table lists the amount federal employees receive for the first and last calendar day of travel. The first and last calendar day of travel is calculated at 75 percent.

Total	First & Last Day of Travel
\$51	\$38.25
\$54	\$40.50
\$59	\$44.25

RATE THIS PAGE

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Tamara James
DEPARTMENT: City Commission
LOCATION: Tampa, Florida
TRIP/TRAINING DATE: June 1 - June 4, 2017
PURPOSE: Florida League of Cities Institute for Elected Municipal Officials (IEMO)

CHECK ONE ☐ Certification
☒ General Training
☐ License
☐ Other

Note any overnight or out of state travel events attended in the last 12 months:
 2017 FLC Legislative Action Days March 22-23, 2017

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

COST SUMMARY		
Expense	Description	Estimate
Registration	FLC IEMO Training	\$ 300.00
Lodging (3 nights @ \$115.00)	Holiday Inn Tampa Westshore	\$ 345.00
Airfare	Estimate - per United Airlines	\$ 300.00
Per Diem	M&IE	\$ 153.90
TOTAL EXPENSES		\$ 1,098.90

TOTAL ESTIMATED TRAVEL COST **\$ 1,098.90**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
	<i>Tamara James</i>	2/6/17
Department Director (print)	Signature	Date
Finance Director (print)	Signature	Date
Nicki Satterfield	<i>Nicki Satterfield</i>	2/6/17
City Manager (print)	Signature	Date
	<i>[Signature]</i>	

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	<i>Tania Stevens</i>	2/6/17

**City of Dania Beach
Travel Per Diem Calculator**

Traveler Name: Tamara James

Description of Trip: Florida League of Cities Institute for Elected Municipal Officials (IEMO)

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 54.00

Destination: Tampa, Florida

First Date of Travel 1-Jun-17

Last Date of Travel 4-Jun-17

	Travel				Travel		
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date				1-Jun-17	2-Jun-17	3-Jun-17	4-Jun-17
Breakfast 15%					\$ -	\$ -	
Lunch 35%					\$ -	\$ 18.90	
Dinner 50%					\$ 27.00	\$ 27.00	
Total Daily total =				\$ 40.50	\$ 27.00	\$ 45.90	\$ 40.50

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 40.50

Total Per Diem Due to Traveler \$ 153.90

Meal Exclusions			
Date	Meal Provided	Amount	
2-Jun-17	Breakfast	\$	8.10
2-Jun-17	Lunch	\$	18.90
3-Jun-17	Breakfast	\$	8.10

2017 Institute for Elected Municipal Officials Agenda (tentative)

June 2-4, 2017 Holiday Inn Tampa Westshore

Friday, June 2, 2017

8:00 a.m. - 8:30 a.m.

Registration/Continental Breakfast

8:30 a.m. - 9:00 a.m.

Introduction and Overview

9:00 a.m. - 12:00 p.m.

Structure and Function of Municipal Government in Florida
Lynn Tipton, Director, FLC University, Florida League of Cities

10:15 a.m.

Refreshment Break

12:00 p.m. - 12:30 p.m.

Public Officials' Liability
Ron Peters, Director of Risk Control, Florida League of Cities

12:30 p.m. - 1:30 p.m.

Group Lunch

1:30 p.m. - 5:00 p.m.

Effective Council Techniques
Scott C. Paine, Ph.D., Director, Leadership Development & Education,
FLC University, Florida League of Cities

3:00 p.m.

Refreshment Break

5:00 p.m.

Adjourn for the day

Saturday, June 3, 2017

7:30 a.m.

Continental Breakfast

8:00 a.m. - 11:30 a.m.

Taxes and Other Sources of Revenue
TBD

9:45 a.m.

Refreshment Break

11:30 a.m. - 1:00 p.m.

Lunch on your own

1:00 p.m. - 5:00 p.m.

Budgeting and Accounting
TBD

2:30 p.m.

Refreshment Break

5:00 p.m.

Adjourn for the day

Sunday, June 4, 2017 *Travel Day*

7:30 a.m.

Continental Breakfast

8:00 a.m. - 9:45 a.m.

Understanding Intergovernmental Relationships in Florida
Lynn Tipton, Director, FLC University, Florida League of Cities

9:45 a.m.

Refreshment Break

10:00 a.m. - 12:00 p.m.

Florida's Ethics Law
Jay Daigneault, Partner, Trask • Daigneault, LLP;
Randy D. Mora, Attorney, Trask • Daigneault, LLP

12:00 p.m. - 1:00 p.m.

Group Lunch

1:00 p.m. - 3:00 p.m.

How to Comply with Public Meetings and Public Records Laws
Jay Daigneault, Partner, Trask • Daigneault, LLP;
Randy D. Mora, Attorney, Trask • Daigneault, LLP

3:00 p.m.

Program concludes

Lottier, Christine

From: EVENT PLANNING (TAL) <EVENTPLANNING-TAL@flcities.com>
Sent: Tuesday, December 13, 2016 11:48 AM
To: Lottier, Christine
Cc: James, Tammie; hhogarth@flcities.com
Subject: June 2017 Institute for Elected Municipal Officials Registration Confirmation for Tamara James (34711)

Follow Up Flag: Follow up
Flag Status: Flagged

June 2017 Institute for Elected Municipal Officials

700 N. Westshore Blvd.
Tampa, FL 33609

Dear Tamara James,

Thank you for registering for the June 2017 Institute for Elected Municipal Officials. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration. If you paid by credit card, payment information will be detailed below.**

Contact Information:

Heidi S. Hogarth
Meeting Planner
(850) 222-9684
hhogarth@flcities.com

Notes:

HOTEL INFORMATION: Reservations can be made by contacting **1-813- 289-8200** and ask for the **Florida League of Cities rate** . Rooms are available for IEMO participants at the special rate of **\$115.00/night**. The hotel cut-off date for reservations is **May 15, 2017**. A credit card or first night's deposit is required to guarantee reservations.

SCHEDULE: IEMO training begins Friday, June 2, at 8:00 a.m. and ends Sunday, June 4, at 3:00 p.m. Meeting rooms may be chilly, so please bring a jacket or sweater. Participants are also encouraged to bring copies of their city budget, CAFR or most recent financial statements for the Saturday classes.

Registrant Information:

Registration Date 12/13/2016

Name Tamara James

Nickname Tamara

Title Mayor

Affiliation Dania Beach

E-mail tjames@daniabeachfl.gov

Your Itinerary:

Registration Fee (1) \$300.00

Total **\$300.00**

Payments \$300.00

Balance **\$0.00**

<i>Region</i>	<i>Kids Stay Free</i>	<i>Kids Eat Free</i>
United States, Canada, Central America, South America, Mexico, Caribbean	12 and Under	12 and Under
Greater China	Under 12	12 and Under
Europe	Under 12	12 and Under
Rest of World	Under 12	12 and Under

Free High-Speed Internet

Wired Internet Available in Rooms and Suites.

Standard wired Internet service is free for all IHG® Rewards Club members

Wireless Internet Available in Rooms, Suites, Business Center, Public Areas and Meeting Spaces.

Standard Wireless Internet service is free for all IHG® Rewards Club members

Shuttle/Parking

Hotel offers complimentary shuttle within 3 miles of the hotel. This distance includes transportation to International Plaza , 2 blocks from Raymond James Stadium, Steinbrenner Field and office space in the Westshore Distict. Runs 4:30am to Midnight

Complimentary Local Area Shuttle

Hours Of Operation From 5:00 AM-To 12:00 AM

Complimentary Airport Shuttle Service Available For: Tampa International Airport



1 888 HOLIDAY

Booked on ihg.com

Your Confirmation Number is **63869209**[PRINT CONFIRMATION](#)**Hotel Information**

Tampa Westshore - Airport Area
700 North Westshore Blvd
Tampa , Florida
United States 33609
Hotel Front Desk: 1-813-2898200

Hotel Stay Summary

Check-In Date: Thu Jun-01-2017

Check-Out Date: Mon Jun-05-2017

Room Type: KING LEISURE NON SMOKING

Number of Rooms: 1

Number of Persons: 1 Adults 0 Children

Reservation Price Summary

Best Price Guarantee – find a lower price for our hotels elsewhere and your first night is free.

Average Nightly Rate	\$ 115.00 USD
Price for 1 rooms 4 nights	\$ 460.00 USD
Total Tax ‡	\$ 55.20 USD
Service Charge ‡	\$ 0.00 USD
Estimated Total Price ‡	\$ 515.20 USD

Please Note:

- Only the reservation as entered into and confirmed by our system will be honored. Any written or printed confirmation that has been altered may be rejected by the hotel.
- ‡ As taxes and service charges may fluctuate from the time a reservation is made until the actual stay and during the actual stay, the Total Price is an estimate. Estimated price includes Room rate, Extra person charges, service charges, Total tax and Total hotel charges. Service charges are hotel-specific. Other hotel-specific charges may also apply. Check with hotel for details.
- As exchange rates may fluctuate from the time a reservation is made until the actual stay, the confirmed rate is guaranteed in the hotel's base currency.

Details of Your Stay

Rate Type: STANDARD RATE
Average Nightly Rate: \$ 115.00 USD per room, per night ☐
Rate Description: Institute for Electe
Deposit Required: A deposit of 1 night is due at time of booking.
Tax: 12% per night not included in rate effective 1 June, 2017 thru 5 June, 2017
Room Type: KING LEISURE NON SMOKING
 3 PERSON(S) MAX PER ROOM
Number of Rooms: 1
Number of Nights: 4
Number of Persons: 1 Adults 0 Children
Check-In Time: 03:00 PM
Check-Out Time: 12:00 PM
Modify or Cancel Policy: Canceling your reservation before 6:00 PM (local hotel time) on Wednesday, 31 May, 2017 will result in no charge. Canceling your reservation after 6:00 PM (local hotel time) on 31 May, 2017, or failing to arrive will result in forfeiture of your deposit. Taxes may apply. Failing to call or show before check-out time after the first night of a reservation will result in cancellation of the remainder of your reservation.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				JUN \$ 115.00 USD 1	\$ 115.00 USD 2	\$ 115.00 USD 3
\$ 115.00 USD 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	

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United States | English (javascript://)

MileagePlus: Sign in or join
(<https://www.united.com/web/en-US/apps/account/account.aspx>)

Total	\$227.30
1 adult (18-64)	\$185.02
Taxes and fees (#)	\$42.28
Total	\$227.30

Earn 50,000 Bonus Miles
Plus \$50 statement credit
after first purchase [Learn more](#)



You Pay Today	\$227.30
Card Statement Credit	-\$50.00
Total After Statement Credit	\$177.30

Trip summary

Thu, Jun 01, 2017

[Edit search \(#\)](#)[Continue](#)

6:59 pm Fort Lauderdale, FL, US (FLL)	8:16 pm Tampa, FL, US (TPA)	Nonstop 1h 17m total (#)
UA 3092 Saab 340/340B Operated By Silver Airways		
Revise flight (#)	Details (#flight-details-1)	Seats (#seatmap-details-1)

Sun, Jun 04, 2017

7:50 pm Tampa, FL, US (TPA)	9:06 pm Fort Lauderdale, FL, US (FLL)	Nonstop 1h 16m total (#)
UA 3059 Saab 340/340B Operated By Silver Airways		
Revise flight (#)	Details (#flight-details-2)	Seats (#seatmap-details-2)

View fare rules and restrictions (<https://www.united.com/ual/en/us/flight-search/book-a-flight/farerules/farerulesdisplay/rev?CartId=2EE4B618-58A4-4B25-A338-7A4AE746E1A9>)
Additional baggage charges may apply (<https://www.united.com/CMS/en-US/travel/Pages/CheckedBaggage.aspx>)

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(<http://www.dot.gov/office-policy/aviation-policy/aircraft-disinsection>)

U.S. Department of Transportation's disinsection website requirements)

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(October 2016 - September 2017)

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The following rates apply for Tampa / St. Petersburg Florida

Primary Destination (1, 2)	County (3, 4)	Max lodging by Month (excluding taxes)												M&IE (5)
		2016			2017									
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Tampa / St. Petersburg	Pinellas / Hillsborough	\$114	\$114	\$114	\$147	\$147	\$147	\$114	\$114	\$114	\$114	\$114	\$114	\$54

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

The separate amounts for breakfast, lunch and dinner listed in the chart are provided should you need to deduct any of those meals from your trip voucher. For example, if your trip includes meals that are already paid for by the government (such as through a registration fee for a conference), you will need to deduct those meals from your voucher. Refer to Section 301-11.18 of the Federal Travel Regulation for specific guidance on deducting these amounts from your per diem reimbursement claims for meals furnished to you by the government. Other organizations may have different rules that apply for their employees; please check with your organization for more assistance.

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The table also lists the portion of the M&IE rate that is provided for incidental expenses (currently \$5 for all tiers).

Total	Continental Breakfast/ Breakfast	Lunch	Dinner	IE
\$51	\$11	\$12	\$23	\$5
\$54	\$12	\$13	\$24	\$5
\$59	\$13	\$15	\$26	\$5
\$64	\$15	\$16	\$28	\$5
\$69	\$16	\$17	\$31	\$5
\$74	\$17	\$18	\$34	\$5

This table lists the amount federal employees receive for the first and last calendar day of travel. The first and last calendar day of travel is calculated at 75 percent.

Total	First & Last Day of Travel
\$51	\$38.25
\$54	\$40.50
\$59	\$44.25

RATE THIS PAGE

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Tamara James
DEPARTMENT: City Commission
LOCATION: Tallahassee, Florida
TRIP/TRAINING DATE: March 21 - March 22, 2017
PURPOSE: FLC Legislative Action Days and Florida League of Mayors Day

CHECK ONE
☐ Certification
☐ General Training
☐ License
☐ Other

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

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

COST SUMMARY		
Expense	Description	Estimate
Lodging (1 night @ \$214.00)	Doubletree by Hilton Tallahassee	\$ 214.00
Airfare	Estimate - per Travelocity	\$ 475.00
Per Diem	M&IE	\$ 81.00
Uber/Lyft	Estimate - Airport to City Hall	\$ 40.00
TOTAL EXPENSES		\$ 810.00
TOTAL ESTIMATED TRAVEL COST		\$ 810.00

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
	Tamara James	2/6/17
Department Director (print)	Signature	Date
Finance Director (print)	Signature	Date
NICKI SATTERFIELD	Nicki Satterfield	2/6/17
City Manager (print)	Signature	Date

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	Tania Stevens	2/6/17

**City of Dania Beach
Travel Per Diem Calculator**

Traveler Name: Tamara James

Description of Trip: FLC Legislative Action Days and Florida League of Mayors Day

Daily per diem rate enter FY 17 Per Diem Rate here): \$ 54.00

Destination: Tallahassee, Florida

First Date of Travel 21-Mar-17

Last Date of Travel 22-Mar-17

		Travel	Travel				
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date		21-Mar-17	22-Mar-17				
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =	\$ -	\$ 40.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 40.50

Total Per Diem Due to Traveler \$ 81.00

Meal Exclusions			
Date		Meal Provided	Amount
N/A			

Based on **1,419** traveler reviews

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At A Glance

Welcome to the DoubleTree by Hilton Hotel Tallahassee. Located in the heart of downtown Tallahassee, Florida the hotel is only 15 minutes from Tallahassee Regional Airport and provides a complimentary shuttle to and from the airport for guests. Our Tallahassee hotel is just steps from the Florida State Capitol, Florida Supreme Court, U.S. Federal Court, Leon County Civic Center, Ponce de Leon Park and many government offices and museums.

Enjoy close proximity to Florida State University, Florida A & M University and Doak Campbell Stadium. With a choice of 243 contemporary Tallahassee hotel rooms with one-king or two-queen beds, and several suites, you will find a range of great amenities including 32-inch flat screen TVs, high-speed WiFi, a large work desk with ergonomic chair and much more. Unlike some other Tallahassee hotels, our DoubleTree by Hilton hotel has an outdoor swimming pool with a sundeck, 24-hour complimentary fitness center, 24-hour complimentary business center and complimentary WiFi in all public areas.

Dine at Jacob's On The Plaza to savor steaks and fresh seafood. Order room service or grab a cup of coffee from the Starbucks open each morning in the hotel lobby. Host a meeting in more than 5,000 sq. ft. of event space including a preset Boardroom, ballroom and several conference rooms, which can accommodate up to 400 people. Close to all of Tallahassee's best attractions and government agencies, our Tallahassee hotel is the perfect choice for business and leisure guests.

Highlights

- Ideal location for a [hotel in Tallahassee FL](#), steps from the Capitol Complex and FSU campus
- 243 hotel rooms including several suites
- Great [Tallahassee hotel deals](#) available
- Full service onsite restaurant, bar and Starbucks® in the lobby
- Complimentary amenities include 24-hour fitness center, swimming pool and business center
- 5,000 sq. ft. of unique event space to accommodate up to 400 guests

What to do around here

The DoubleTree by Hilton Tallahassee is conveniently situated in the heart of downtown Tallahassee just six miles from Tallahassee Regional Airport and within close proximity to Florida State University, Florida A & M University and the State Capitol buildings. Enjoy an extensive shopping experience in diverse shopping venues such as Governor's Square Mall, which offers a host of specialty stores including Macy's, Dillard's, JC Penny and Sears. Visit the Museum of Florida History that is home to more than 40,000 artifacts and permanent exhibits which reflect upon Florida's rich history and detail the Civil War, Civil Rights, the Spanish arrival and settlement and Florida's industrial development. Enjoy the entertainment at the Leon County Civic Center or catch a football game at Doak Campbell Stadium. Spend an afternoon at the Tallahassee Automobile Museum and view over 130 rare cars, motorcycles and memorabilia. DoubleTree by Hilton Tallahassee will put you close to all that Tallahassee has to offer.

FLORIDA LEAGUE OF CITIES Legislative Action Days



Doubletree by Hilton Tallahassee

March 21-22, 2017

Hotel Reservation Deadline: February 17, 2017

Registration Deadline: March 7, 2017

TENTATIVE SCHEDULE*

MONDAY, MARCH 20

Ethics Training

1:00 p.m. - 5:00 p.m.

Sittig Hall at Kleman Plaza

TUESDAY, MARCH 21

Legislative Briefing

10:00 a.m. - 11:00 a.m.

Sittig Hall at Kleman Plaza

Registration Desk Open

11:00 a.m. - 2:00 p.m.

Doubletree Hotel

Legislative Luncheon

11:45 a.m. - 1:30 p.m.

Doubletree Hotel

Opening Remarks

Invocation & Welcome

Speakers to include various
House and Senate members

"Charge to the Delegates"

Susan Haynie, President, Florida
League of Cities; Mayor, City of
Boca Raton

Capitol Visits

1:45 p.m. - 5:00 p.m.

FLC Board of Directors Meeting

4:00 p.m. - 6:00 p.m.

Sittig Hall at Kleman Plaza

Reception

6:00 p.m. - 7:00 p.m.

3rd Floor of FLC Office at Kleman Plaza

WEDNESDAY, MARCH 22

Continental Breakfast with FLC Legislative Advocates

7:30 a.m. - 8:15 a.m.

Doubletree Hotel

Capitol Visits

8:45 a.m. - 12:00 p.m.

Florida League of Mayors Legislative Meetings/Issue Briefing

8:45 a.m. - 12:00 p.m.

Location to be determined

Florida League of Mayors Roundtable

12:00 p.m. - 2:00 p.m.

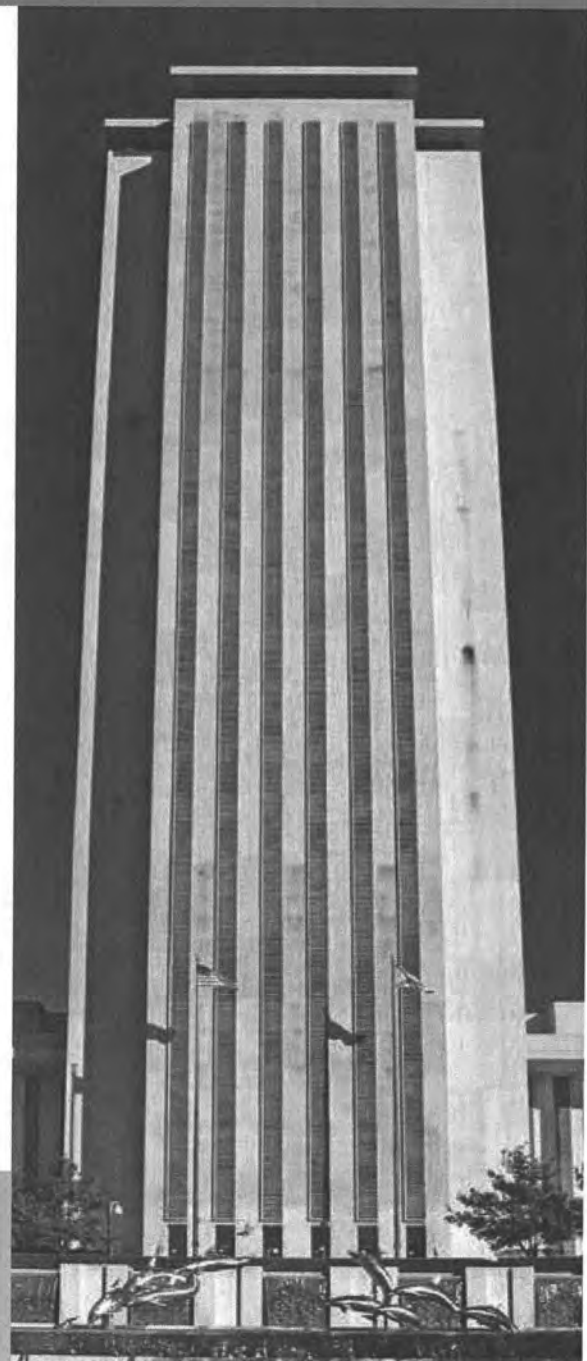
Sittig Hall at Kleman Plaza

Florida League of Mayors Board of Directors Meeting

2:30 p.m. - 3:30 p.m.

Sittig Hall at Kleman Plaza

*Subject to change



#HOMERULE



2017 FLC LEGISLATIVE ACTION DAYS

The Florida League of Cities' Legislative Action Days will be held **March 21-22, 2017**, in Tallahassee. Hotel space is limited in Tallahassee during session, so make your travel plans now!

Be part of this year's advocacy efforts as President Susan Haynie and the League's legislative team strategize and prepare for this critical session. You'll hear directly from key legislators on an array of important issues.

The event begins on **Tuesday, March 21**, with a legislative briefing at 10:00 a.m. in Sittig Hall, located at the FLC office, followed by a legislative luncheon from 11:45 a.m. until 1:30 p.m. at the Doubletree Hotel. Learn the latest on key issues affecting municipalities. After lunch, plan to visit the Capitol for scheduled meetings with your legislators. League staff will work with regional leagues to coordinate and schedule appointments. **Please be sure to indicate your local/regional league on the registration form below.**

There will be a reception on March 21 for all registrants, beginning at 6:00 p.m. at the FLC office. Share ideas with your city colleagues and legislators in a relaxed setting.

On **Wednesday, March 22**, plan to continue meetings with your legislators in the morning. While the legislative appointment schedule is expected to conclude around noon on Wednesday, feel free to stick around for committee hearings or other legislative events. Visit the League's website, flcities.com, for the latest legislative information.

Ethics Continuing Education Workshop in Tallahassee: If you are planning to be in Tallahassee on the Monday prior to Legislative Action Days, we are offering a four-hour ethics session on **March 20** from 1:00 p.m. until 5:00 p.m. It will be held at the FLC office in Sittig Hall. This class meets the state requirements for Ethics Continuing Education. To register for this course, please check the box on the registration form below. There is no charge for League members.

REGISTRATION FORM

Return the completed form by **March 7, 2017**, to Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757; email to hhogarth@flcities.com; fax to (850) 222-3806; or register online at flcities.com. Please type or print information requested. Complete one registration form per registrant; duplicate as needed. No registration fee is required; however, on-site registrants cannot be guaranteed for the meal function. The deadline for cancellations is **March 7, 2017**.

Name: Tamara First M.I. James Last
First Name or Nickname: Tamara Title: Mayor
(as you wish it to appear on your badge)
City or County Affiliation: City of Dania Beach Local/Regional League Affiliation: Broward League of Cities
Mailing Address: 100 West Dania Beach Blvd
City: Dania Beach State: Florida Zip: 33004
Phone: 954-924-6800 Email: cloftier@daniasbeachfl.gov
First-Time Attendee? ☒ Yes ☐ No
Will you be attending Monday's Ethics Workshop in Sittig Hall? ☐ Yes ☒ No
Will you be attending Tuesday's Legislative Briefing in Sittig Hall? ☐ Yes ☒ No
Dietary Restrictions: ☐ Yes ☒ No If "yes," specify dietary requirements: _____
Special Needs: ☐ Yes ☒ No If "yes," specify special requirements and notify hotel for special service: _____

Join your city colleagues from across Florida in the fight for Home Rule! You can view the League's 2017 Legislative Action Agenda at flcities.com.

HOTEL INFORMATION

DOUBLETREE BY HILTON TALLAHASSEE - 101 S. ADAMS ST.

Reservations: doubletree.hilton.com/en/dt/groups/personalized/T/THLAPDT-FLC-20170320/index.ihtml?WT.mc_id=POG. In addition, reservations can be made by calling the hotel at (877) 800-2652 and asking for the group name **Florida League of Cities** or group code **FLC**. The room block rate is **\$214/night**, single or double occupancy. Self-parking is \$12 per night; valet is \$15 per night. The cut-off date for making reservations is **February 17, 2017**, but please remember that the room block could sell out before this date and FLC cannot guarantee availability at any time. Reservations must be guaranteed by one night's deposit or a major credit card and cancellations must be made at least 24 hours prior to arrival.

FLORIDA MAYORS: Sign up today for these outstanding events!



FLORIDA LEAGUE OF MAYORS DAY

March 22, 2017 · Tallahassee

Register now! We need you in Tallahassee!

We are planning exciting activities for you in Florida's Capital City. We need you in Tallahassee to visit with your legislators and speak on issues of importance to Florida's cities. League staff will work with regional leagues to coordinate and schedule appointments. Please be sure to indicate your local/regional league on the registration form below. Additional information will be provided to you as the scheduled events are confirmed.

These events are being held in conjunction with the Florida League of Cities' Legislative Action Days, March 21-22, in Tallahassee, which you are encouraged to attend. [Click here](#) to view the Legislative Action Days registration brochure.

ACTIVITIES*

March 21

11:45 a.m. - 1:30 p.m.

**FLC Legislative Action Day
Legislative Luncheon**
Sittig Hall, Florida League of Cities' Building

6:00 p.m.

**Reception and other evening activities
(to be announced)**

Noon - 2:00 p.m.

**Florida League of Mayors'
Luncheon and Roundtable**

Sittig Hall, Florida League of Cities' Office Building

Working in coordination with the Florida League of Cities' Presidential Initiative, "Safe Cities, Safe Florida," we will present:

Statewide Security Infrastructure Funding

Assistant Commissioner of Public Safety Services Jennifer Pritt of the Florida Department of Law Enforcement will address information-sharing efforts in Florida and how the statewide network of fusion centers helps to enhance the safety of communities statewide.

Using Facebook to Communicate Before, During and After Disasters

Hear from a Facebook executive sharing tips and best practices on how local governments can use Facebook before, during and after disasters, including information on how to activate a "safety check" or create a "profile frame."

March 22 · Florida League of Mayors Day

8:45 a.m. - Noon

**Florida League of Mayors
VIP Talks/Legislative Meetings/
Issue Briefs**
Florida's Old Capitol Senate Chambers

Invited: Members of the Florida Cabinet, House and Senate leadership, and others. There will be discussions on key legislative issues that impact municipal government. A Florida League of Mayors Press Conference will also be held.

**Activities and times subject to change*

2:30 p.m. - 3:30 p.m.

**Florida League of Mayors' Board
of Directors Meeting**

Sittig Hall, Florida League of Cities' Building

Hotel Information: The host hotel, Doubletree by Hilton Tallahassee, is full. Listings for other properties can be found by [clicking here](#). During the legislative session, hotels book up quickly in Tallahassee. We encourage you to make your hotel reservation as soon as possible.

Please complete the following and return it to Jill Walker by **Friday, March 10**, via fax at (850) 222-3806 or email: jwalker@flicities.com

Name/Title: Tamara James - Mayor

City/Town/Village: City of Dania Beach

Local/Regional League: Broward League of Cities

Please check your response:

- ☒ Yes ☐ No I will attend the March 21 Reception
☒ Yes ☐ No I will attend the March 22 VIP Talks
☒ Yes ☐ No I will attend the March 22 Luncheon and Roundtable

If you have any questions, contact
Jill Walker at jwalker@flicities.com or
(850) 222-9684.

Lottier, Christine

From: DoubleTree by Hilton Confirmed <doubletreebyhilton@res.hilton.com>
Sent: Wednesday, February 01, 2017 1:06 PM
To: Lottier, Christine
Subject: Your 21 Mar 2017 Confirmation #84753701



RESERVE

PLAN

STAY

EXPLORE



**DoubleTree by Hilton Hotel
Tallahassee**
101 South Adams Street,
Tallahassee, FL 32301
T: 1 850-224-5000

Mar. 21, 2017 – Mar. 22, 2017
7
Confirmation Number: 84753701



*Tamara
James,*
see you on Mar 21, 2017



EXPLORE
Neighborhood



FIND US
Maps & Directions



DIG INTO
Dining



FOR YOUR
Convenience



**TAMARA JAMES,
ENJOY A SPECIAL ROOM
UPGRADE FOR ONLY**

\$8

SHOW MY CUSTOM UPGRADE



Your Room Information:

1 KING BED NONSMOKING

Rooms: 1**Guests:** 1 Adult**Check In:** Mar 21 3:00 PM**Check Out:** Mar 22 12:00 PM***Your Rate Information:***

FLORIDA LEAGUE OF

Rate per night

: 214.00 USD

Total for Stay per Room**Rate:** 214.00 USD**Taxes:** 26.75 USD**Total:** 240.75 USD**Total for Stay : 240.75 USD**

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you're away.*



We want to make sure your arrival is the perfect beginning to a relaxing stay, so let us prepare your room ahead of time with any extra touches that would make it feel more like home*.

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HHONORS**

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*Not available at all hotels.

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Rent a Car Today

Alamo enterprise National

RENT NOW

 We are a smoke-free hotel

COMMENTS AND REQUESTS:

IPO ALL CHARGES*PREVAILING PARKING RATES APPLY:

ADDITIONAL INFORMATION:

Tax:

- 7.50% per room per night
- 5.00% per room per night

- Self parking: 12.00/night

RATE RULES AND CANCELLATION POLICY:

- Your reservation is guaranteed for late arrival.
- Please contact us should you need to cancel your reservation.
- Cancellations are required by 4PM on Mar 20, 2017 local hotel time.
- Cancellation penalties may apply.

Hilton



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†Visit [hilton.com/hhonorstips](#) to learn more about our Best Price Guarantee.

** Service of alcoholic beverages is subject to state and local laws. Must be of legal drinking age. Hilton Requests Upon Arrival™ items are subject to availability.

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If you use a debit/credit card to check in, a hold may be placed on your card account for the full anticipated amount to be owed to the hotel, including estimated incidentals, through your date of check-out and such hold may not be released for 72 hours from the date of check-out or longer at the discretion of your card issuer.

If you need to MODIFY or CANCEL your reservation, [click here](#).

Any change to the arrival date, departure date or room type of this reservation is subject to the hotel's availability at the time the change is requested and may result in a possible rate change or an additional fee. For example, shortening or lengthening your reservation is subject to availability and may not be possible at a later date. For more information, please [click here](#) to see all the rules and restrictions applicable to this reservation.

This message and any attachments may contain confidential information. If it has been sent to you in error or if you have questions regarding your reservation, please contact Hilton Reservations and Customer Care at 1-800-222-TREE (8733), or [click here](#)

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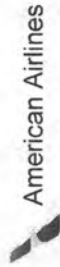


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Review your trip

Mar 21, 2017 From Fort Lauderdale - Hollywood Intl. (FLL)
To Tallahassee Regional (TLH)



6:10am FLL → 10:23am TLH 4h 13m, 1 stop CLT

Show flight and baggage fee details ▾

Mar 22, 2017 From Tallahassee Regional (TLH)
To Fort Lauderdale - Hollywood Intl. (FLL)



5:38pm TLH → 8:49pm FLL 3h 11m, 1 stop MCO

Show flight and baggage fee details ▾

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Our way of saying thanks for using Travelocity! - Details available on Flight confirmation

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Trip Summary

Traveler 1: Adult ✕ \$472.95
Flight \$403.12
Taxes & Fees \$69.83
Booking Fee \$4.00

Trip Total: **\$476.⁹⁵**
Travelocity Price Guarantee
Only 7 tickets left at this price!

Rates are quoted in US dollars

Important Flight Information

- Your flight is a combination of two one-way fares, each subject to its own rules and restrictions. [More Details](#)

Departure

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. A fee of \$200.00 per ticket is charged for itinerary changes. Name changes are not allowed.

Return

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. A fee of \$200.00 per ticket is charged for itinerary changes. Name changes are not allowed.

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Nice Job! You picked one of our best value flights.

Book now so you don't miss out on this price!

Mar 21, 2017

From Fort Lauderdale - Hollywood Intl. (FLL)
To Tallahassee Regional (TLH)



Silver Airways

7:00am
FLL



10:23am
TLH

3h 23m, 1 stop
TPA

Show flight and baggage fee details ▾

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✓ Free Cancellation within 24 hours!

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Trip Summary

Traveler 1: Adult ↗
Flight
Taxes & Fees
Booking Fee

\$144.14
\$112.87
\$31.27
\$7.00

Best Value

Trip Total: **\$151.14**
Travelocity Price Guarantee
Only 4 tickets left at this price!

Rates are quoted in US dollars

Important Flight Information

We want you to know the airline you're travelling with has the following restrictions regarding your flight.

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. A fee of \$200.00 per ticket is charged for itinerary changes. Name changes are not allowed.

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Review your trip

Mar 22, 2017

From

Tallahassee Regional (TLH)

To

Miami Intl. (MIA)

7:32pm

TLH

→

8:55pm

MIA

1h 23m, Nonstop

Show flight and baggage fee details ▾

◀ Change flights



Buy this flight and we will give you up to 54% off a hotel for your trip

Our way of saying thanks for using Travelocity! - Details available on Flight confirmation

Continue Booking

✓ Free Cancellation within 24 hours!

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Global Sites

3 people booked a flight from TLH to MIA for Mar 22 last month ✕

Trip Summary

Traveler 1: Adult ✕
Flight \$223.20
Taxes & Fees \$194.42
Booking Fee \$28.78
\$0.00

Trip Total: **\$223.20**
Travelocity Price Guarantee
Only 4 tickets left at this price!

Rates are quoted in US dollars

Important Flight Information

We want you to know the airline you're travelling with has the following restrictions regarding your flight.

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. A fee of \$200.00 per ticket is charged for itinerary changes. Name changes are not allowed.

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3 people booked a flight from TLH to MIA for Mar 22 last month x

Uber Estimate



Uber Fare from Miami International Airport to 100 W Dania Beach Blvd

AdChoices

Uber X

Uber Cities

Uber Cost

- **uberPOOL:** \$21-27
- **uberX:** \$28-37
- **uberXL:** \$62-82
- **LUX:** \$75-100
- **LUX SUV:** \$148-197

An uberPOOL car can pick you up in ~5 min.

Get **\$15** off this Uber ride with this [Uber promo code](#) in Miami. It's a safe and convenient way to get started with Uber for free.

The trip is **26.97 mile** (43.40 km) long and will approx. take **38 minutes**. Find the fare rates for [Uber Miami](#) on this page.

This **Uber estimate** between Miami International Airport and 100 W Dania Beach Blvd was created 0 seconds ago.

0

Facebook

0

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Twitter

* Fares in Miami may vary due to weather and traffic. This Uber trip is estimated to take 38 minutes. Our estimates do not include any discounts or promotions.

FY 2017 Per Diem Rates for Tallahassee Florida

(October 2016 - September 2017)

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

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

The following rates apply for Tallahassee Florida

Primary Destination (1, 2)	County (3, 4)	Max lodging by Month (excluding taxes)												M&IE (5)
		2016			2017									
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Tallahassee	Leon	\$98	\$98	\$98	\$117	\$117	\$117	\$117	\$98	\$98	\$98	\$98	\$98	\$54

Footnotes

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

Meals and Incidental Expenses (M&IE) Breakdown

The separate amounts for breakfast, lunch and dinner listed in the chart are provided should you need to deduct any of those meals from your trip voucher. For example, if your trip includes meals that are already paid for by the government (such as through a registration fee for a conference), you will need to deduct those meals from your voucher. Refer to Section 301-11.18 of the Federal Travel Regulation for specific guidance on deducting these amounts from your per diem reimbursement claims for meals furnished to you by the government. Other organizations may have different rules that apply for their employees; please check with your organization for more assistance.

The table lists the six M&IE tiers in the lower 48 continental United States (currently ranging from \$51 to \$74). If you need to deduct a meal amount, first determine the location where you will be working while on official travel. You can look up the location-specific information at www.gsa.gov/perdiem. The M&IE rate for your location will be one of the six tiers listed on this table. Find the corresponding amount on the first line of the table (M&IE Total) and then look below for each specific meal deduction amount.

The table also lists the portion of the M&IE rate that is provided for incidental expenses (currently \$5 for all tiers).

Total	Continental Breakfast/ Breakfast	Lunch	Dinner	IE
\$51	\$11	\$12	\$23	\$5
\$54	\$12	\$13	\$24	\$5
\$59	\$13	\$15	\$26	\$5
\$64	\$15	\$16	\$28	\$5
\$69	\$16	\$17	\$31	\$5
\$74	\$17	\$18	\$34	\$5

This table lists the amount federal employees receive for the first and last calendar day of travel. The first and last calendar day of travel is calculated at 75 percent.

Total	First & Last Day of Travel
\$51	\$38.25
\$54	\$40.50
\$59	\$44.25

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CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE ONE (1) FORD F-250 VEHICLE FOR THE PUBLIC SERVICES DEPARTMENT SEWER DIVISION, IN AN AMOUNT NOT EXCEED TWENTY NINE THOUSAND EIGHT HUNDRED SIXTEEN DOLLARS (\$29,816.00) FROM THE HUB CITY FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT NO. FSA160-VEL-24, SPECIFICATION NO.55 (VALID THROUGH SEPTEMBER 30,2017); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept: PUBLIC SERVICES	Acct #: 402-35-02-535-64-20	Amt: \$29,816.00
-----------------------	-----------------------------	------------------

Fund: SEWER AND WASTEWATER SERVICES FUND REPAIR ACCOUNT

Fiscal Impact/Cost Summary

Exhibits Attached

MEMO, RESOLUTION, EXHIBIT A- FLORIDA SHERIFFS' ASSOCIATION CONTRACT, 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: January 12, 2017

RE: Approval of a Resolution to Allow Purchase of One (1) Ford F-250 Pick Up Truck

Introduction and Background

The City has an aging fleet of service vehicles. The approved FY 2017 budget included replacement of one vehicle for the Sewer Division that is old and for which maintenance cost have started to rise. This resolution is to allow the purchase of (1) Ford-250 vehicle from Hub City Ford under the Florida Sheriffs' Association Contract No. FSA16-VEL-24.

Currently the City has a 2005 Ford F-250 Serial Number 1FT20P65EB72320 which is incurring high maintenance cost.

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

Funding for this purchase will be appropriated from the FY 2016-2017 Sewer and Wastewater Services Fund Account# 402-35-02-535-64-20 in the amount of (\$29,816.00).

Recommendation

The Public Services Department is recommending that the City Commission approve the purchase of (1) Ford-250 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. 2017-008

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE ONE (1) FORD F-250 VEHICLE FOR THE PUBLIC SERVICES DEPARTMENT SEWER DIVISION, IN AN AMOUNT NOT TO EXCEED TWENTY NINE THOUSAND EIGHT HUNDRED SIXTEEN DOLLARS (\$29,816.00) FROM HUB CITY FORD BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS' ASSOCIATION CONTRACT NO. FSA16-VEL-24, SPECIFICATION NO.55 (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 has a 2005 Ford F-250 vehicle, serial number 1FTSF20P65EB72320, which is incurring high costs for maintenance; and

WHEREAS, the Public Services Department recommends replacement of this vehicle and that it be declared surplus and of no further use to the City; and

WHEREAS, the Director of the Public Services Department has determined that a replacement vehicle can be purchased as the least cost to the City from Hub City Ford by utilizing the pricing under the Florida Sheriff's Association (FSA) Contract No. FSA16-VEL-24, Specification No.55, attached as Exhibit "A," a copy of which is made apart of and is incorporated into this Resolution by this reference;

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

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

Section 2. That the proper City officials are authorized to purchase one (1) Ford F-250 vehicle from Hub City Ford at a cost of Twenty Nine Thousand Eight Hundred Sixteen Dollars (\$29,816.00) by utilizing the pricing under the Florida Sheriffs’ Association (FSA) Contract No. FSA16-VEL-24 under Specification No.55 valid through September 30, 2017.

Section 3. That funding for this purchase shall be made available and appropriated from FY 2016-2017 Sewer and Wastewater Services Fund Repair Account No. 402-35-02-535-64-20.

Section 4. That the City Manager is authorized to purchase one (1) Ford F-250 vehicle and the City Commission authorizes the proper City officials to execute such documents as are necessary for the purchase of such vehicle.

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 February 14, 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

3/4 TON PICKUP TRUCK - 4X2 SPECIFICATION #55

2017 Ford F-250 SD (F2A)

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

ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00

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

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

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

VEHICLE:	F-250 SD (F2A)			
DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00

Order Code	Delete Options	Western & Northern & Central	Southern
58Y ¹	AM/FM stereo radio <i>Na with model upgrade¹</i>	\$20.00 ¹	NA
M57 ¹ 572 ²	Air conditioning	\$300.00 ¹	\$100.00 ²
66D ¹ 66D ²	Cargo box and rear bumper <i>PICKUP BOX DELETE (66D) (Included with Body Options) Optional XL and XLT Pickups, Incomplete vehicle package – req. further manufacture and certification by a final stage manufacturer. In addition, Ford urges manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builder's Layout Book (and applicable supplements). Not available with: 20" Wheels and Tires, FX4 Off-Road Package (17X) Deletes: Pickup Box and Tie-down hooks, Tailgate, Rear bumper, Spare wheel, tire, carrier and jack, 7/4 Pin Connector, Center High-mounted Stop Lamp (CHMSL) (59H) (only on vehicles over 10,000 lbs. Gross Vehicle Weight Rating) Options Available: Center High-mounted Stop Lamp¹</i>	\$100.00 ¹	\$275.00 ²
51X ¹	Full size spare tire and rim	\$50.00 ¹	NA

Order Code	Add Options	Western & Northern & Central	Southern
99T ¹ 97T ²	Engine upgrade - specify <i>6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20/TorqShift® Six-Speed Automatic w/SelectShift® Automatic (6R140)¹</i> <i>6.7L V-8 DIESEL ENG²</i>	\$8,594.00 ¹	\$8,594.00 ²
98R* ¹ 98R ²	Engine upgrade - specify <i>Operator Commanded Regeneration with Active regeneration Inhibit (req. 99T). The DPF requires periodic maintenance, called regeneration, for proper diesel emissions control. The vehicle will automatically initiate this maintenance process with a Passive or Active Regeneration depending on the operational use and how much it is driven at speeds above 30 mph. The vehicle may be equipped with Operator Commanded Regeneration (OCR) designed for applications where the vehicle is rarely, if ever, driven above 15–20 mph.¹</i> <i>OPERATOR COMMANDED REGENERATION (REQ 607L V-8 DIESEL ENG) ²</i>	\$249.00 ¹	\$249.00 ²
98F ¹ 98F ²	Bi-fuel model - specify <i>CNG/Propane GASEOUS ENGINE PREP Requires: 6.2L Gas Engine Includes Hardened Engine Intake Valves and Valve Seats, Bi-Fuel intake manifold, NOTE: This package does not include CNG/Propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/Propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. FMCo does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or Propane fuel. Ford does not represent that a vehicle converted to use CNG or Propane will comply with all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (body-builder, or subsequent stage manufacturer) to determine compliance.¹</i> <i>GASEOUS PREP ENG (6.2L GAS ENG ONLY) ²</i>	\$314.00 ¹	\$314.00 ²
98F ¹ 98F ²	CNG model - specify <i>CNG/Propane GASEOUS ENGINE PREP Requires: 6.2L Gas Engine Includes Hardened Engine Intake Valves and Valve Seats, Bi-Fuel intake manifold, NOTE: This package does not include CNG/Propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/Propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide. FMCo does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or Propane fuel. Ford does not represent that a vehicle converted to use CNG or Propane will comply with all applicable U.S. or Canadian safety standards. It is</i>	\$314.00 ¹	\$314.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00
	the responsibility of the final stage manufacturer (body-builder, or subsequent stage manufacturer) to determine compliance. ¹ GASEOUS PREP ENG (6.2L GAS OMLY) ²			
CNG ¹ 98F-CNG ²	CNG conversion (discuss with dealer) * REQUIRES 6.2L V8 Engine, AND 98F; includes freight transfer * SULEV Systems, OBD - II Compliant CARB & EPA Certified, Dedicated and Bi-Fuel Systems Available , In-Bed and Underbody Packages Available, Standard CNG Systems 24 GGE ¹ GASEOUS PREP ENG (6.2L GAS ONLY) ²			\$11,850.00 ¹ \$13,996.00 ²
LPG ¹ 98F-LPG ²	LPG conversion (discuss with dealer) Roush clean tech Under Bed Tank 21 gal gge. Includes additional transportation. Must add 98F & 31p-D9E Ford Ship through at \$132 ¹ GASEOUS PREP ENG (6.2L GAS ONLY) ²			\$11,850.00 ¹ \$13,996.00 ²
86M ¹	Battery, auxiliary HD Dual Batteries (78 Amp.) on 6.2L Gas. FOR optional battery mounted in service body compartment use \$596 which includes proper battery cabling and battery box. ¹ DIESEL ENG ONLY ²			\$209.00 ¹ Std ²
	Increase to 9,200 lbs. GVWR 9950# gvw ¹			Std ¹ Std
52B ¹ 52B ²	Electric brake controller Trailer Brake Controller (TBC) (Verified to be compatible w/select Electric over hydraulic brakes; 7 & 4-way combo trailer tow socket and bracket deleted w/66D Pickup Box Delete; Std. on DRW; includes Smart Trailer Tow Connector) Included in model upgrade package XLT. ¹			\$269.00 ¹ \$269.00 ²
	Traction control AdvanceTrac® with RSC® (Roll Stability Control™) ¹ ADVANCE TRAC WITH RSC ²			Std ¹ Std ²
X3E ¹ X3E ²	Limited slip differential Electronic Locking Differential 3.73. With Diesel Engine use (x3h)3.31 Ratio at \$389 ¹			\$389.00 ¹ \$389.00 ²
F2A.603A ¹ 603A ²	Manufacturer's model upgrade package (specify pkg. bid) All XL content, plus: BoxLink (includes four (4) premium locking cleats) Bumper – front & rear, chrome, Grille two bar, bright chrome Wheels, 4.2" LCD Productivity Screen in Cluster, Floor covering – color-coordinated, full carpet, Floor mats carpet, Power Equipment, power tailgate lock* Front, high-series cloth 40/20/40 split bench under-seat storage, w/center armrest, cupholder and storage driver and passenger w/covered mirrors* Windows – rear, fixed privacy glass* Mirrors – manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals, Rear View Camera, Remote keyless entry and Perimeter, anti-theft alarm, Cruise control (steering wheel-mounted), SYNC, 4.2" LCD Center screen, AppLink, USB port *AM/FM Single-CD/MP3 SiriusXM®, Trailer Brake Controller (incl. Smart Trailer Tow Connector) ¹ XLT PKG ²			\$4,400.00 ¹ \$4,204.00 ²
LS ¹	Seat trim upgrade - specify Vinyl 40/Mini-Console/40 (Regular Cab only), manual lumbar (driver's side only) ¹			\$354.00 ¹ NA
90L ¹ 90L ²	Power windows/door locks Available on XL; standard on XLT. Not available with: Air conditioning delete (M57-572) Includes: Accessory delay Manual-telescoping, manual-folding trailer tow mirrors with power/heated glass, heated convex spotter mirrors, integrated clearance lamps/turn signals (XL and XLT only) MyKey Perimeter alarm Power front windows with one-touch-up/-down, Power locks, Remote Keyless SecuriLock PATS. Deletes: Passenger-side lock cylinder. ¹			\$914.00 ¹ \$914.00 ²
525 ¹ 525 ²	Speed control/tilt steering wheel Tilt wheel is Standard. Speed control included with model upgrade package and 96v/ OR 17s ¹			\$234.00 ¹ \$234.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00
4S ¹ LS ²	Bucket seats in lieu of bench seat <i>Cloth 40/Mini-Console/40, manual lumbar (driver's side only)</i> ¹ <i>40/CONSLOE/40 VIVYL</i> ²			\$514.00 ¹ \$354.00 ²
AS ¹ AS ²	40/20/40 seat in vinyl <i>HD Vinyl 40/20/40 Split Bench w/center armrest, cupholder and storage, manual lumbar (driver's side only)</i> ¹			Std ¹ Std ²
1S ¹ 1S ²	40/20/40 seat in cloth <i>Cloth 40/20/40 Split Bench w/center armrest, cupholder and storage, manual lumbar (driver's side only). With upgrade package (3S) Included: Cloth 40/20/40 split bench, 20% locking center under-seat storage, w/center armrest, cupholder and storage, four-way adjustable driver/passenger headrests, manual lumbar (driver's side only)</i> ¹			\$99.00 ¹ \$99.00 ²
16F ¹	Carpet in lieu of rubber floor covering <i>Floor Covering, color-coordinated full carpet with floor mats (reqs. STX Appearance Pkg. ADD \$1179: STX APPEARANCE PACKAGE (17S) Availability: Optional on XL Not available with: XL Value Package (96V) Includes: AM/FM Stereo Single-CD/MP3 player (speakers; four (4) with Regular Cab, six (6) with SuperCab and Crew Cab Bright Chrome Grille, Bright Hub Covers (SRW only), Chrome Front and Rear Step Bumpers, Cruise Control (steering wheel-mounted), STX Fender Vent Badge, 18" Sparkle Silver Painted Cast Aluminum Wheels (648) (F-250/F-350 SRW)</i> ¹ <i>UPGRADE PKG</i> ²			\$59.00 ¹ NC ²
16S ¹	Floor mats <i>All Weather Mats, requires upgrade package. Carpet mats included in upgrade packages. For Weathertech floor liners use \$229</i> ¹ <i>WEATHER TECH FLOOR NATES</i> ²			\$89.00 ¹ \$396.00 ²
TINT ¹ TN-TG ²	Deep tinted glass <i>(924) Rear privacy glass included with model upgrade and (435) option. Option is for dealer installed privacy tint.</i> ¹			\$209.00 ¹ \$396.00 ²
	Sliding rear window			NA NA
585 ¹ 585 ²	AM/FM radio with single CD <i>AM/FM Stereo Single-CD/MP3 Player (includes aux audio input jack) (speakers; four (4) with Regular Cab)</i> ¹			\$274.00 ¹ \$274.00 ²
	On-Star			NA NA
39S ¹ 39S ²	Satellite radio <i>Req. 91M SYNC® at \$364 (add CD Radio 585 for \$274 as required by sync) Included in XLT model vehicle.</i> ¹ <i>REQ UPGRADE PKG (603A XLT PKG)</i> ²			\$184.00 ¹ NC ²
3K ¹ AK-KF ²	Additional Key(s) or Key Fob(s) when applicable <i>Extra ignition/ door Key per vehicle by Key Code. Additional Remote available where applicable for an additional \$200. Use \$340 when ordering extra key and 90L or XLT model.</i> ¹			\$140.00 ¹ \$275.00 ²
	Side air bags			Std Std
18B ¹ 18B ²	Cab steps <i>Black Platform Running Boards.</i> ¹			\$319.00 ¹ \$319.00 ²
LSL ¹ LH6 ²	Left-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed <i>Unity Brand. For remote operated Go-Light (specify location for mounting: cab or body area pole mounted) use \$649</i> ¹			\$495.00 ¹ \$696.00 ²
2SL ¹ LH-RH6 ²	Left & right-hand pillar mounted 6" spotlight with clear halogen bulb, dealer installed <i>Unity Brand. For remote operated Go-Light (specify location for mounting: cab or body area pole mounted) use \$649</i> ¹			\$796.00 ¹ \$896.00 ²

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DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00
VV ¹ VVSS ²	Vent visors - stick-on style		\$175.00 ¹	\$144.00 ²
RS ¹ RSFS ²	Rainshields - flange style		\$175.00 ¹	\$144.00 ²
BS ¹ BS ²	Bug shield		\$175.00 ¹	\$396.00 ²
	Trailer tow mirrors <i>Manual Tow mirrors std. (54k) Manually Telescoping, Folding Trailer Tow Mirrors with Power/Heated Glass, Heated Convex Spotter Mirror, Integrated Clearance Lamps/Turn Signals) included wth 90L</i> ¹		Std ¹	Std
WGG ¹ WGG ²	Wrap-around grille guard <i>Full Wrap around Grill Guard, Sterling or Warn brand. Includes winch plate. Requires 67h HD service suspension package at \$124: Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR).</i> ¹		\$1,296.00 ¹	\$1,696.00 ²
62x ¹ HDATB ²	Heavy duty aluminum tool box <i>Factory toolbox requires upgrade package XLT. NA with XL Base Vehicle. Aluminum toolbox, Single Lid locking; Delta, American, or Equal is available on all series; dealer installed \$450</i> ¹		\$529.00 ¹	\$496.00 ²
85L ¹ 85L ²	Bedliner <i>Plastic Drop in liner</i> ¹		\$349.00 ¹	\$349.00 ²
85S ¹ 85S ²	Spray-on bedliner for pick-up truck (Rhino, Line-X or approved equivalent) <i>For Linex Brand HD Bed liner, use \$575, Code LINX</i> ¹		\$494.00 ¹	\$494.00 ²
TBM ¹ TBM ²	All terrain tread tires <i>LT245/75R17E BSW A/T</i> ¹ <i>LT245/75R17E BSW A/T</i> ²		\$164.00 ¹	\$164.00 ²
N2 ¹ NFT ²	Nitrogen filled tires including spare tire		\$245.00 ¹	\$199.00 ²
SpaceKap ¹ STC ²	Steel truck cap <i>SpaceKap - 8' Compak (Transferable Service Body). Body can be placed in any 8' truck bed. Easily transferable. Also available for 6' truck bed. Add Contractor Bin Pkg for \$1,435. Add Service Pkg for \$2,885.</i> ¹		\$8,990.00 ¹	\$6,996.00 ²
	Tow hooks		Std	Std
LG12 ¹ 12LB-LG ²	1,200 lb. lift gate <i>Thieman or Tommy Gate for Pickup bed or Service Body</i> ¹		\$2,996.00 ¹	\$3,696.00 ²
8kw* ¹ 8LB-W ²	8,000 lb. winch with remote <i>Warn Winch with Remote. Requires WGG: Grill Guard with winch plate. Options available at different ratings.</i> ¹		\$1,285.00 ¹	\$1,696.00 ²
HD TOW ¹ TTP ²	Trailer towing package, to include heavy duty flashers, wiring for trailer plug (7 prong round), and class IV frame mounted trailer hitch with 2" square removable receiver, 1" shank with 2" ball. Does not include trailer tow mirrors. May be dealer installed. <i>Includes all manufacturer's standard towing components; exceeds spec. Upgrades to complete package with 2.5" receiver with sleeve and hardware (solid HD shank and solid Pin&Clip). For pintle ball combination add \$245. Tow mirrors are standard equipment. Recommend Locking differential and factory electric brake controller integrated into dash. Specify if 6 way or custom plug (wiring) to be added.</i> ¹		\$725.00 ¹	\$92.00 ²
LINX SB ¹ SOBU ²	Spray-on bedliner for utility body <i>For rear bumper add \$100. For Drop down doors both sides add \$175. HD LINEX Brand.</i> ¹ <i>INC TOP OF BODY& REAR BUMPER</i> ²		\$855.00 ¹	\$896.00 ²

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DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD	
ZONE:	★ Western	★ Northern	★ Central	★ Southern	
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00	
RSB C2 ¹ UB ²	Knapheide, Reading or approved equivalent utility body - specify <i>Reading Classic II: See (31b) Reading ship through. Flip top lids add \$900. A60 coasting weight pressed steel diamond plate floor and tailgate inner panel, slam action tail gate, pooched bumper, HD compartment 18g a doors, rectangular rear lighting. Includes 66D bed credit. ¹</i> <i>KNAPHEIDE OR READING BODY ²</i>			\$5,875.00 ¹	\$5,896.00 ²
KSB 696J ¹ 14G-SB ²	Manufacturer's standard service unibody, 14 gauge construction - specify. May be dealer installed. (NOTE: If you are ordering a service body, we are advising you to contact your awarded vendor.) <i>Knapheide Brand 696J service body. See (31v) Factory Knapheide ship through. Fliptop lids add \$800, master locks add \$500, cabinet lights \$500,power locks \$850. NA with PC. Rugged 14gauge two-sided A-40 galvanized steel body shell with a six year warranty. Complete undercoating provides an additional layer of corrosion protection.Double panel door construction combined with stainless steel rotary latches. Includes 66D bed credit¹</i>			\$5,500.00 ¹	\$5,896.00 ²
RSB SL ¹ 18G-SB ²	Manufacturer's standard service modular body, 18 gauge construction - specify. May be dealer installed. (NOTE: If you are ordering a service body, we are advising you to contact your awarded vendor.) <i>Reading sl series SLU98asw with complete stainless steel rotary locks with paddle handles or stainless steel 3point t-handle locks exclusive dual-pro door seal system stainless steel bolt-on block hinges seamless wheelhouse panel incandescent stop, tail, turn and clearance lightslam action tailgate with diamond pattern facer, and stainless steel knee brace hardware. See (31b) Reading ship through. flip top lids add \$900. Includes 66d bed credit. ¹</i>			\$5,350.00 ¹	\$6,196.00 ²
PC ¹	Powder coating for utility body <i>Reading Brand only ¹</i> <i>READING ONLY ²</i>			NC ¹	Std ²
FTC ¹ FTC ²	Fiberglass tonneau cover (painted to match) <i>May substitute Retrax bedcover: • One Piece Polycarbonate Construction • Front Cover Remains Flush With Rolling Cover • Low Profile Design • Opens and Closes Easily With One Hand • Sealed Ball-Bearing Roller Design • No Pull Straps, Velcro, Snaps or Springs • Clamp-on Design • Key Lockable In Any Position • Secures Your Valuable Cargo • Unlimited Hauling Flexibility • Strong Enough To Stand On • UV Protected • No Maintenance • Great For 5th Wheel Towing • Limited Lifetime Warranty ¹</i>			\$1,495.00 ¹	\$1,696.00 ²
FCHT ¹ FCHT ²	Fiberglass cab high topper with front, side and rear windows (painted to match) <i>A.R.E. V Series Fiberglass Topper (5.5' to 8' Bed). Includes front, side, and rear windows. ¹</i>			\$1,715.00 ¹	\$1,896.00 ²
942 ¹ 942 ²	Daytime running lights <i>Permanent Daytime Running Lamps (942) replace the standard Daytime Running Lamps (DRL - On/Off Cluster Controllable) ¹</i>			\$44.00 ¹	\$44.00 ²
DRL ¹	Immobilize daytime running lights <i>(On/Off Cluster Controllable) ¹</i>			Std ¹	NA
CS ¹ CSH ²	Cab shield headache rack (protects back of cab) <i>Solid Steel Bulkhead with Mesh Window. Use \$450 when taking credit for stake front. For lighting plates add \$225 ¹</i>			\$545.00 ¹	\$1,296.00 ²
PRPU ¹ PREP ²	Pipe rack w/expanded metal basket over cab (for pickup bed) <i>Customizable options available ¹</i>			\$1,790.00 ¹	\$1,896.00 ²
PRSB ¹ PREU ²	Pipe rack w/expended metal basket over cab (for utility body) <i>Customizable options available ¹</i>			\$1,846.00 ¹	\$1,896.00 ²
SLR ¹	Single ladder rack side mounted (specify street or curbside) <i>Single Side ¹</i>			\$796.00 ¹	\$1,296.00
	Front license bracket <i>Dealer Installed: \$100 ¹</i>			Std ¹	Std

VEHICLE:	F-250 SD (F2A)			
DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00
76C ¹ 76C ²	Backup alarm, factory installed <i>Exterior Back up Chime</i> ¹			\$139.00 ¹ \$139.00 ²
BUA ¹ BAD ²	Backup alarm, dealer installed <i>Whelen, or Ecco Brand</i> ¹			\$139.00 ¹ \$124.00 ²
871 ¹ 871 ²	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - factory installed <i>Rear View Camera (Electrochromic Mirror w/video display on XL; XL with 96V Value Package, XLT and Lariat display in center stack Screen; NA w/66D Pick Up Box Delete or 557 Airbag Delete) FOR (873): \$199 Rear CHMSL Camera (display in center stack screen; includes LED Center High-mounted Stop Lamp (CHMSL) with Cargo Light and Rear Video Camera; NA w/Pickup Box Deleted (66D); req. 96V Value Pkg. or 585 AM/FM Stereo Single/CD for Fleet on XL)</i> ¹			\$369.00 ¹ \$369.00 ²
872 ¹ BUC ²	Backup camera with 3.5" LCD (rear mounted camera to provide wide angle field of vision at rear of vehicle) - dealer installed <i>Rear Camera and Final assembly by dealer. Screen in Mirror (872) Add two hours labor.</i> ¹			\$414.00 ¹ \$696.00 ²
LapTop ¹	Optional equipment - specify <i>HaVis Premium PKG-PSM-242 package includes a heavy-duty vehicle specific base plate, heavy-duty pole with height adjust handle, swing arm motion device with tilt-swivel and stability support arm. The heavy-duty vehicle specific mounting base mounts to existing OEM seat bolts for easy installation (C-HDM-142) Heavy-duty height adjustable poles bolt to the vehicle specific base. precision machined parts eliminate metal-to-metal contact and allow for smooth movement during height adjustment. (C-HDM-202) Swing arms with motion adapters are ideal for computer usage from both the driver and front passenger seats. (C-MD-102) Side support arms add upper pole support for premium top level stability. (C-HDM-401)</i> ¹			\$680.00 ¹ NA
DOGBODY* ¹	Optional equipment - specify <i>10 compartment with rear storage. For HD stainless steel door (int-door-stnls-8) add \$1800. For High Capacity AC only add \$3000. For base-hoist BackSaver Hoist with Large Cage - front passenger compartment add \$3800. Pull out ramp \$650. Polypropylene floor grates (8) \$450. Catch pole holder tube style locking \$300. 2 Slide Out Trays For Storage of 6 Carriers or 4 Traps - Rear passenger side compartment \$650. 6 Carriers For Storage Trays \$550. 4 Traps For Storage Trays \$440. Removable Shelf - animal compartment \$150. Roll Out Tray in Rear Storage Compartment \$500. Rear Blind Spot Mirror \$200.</i> ¹			\$17,750.00 ¹ NA
31v.31B ¹	Optional equipment - specify <i>Second Stage Manufacturer ship through for Reading (31b) at \$543 and Knapheide (31v) at \$260. Includes certification, second stage MSO, and weight slip when combined with body options contained in specification. For all other factory registered Ship thru destination codes please contact dealer. First Aid, Fire Extinguisher and DOT LED rechargeable warning lights; USE \$525. 3rd Brake Light Safety Pulse (Pulses 3rd Brake Light (4) times upon application of brake pedal to increase driver awareness behind you when stopping) \$229 (59H*)</i> ¹			\$543.00 ¹ NA
SCPO ¹	Optional equipment - specify <i>For Single combined purchase (SCP) order issuance using local vendor preference, OPTION is set at 10% ceiling price over local vendor/ zone itemized cost. Total minimum quoted amount includes transfers, body certification, weight slip, and FSA contract fee. Using SCPO complies with FS 319.21 & Title 49, code of Federal Regulations (49CFR), Parts 567.3, 568.3 and 571.3 for Incomplete vehicle second stage manufacturing.</i> ¹			\$1,436.00 ¹ NA
Discount ¹	Optional equipment - specify <i>Discount applied to manufacturer's options not included in Bid publication per manufacturer's price lists: i.e. fleet.ford.com, Whelen.com. Contact awarded dealer for corresponding quote. Extension of discount available from affiliated Duval Motor Company in-house entities: Duval Ford, Dana Safety Supply, as well as Ford Municipal Finance for Lease purchase discounted proposals.</i> ¹			\$5.00 ¹ NA
LABOR ¹ LRPH ²	Labor rate per hour <i>Labor rate per hour. Refer to Emergency lighting price submission for schedule. See dealer quote for itemization. Includes professional EVT certified installation, wire loom, connectors, prep kit and consultation</i> ¹			\$135.00 ¹ \$96.00 ²
TEMP ¹ TEMP TAG ²	Temporary tag			\$6.00 ¹ \$36.00 ²

VEHICLE:	F-250 SD (F2A)			
DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD
ZONE:	★ Western	★ Northern	★ Central	★ Southern
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00
TX ¹ TER ²	Transfer existing registration (must provide tag number)			\$85.00 ¹ \$100.00 ²
TAG ¹ NST ²	New state tag (specify state, county, city, sheriff, etc.) <i>Per Florida Statute 320.08, A dealer can only charge the purchaser the actual fees authorized by statute for title and registration transfers. These will be the fees charged by the county tax collector's office for transferring title and registrations. Overcharging of these fees without refunding the overcharge is unlawful and could result in disciplinary action against the dealer's license. The dealer is responsible for refunding the overcharged amount to the purchaser. Private tag agency fees cannot be included in the category of title and registration fees: DHSMV Procedure TL-10. [TL-10:http://www3.flhsmv.gov/DMV/Proc/TL/TL-10.PDF]</i> ¹			\$130.00 ¹ \$165.00 ²
MPP575 ¹	Maintenance Plan - specify 5 Year 75,000 mile Premium Maintenance Plan. 15 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. DIESEL PICKUP IS \$3675. Chassis Cab & Cutaway vehicles use \$2230. DIESEL Chassis Cab & Cutaway vehicles use \$3525 ADD \$300 FOR Police, Emergency and Fire Use ¹			\$1,860.00 ¹ NA
MPP675 ¹	Maintenance Plan - specify 6 Year 75,000 mile Premium Maintenance Plan. 15 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. DIESEL PICK UP IS \$3715. Chassis Cab & Cutaway vehicles use \$2280. DIESEL Chassis Cab & Cutaway vehicles use \$3580. ADD \$300 FOR Police, Emergency and Fire Use ¹			\$1,905.00 ¹ NA
MPP610 ¹	Maintenance Plan - specify 6 Year 100,000 mile Premium Maintenance Plan. 20 service visits at 5000 mile intervals for vehicles with Gas Engine, zero deductible. DIESEL PICK UP IS \$4320. GAS Chassis Cab & Cutaway vehicles use \$2845. For DIESEL Chassis Cab & Cutaway vehicles use \$4515. ADD \$500 FOR Police, Emergency and Fire Use ¹			\$2,400.00 ¹ NA
EB575 ¹ 6/100 ²	Warranty - specify 5 Yr 75,000 mile zero deductible BASECare plan. 5 Yr 100,000 mile zero deductible use \$2385. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail "Ford Protect" May 2016 Pricing Guide 5 year, 75,000 mile, 3000 hr. Chassis GAS BaseCare "Ford Protect" at zero deductible use \$2640. 5 year, 100,000 mile 4000 hr. Chassis BaseCare "Ford Protect" at zero deductible use \$3225. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ¹ POWERTRAIN CARE WITH (0) DED ²			\$1,725.00 ¹ \$2,095.00 ²
EE575 ¹ 6/100 ²	Warranty - specify 5 Yr 75,000 mile zero deductible EXTRACare plan. 5 Yr 100,000 mile zero deductible use \$2900. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail "Ford Protect" May 2016 Pricing Guide 5 year, 75,000 mile 3000 hr. Chassis GAS ExtraCare "Ford Protect" at zero deductible use \$2945. 5 year, 100,000 mile 4000 hr. Chassis ExtraCare "Ford Protect" at zero deductible use \$3655. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ¹ BASE CARE WITH (0) DED ²			\$2,015.00 ¹ \$2,570.00 ²
EP575 ¹ 6/100 ²	Warranty - specify 5 Yr 75,000 mile zero deductible PREMIUMCare plan. 5 Yr 100,000 mile zero deductible use \$3595. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail "Ford Protect" May 2016 Pricing Guide 5 year, 75,000 mile 3000 hr. Chassis GAS PremiumCare "Ford Protect" at zero deductible use \$3415. 5 year, 100,000 mile 4000 hr. Chassis PremiumCare "Ford Protect" at zero deductible use \$4235. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ¹ EXTRA CARE WITH (0) DED ²			\$2,825.00 ¹ \$3,115.00 ²
FB575 ¹ 6/100 ²	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible BASECare plan \$1830. 5 Yr 100,000 mile zero deductible use \$2555. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail "Ford Protect" May 2016 Pricing Guide 5 year, 75,000 mile 3000 hr. Chassis DIESEL BaseCare "Ford Protect" at zero deductible is \$2925. 5 year, 100,000 mile 4000 hr. Chassis BaseCare "Ford Protect" at zero deductible is \$3950. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ¹ POWERTRAIN CARE WITH (0) DED ²			\$1,830.00 ¹ \$2,240.00 ²

VEHICLE:	F-250 SD (F2A)				
DEALER:	DUVAL FORD LLC	DUVAL FORD LLC	DUVAL FORD LLC	HUB CITY FORD	
ZONE:	★ Western	★ Northern	★ Central	★ Southern	
BASE PRICE:	\$20,044.00	\$20,006.00	\$20,308.00	\$20,699.00	
FE575 ¹ 6/100 ²	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible EXTRACare plan \$2150. 5 Yr 100,000 mile zero deductible use \$3115. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail "Ford Protect" May 2016 Pricing Guide 5 year, 75,000 mile 3000 hr. Chassis DIESEL ExtraCare "Ford Protect" at zero deductible is \$3210. 5 year, 100,000 mile 4000 hr. Chassis ExtraCare "Ford Protect" at zero deductible is \$4525. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ¹ BASE CARE WITH (0) DED ²			\$2,150.00 ¹	\$2,755.00 ²
FP575 ¹ 6/100 ²	Diesel Warranty - specify 5 Yr 75,000 mile zero deductible PREMIUMCare plan \$3010. 5 Yr 100,000 mile zero deductible use \$3705. Complete pricing schedule available upon request. Prices quoted per FordMoCo Florida Retail "Ford Protect" May 2016 Pricing Guide 5 year, 75,000 mile 3000 hr. Chassis DIESEL PremiumCare "Ford Protect" at zero deductible is \$3740. 5 year, 100,000 mile 4000 hr. Chassis PremiumCare "Ford Protect" at zero deductible is \$5320. Add \$755 for Emergency (Fire, Amb, Police), Shuttle, or TowTruck ¹ REXTRA CARE WITH (0) DED ²			\$3,010.00 ¹	\$3,270.00 ²

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

Contract # FSA16-VEL-24

YLOBO@DANIABEACHFL.GOV

Exterior Vehicle Color		Emergency Lighting:	Driver side	Passenger side
Interior Vehicle Color		Color Color	Lights 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 FORDE-250 SD (F2A) SPEC # 55			\$20,699.00
90L	POWER WINDOW & DOOR LOCKS			\$914.00
18B	RUNNING BOARDS			\$319.00
TTP	TRAILER TOW PKG			\$92.00
	KNAUTHIDE BODY 696-J			\$5,896.00
	PIPE RACK			\$1,896.00
				\$29,816.00

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: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION FOR ADVERTISEMENT OF A REQUEST FOR PROPOSAL ("RFP") FOR THE CAPITAL PURCHASE OF A SUPERVISORY CONTROL AND DATA ACQUISITION ("SCADA") SYSTEM FOR CITY SEWER PUMP STATIONS AND FURTHER AUTHORIZING THE CITY MANAGER TO PREPARE AND ISSUE THE RFP FOR DESIGN-BUILD SERVICES; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept: PUBLIC SERVICES	Acct #: 402-35-02-535-64-30	Amt: \$500,000.00
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Fund: SEWER FUND MACHINERY AND EQUIPMENT BUDGET

Fiscal Impact/Cost Summary

Exhibits Attached

Memo , RESOLUTION



City of Dania Beach

Department of Public Services

1st 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.

THRU: Robert Baldwin, City Manager

FROM: Brad Kaine, Director of Public Services
Ronnie Navarro, PE, Deputy Director/City Engineer

DATE: January 24, 2017

SUBJECT: Authorization to Advertise Bid SCADA System

Introduction and Background

The Public Services Department is requesting approval to advertise the purchase of a Supervisory Control and Data Acquisition (SCADA) System for the City's Sewer and Stormwater Pump Stations. This system is telemetry and monitoring system that is antenna-based and will make the process of maintaining our utility infrastructure more remote by staff. Staff will be able to assess and address issues remotely before having to actually go to any station. This system is also more reliable and can help staff address issues in a more effective manner. A cost and time effective technology will save the City overtime and make more effective use of staff time during the course of a day.

Funding for the SCADA System is planned and it is recommended in the proposed in the FY2016-2017 Sewer Fund Machinery and Equipment Account Number 402-35-02-535-64-30 in the amount of \$500,000.00.

Recommendation

Public Services are recommending the City Commission authorize advertisement of a SCADA System and direct the City Manager to execute.

RESOLUTION NO. 2017-009

A RESOLUTION OF THE CITY COMMISSION OF THE CITY DANIA BEACH, FLORIDA REQUESTING ADVANCE APPROVAL FROM THE CITY COMMISSION FOR ADVERTISEMENT OF A REQUEST FOR PROPOSAL (“RFP”) FOR THE CAPITAL PURCHASE OF A SUPERVISORY CONTROL AND DATA ACQUISITION (“SCADA”) SYSTEM FOR CITY SEWER PUMP STATIONS AND FURTHER AUTHORIZING THE CITY MANAGER TO PREPARE AND ISSUE THE RFP FOR DESIGN-BUILD SERVICES; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 2-16 of the City Code of Ordinances provides that all City Departments, Divisions and City Staff, prior to placing an item on a City Commission agenda for formal City Commission approval for competitive bidding or for waiver of bidding, shall obtain advance City Commission conceptual approval by Resolution of any proposed capital project or capital purchase appropriated in the City Budget approved by the City Commission when bidding would otherwise be required, and the Resolution shall also identify all sources of planned funding, including appropriations of available cash balances, loans and grants; and

WHEREAS, the Director of Public Services and the City Engineer/Deputy Director have determined it is necessary to issue a Request for Proposals (“RFP”) to solicit competitive design-build proposals from qualified firms for the capital purchase of a SCADA System; and

WHEREAS, the City is currently in need of a SCADA system for sewer and pump stations to enable staff to remotely monitor and address utility infrastructure in a more reliable and effective manner; and

WHEREAS, funding in the amount of \$500,000.00 has been appropriated in the FY 2016-2017 Sewer Fund Machinery and Equipment Budget;

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

Section 1. That the foregoing “WHEREAS” clauses are true, correct and are ratified and confirmed by the City Commission.

Section 2. That funding is planned and appropriated in the FY 2016-2017 budget in the Sewer Fund Machinery and Equipment Account Number 402-35-02-535-64-30 in the amount of \$500,000.00.

Section 3. That the City Commission authorizes the City Manager to issue a Request for Proposal (RFP) to solicit competitive design-build proposals from qualified firms for the capital purchase of a SCADA System for City sewer and stormwater pump stations.

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

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

PASSED AND ADOPTED on February 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO A WORK ORDER IN AN AMOUNT NOT TO EXCEED SEVENTY FOUR THOUSAND DOLLARS (\$74,000.00) FOR THE DESIGN AND CONSTRUCTION SUPERVISION OF A DANIA BEACH ENTRANCE SIGN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Resolution, Signed memo, Images, Scope of Work

RESOLUTION NO. 2017-013

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO A WORK ORDER IN AN AMOUNT NOT TO EXCEED SEVENTY FOUR THOUSAND DOLLARS (\$74,000.00) FOR THE DESIGN AND CONSTRUCTION SUPERVISION OF A DANIA BEACH ENTRANCE SIGN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Broward County and FDOT modified the City's entranceway sign and landscaping at U.S. One and New Griffin Road (the "intersection"); and

WHEREAS, Broward County entered into an Interlocal Agreement with the City of Dania Beach to provide funding for a new City entranceway sign and landscaping at the intersection in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000.00); and

WHEREAS, Broward County will provide the funds on a reimbursable basis; and

WHEREAS, the City Commission approved advanced funding of the project on April 14, 2015 via Resolution 2015-031 in anticipation of the project reimbursement; and

WHEREAS, the City of Dania Beach has contracted with Anthony Abbate, Architect, PA to prepare a plan and conceptual design for a new entranceway sign at the intersection as well as prototype designs and other entranceway signs; and

WHEREAS, the City Commission approved the plan and conceptual designs prepared by Mr. Abbate at the April 14, 2015 meeting; and

WHEREAS, there is a need for design, permitting and ongoing construction services for the project and to facilitate pay requests, conducting verification of work, and contract administration; and

WHEREAS, the City desires to use the architect along with other professional service providers who prepared the preliminary designs, for certain design construction services that are qualified to meet project requirements; and

WHEREAS, the Community Development Director recommends the City approve a work order to use the existing contract with Public Utility Management and Planning Services, Inc. (PUMPS) and any subconsultants to provide design services, construction documents, bid coordination, bid recommendation and construction supervision;

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

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

Section 2. That the City Commission authorizes and approves professional services to be rendered by PUMPS in an amount not to exceed Seventy Four Thousand Dollars (\$74,000.00) in a final scope and form approved by the City Attorney to cover the contract services, and authorizes and directs the proper City officialsto execute it.

Section 3. That funding for the services are planned and appropriated in the FY 2016-2017 approved budget in the Capital Projects City Entrances Sign Project Account #301-18-07-519-63-10, which has a remaining balance of \$235,000.00.

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

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

PASSED AND ADOPTED on February 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



MEMORANDUM

DATE:

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

FROM: Robert Baldwin, City Manager

BY: Marc LaFerrier, AICP, Director of Community Development 

SUBJECT: **Approval of Work Order for Design Services for Entrance Signs to Dania Beach**

Background and Proposal

During the construction of US1 and Griffin Road improvements associated with the development of the new South Runway at Fort Lauderdale International Airport (FLL), FDOT and Broward County expanded the intersection at US1/Griffin Road. These intersection improvements reduced and modified the City of Dania Beach's entranceway sign and landscaping at this location. A provision of the City of Dania Beach/Broward County Interlocal Airport Agreement, requires Broward County to provide the City with a not to exceed amount of \$250,000.00 for the design and construction of a new entranceway sign at US1/Griffin Road.

The City contracted Anthony Abbate Architect, PA to prepare a plan and conceptual design for the entranceway signs at US1/Griffin Road and a prototype design that could be located at Dania Beach Boulevard, Sheridan Street, West Griffin Road and other locations throughout the City. Specifically, Anthony Abbate Architect, PA prepared a plan that included a large scale, dynamic sign with landscaping, lighting and other ornamented features for US1/Griffin Road and smaller, static signs for the other entranceways to the City. The plan and conceptual design was presented at the April 14, 2015 City Commission meeting. The City Commission approved the plan and conceptual design (attached) for further development and provided funding in anticipation of County reimbursement.

This agenda item involves a request to approve architectural, engineering and landscape design services for the final plans, permitting and construction observation necessary to construct the US1/Griffin Road sign; as well as the final architectural plans for the smaller prototype signs.

It is recommended the City contract with Anthony Abbate Architect, PA and Public Utility Management and Planning Services Inc. and related sub consultants for the services necessary for the final design and construction of this project. Public Utilities Management and Planning Services Inc. is an engineering firm approved by the City with a continuing services contract.

The proposed contract is structured in two (2) tasks:

- Task 1: Construction documents and associated services for the US/1 Griffin Road sign as well as the final plans for entranceways on West Griffin Road and East Dania Beach Blvd.
- Task 2: Construction observation for the sign and site improvements for each of the signs, starting with the US1/Griffin Road Sign. Each bid will cost \$5,000 for Public Utility Management and Planning Services Inc. Monies are in the sub consulting agreement with Mr. Abbate on an as needed basis with a not-to-exceed value.

This approach will allow the City to proceed with the construction of the US1/Griffin Road sign with the current budgeted, available funds and reimbursement of expenditures from Broward County. The construction of the signs on West Griffin Road and East Dania Beach Boulevard and other future signs can be subsequently budgeted, funded and contracted as approved.

The funds for this project are planned and appropriated in the FY 2016-2017 approved budget in the Capital Projects City Entrance Sign Project Account #301-18-07-519-63-10 which has a remaining balance of \$235,000.00. In accordance with the City of Dania Beach/Broward County Airport Interlocal Agreement, the City's expenditures for the US1/Griffin Road sign will be reimbursed by Broward County in an amount not to exceed \$250,000.

RECOMMENDATION

Approve the proposed resolution and contractual services and authorize the City Attorney and City Manager to execute the necessary documents.



Southbound at Intersection of US1 and Griffin Road



Southbound at Intersection of US1 and Griffin Road

Public Utility Management and Planning Services, Inc.
P.O. Box 1890
Hollywood, FL 33022-1890

SCOPE OF SERVICES

DANIA BEACH SIGN IMPROVEMENTS

This proposal is made in response to a request by the City of Dania Beach (“City”) for services for the design and installation of 3 signs in Dania Beach, to be designed by Anthony Abbate and his sub-consultants, and for construction services. A large scale, dynamic sign with landscaping, lighting and other ornamented features for US1/Griffin Road and smaller, static signs for the other entranceways to the City. The plan and conceptual design was presented at the April 14, 2015 City Commission meeting. The City Commission approved the plan and conceptual design for further development and provided funding in anticipation of County reimbursement.

The first sign is the entryway sign to be located at US 1 and Griffin Road. **This project will be funded by Airport funds.** This sign is anticipated to be constructed in 2017. The other two signs would be installed with City funds at such time as desired by the City Commission at other entryway locations.

PUMPS will provide general oversight of the project, permitting with FDOT and field inspections. Most of the work will be a pass-through per the request of the City.

Task 1 – Sign Design and Permitting

Public Utility Management and Planning Services, Inc. will coordinate with Mr. Abbate with respect to the design and permitting of the signs. Three signs will be designed and permitted separately. Public Utility Management and Planning Services, Inc. will oversee the permitting and project coordination with the City during this stage. There will be three submittal stages for the project: 25%, 75% and 100%. At each stage a cost estimate will be provided by Mr. Abbate for the signs. Comments will be solicited from the City at each stage to fully understand budget needs.

Task 2 – Construction Project Oversight

Public Utility Management and Planning Services, Inc. will coordinate bidding, a pre-bid meetings, a recommendation to the City for award, a preconstruction conference, conduct monthly progress meetings, attend on-site meetings, prepare meeting minutes, provide oversight of work and provide services as needed during construction and completion of the sign construction in concert with the sub-consultants (see attached).

Estimate of Cost to Complete

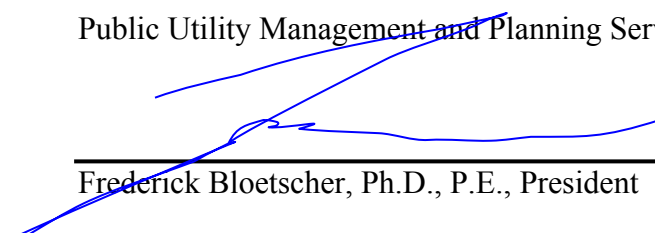
Public Utility Management and Planning Services, Inc. will bill this service on a monthly basis. The lump from Public Utility Management and Planning Services, Inc. for Task 1 – design of signs and permitting, will be \$4,500.00. All work by sub-consultants will be passed through to the City on a monthly basis with no overhead.

Public Utility Management and Planning Services, Inc. will coordinate the second phase of the project at a cost of \$1,500.00/month for each sign for the bidding process (through recommendation), and a construction administration cost of \$1,000 per month, with expected construction time of less than 90 days each. If two or more signs are constructed at the same time, the monthly amount will be reduced accordingly. The total costs for the project for Public Utility Management and Planning Services, Inc. are \$5,000 per sign, including a \$500 contingency for each and a total of \$15,000.00.

All costs to be billed on a monthly or less frequently up to the lump sum amount.
Payment to be made 30 days after invoice is submitted. Cost do not include any support for litigation.

This work order is in accordance with the current contract between the City and Public Utility Management and Planning Services, Inc.

Public Utility Management and Planning Services, Inc.



Frederick Bloetscher, Ph.D., P.E., President

Date

Recommend Approval:

Marc LaFerrier, Community Development Director

Date

Reviewed/Accepted:

Nicki Satterfield, Finance Director

Date

Approved:

Robert Baldwin, City Manager

Date

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

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 PARKING OF AIRBOATS; AMENDING ARTICLE 302, “DETAILED USE REGULATIONS,” TO ADDRESS CONVENIENCE STORES; AMENDING ARTICLE 215, “SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE,” TO ADDRESS ENCROACHMENTS AND SETBACKS; AMENDING ARTICLE 265, “OFF-STREET PARKING REQUIREMENTS,” TO ADDRESS DRIVEWAY SEPARATION REQUIREMENTS; AMENDING ARTICLE 825, “TREE PRESERVATION,” REGARDING GENERAL LICENSES AND TREE REPLACEMENT

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application, Ordinance



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

DATE: February 14, 2017

TO: Robert Baldwin, City Manager

VIA: Marc LaFerrier, AICP, Director

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

SUBJECT: **TX-126-16:** The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, known as OneCode (FIRST READING).

REQUEST

TEXT AMENDMENT

1. To allow special purpose vehicles in a residential district if fully enclosed or screened from view; per Section 105-130(D).
2. To make allowable encroachments applicable to all properties in RM, RM-1, and RM-2 zoning districts and add additional permitted encroachments; per Section 215-60.
3. To add mechanical equipment and covered patio/deck to list of accessory structures for RMH zoning district; per Section 215-90.
4. To delete driveway separation from intersection of local streets; per Section 265-160.
5. To allow convenience store use as a conditional use in GTWY-MU, NBHD-MU and SFED-MU zoning districts; per Section 302-10.
6. To delete Xeriscape definition and add Florida Friendly Landscaping definition; per Section 825-50
7. To allow a general license issuance to remove a tree in excess of current code requirements; per Section 825-60.
8. To require no additional tree replacement if existing tree count meets current requirements; per Section 825-100.
9. To eliminate reference to xeriscape and replace with Florida friendly; per Section 825-110.
10. To adopt a new specimen tree appraisal formula for establishing replacement cost; per Section 825-140.

11. To amend the penalty requirement resulting from tree abuse; per Section 825-200.

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

The following amendments to the Unified LDC are proposed:

1. SPECIAL PURPOSE VEHICLES

This amendment allows special purpose vehicles such as golf carts, airboats, and all terrain vehicles, in residential districts, provided the vehicle is fully enclosed or screened from view.

2. ENCROACHMENTS

The change will make allowable encroachments applicable to all properties in RM, RM-1, and RM-2 zoning districts instead of only single family and duplex as currently written. This change will also include patio, deck, screen enclosure, sun, canopy and gazebo structures in the list of permitted encroachments.

3. ACCESSORY STRUCTURES & ENCROACHMENTS

The accessory buildings and structures allowed in the RMH zoning district is currently very limiting. This amendment will add a provision for air conditioning equipment, heating equipment, and other mechanical equipment, as well as covered patio and decks. Each of these newly identified accessory structures and encroachments will have a five (5) foot side and rear setback. Today the LDC is silent regarding these uses.

4. DRIVEWAY SEPARATION

This change will eliminate the current driveway separation from intersection of local streets. Local streets are primarily located in the City's neighborhoods. This regulation is often problematic in residential neighborhoods with lots of fifty (50) to sixty-five (65) feet in width.

5. CONVENIENCE STORES

This amendment will change convenience store use from a permitted use in GTWY-MU and NBHD-MU zoning districts to a conditional use requiring a 1,000 foot separation between similar uses. This amendment will also add the same condition of use, 1,000 foot separation between similar uses, for the SFED-MU/other streets locations.

6. FLORIDA FRIENDLY

This change will update old terminology by deleting the Xeriscape term and definition, replacing it with the Florida Friendly Landscaping term and definition.

7. TREE REMOVAL/REPLACEMENT

This change will allow the issuance of a General License to remove a tree from a property which exceeds current code requirement for number of trees provided. A General License is issued by the City at no cost to the applicant.

8. TREE REPLACEMENT

This change is needed to be consistent with the previous amendment by requiring no additional tree replacement if existing tree count meets current requirements.

9. FLORIDA FRIENDLY

To eliminate reference to Xeriscape and replace with Florida friendly. This amendment is needed to be consistent with a previous amendment to delete the Xeriscape definition and add the Florida Friendly Landscape definition.

10. SPECIMEN TREE APPRAISAL FORMULA

This change is necessary to adopt a new specimen tree appraisal formula for establishing replacement cost.

11. TREE ABUSE PENALTY

This amendment makes the property owner responsible for the tree abuse where previously the violator was responsible. In addition, the change gives the property owner the choice to conduct remedial maintenance action in an effort to save and rehabilitate the tree in addition to allowing replacement of the abused tree.

This application required two (2) public hearings by the City Commission.

PLANNING AND ZONING BOARD ACTION

On January 18, 2017 the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of these text amendments.



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

Date Rec'd: _____

Petition No.: _____

☒ Other: Text Amendment (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: City Wide

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) _____

Address of Applicant: 100 W. Dania Beach Blvd

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

E-mail address: _____

Name of Property Owner: City Wide

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Various text Amendments to the LOC

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

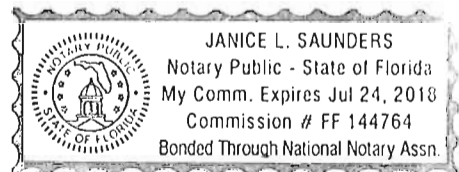
BEFORE ME THIS 13th DAY OF December, 2016

By:

Marc LaFerrier
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

ORDINANCE NO. 2017-005

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28 OF THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 105, "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS" CONCERNING PARKING OF AIRBOATS; AMENDING ARTICLE 302, "DETAILED USE REGULATIONS," TO ADDRESS CONVENIENCE STORES; AMENDING ARTICLE 215, "SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE," TO ADDRESS ENCROACHMENTS AND SETBACKS; AMENDING ARTICLE 265, "OFF-STREET PARKING REQUIREMENTS," TO ADDRESS DRIVEWAY SEPARATION REQUIREMENTS; AMENDING ARTICLE 825, "TREE PRESERVATION," REGARDING GENERAL LICENSES AND TREE REPLACEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 2. That Article 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. 105-130. - Parking of recreational vehicles in residential zoning districts.

No recreational vehicle, special purpose vehicle, trailer, utility trailer or boat (collectively referred to as "regulated vehicle" only for the purpose of this section and section 105-140) shall be parked in any residential district except as provided in this section.

(A) *Permitted locations.* All regulated vehicles shall be parked or stored as follows:

(1) In the side yard or rear yard.

(2) On the driveway in the front yard in the event the side or rear yard is legally inaccessible, provided the regulated vehicle does not encroach into the public right-of-way (ex: cannot block or overhang a sidewalk, swale, alley, or travel surface). The regulated vehicle shall be oriented perpendicular to the street, except where parked on a paved circular driveway.

(3) In no event shall any regulated vehicle be parked in the public road right-of-way.

(B) *Maximum height of regulated vehicles, boats and trailers.* Thirteen and one-half (13.5) feet unless parked or stored in a wholly enclosed garage, in which case there is no height limit.

(C) *Maximum length and width of regulated vehicles, boats and trailers.* Thirty (30) feet in length and ten (10) feet in width unless parked or stored within a completely enclosed, roofed and walled permanent structure, in which case no maximum dimensions apply.

(D) *Special purpose vehicles.* No special purpose vehicle, as defined in section 725-30, shall be permitted to be parked or stored in any residential district except within a wholly

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

enclosed garage or fully screened from view from the public right-of-way or abutting properties.

* * *

Section 3. That Article 215, “Supplemental Regulations For Yards, Lot Coverage, Impervious Area And Open Space” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 215. - SUPPLEMENTAL REGULATIONS FOR YARDS, LOT COVERAGE, IMPERVIOUS AREA AND OPEN SPACE

* * *

Sec. 215-60. - Permitted yard encroachments in the RM, RM-1 and RM-2 districts.

- (A) Cornices, chimneys, balconies and fire escapes may extend not more than four (4) feet from a principal building into any required yard.
- (B) Walkways, ramps or steps may extend into required side or rear yard no closer than two (2) feet to adjacent property lines provided no part exceeds three (3) feet in height above the grade.
- (C) Allowable encroachments ~~for single-family and two-family (duplex) dwellings~~ are permitted subject to the requirements for encroachments in the RS and RD districts unless otherwise specified herein.
- (D) Fences and walls pursuant to article 235.
- (E) Landscape materials.
- (F) Utility boxes.
- (G) Other accessory structures, as provided in section 215-90 (accessory structure setbacks).
- (H) Patio, deck, screen enclosures, sun canopies or gazebos not associated with a pool shall provide a minimum of a five feet (5') setback from any interior or rear property line, parcel or neighboring unit and a minimum of ten feet (10') from any street side property line.

* * *

Sec. 215-90. - Accessory structure setbacks.

Certain accessory structures are permitted to encroach into required yards, as follows. All other accessory structures are subject to principal structure setbacks.

* * *

- (B) *Accessory buildings and structures in the RMH District.*

- (1) Carports shall be set back a minimum of two (2) feet from an interior side lot line, and are subject to the principal structure setback requirements from all other property lines. Storage closets erected inside a carport will only require the same setback as the carport.
 - (2) Unroofed, raised wood decks and unroofed, raised concrete patios shall be set back at least six (6) feet from a street line and two (2) feet from a side or rear lot line. Said structures may only be enclosed with open mesh screening.
 - (3) Refer to article 230 for size limitations.
 - (4) Refer to section 220-70 for height limitations.
 - (5) At grade air conditioner units, heating units or other mechanical equipment shall not be located in a front yard and may be located in the side or rear yard provided a minimum five foot (5') setback from the side and rear property line is provided.
 - (6) Covered patio/deck shall provide a minimum of five foot (5') setback from side and rear property line and must maintain the front setback required of the primary structure.
- (C) *Accessory buildings and structures in other districts.* Accessory structures shall comply with front and side yard requirements for the principal structure to which they are accessory and shall be not closer to any rear property line than ten (10) feet. This subsection does not apply to the CRA form-based zoning districts.
- (D) *Parking.* Accessory buildings and structures shall not interfere with any part of a lot necessary to comply with parking requirements for the principal use in any zoning district.

Section 4. 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. 265-160. - Separation requirements applicable to all driveways.

- (A) No part of any driveway shall be located closer than eighty (80) feet from any the intersection of collector or arterial streets, ~~nor closer than forty-five (45) feet from the intersection of local streets.~~ ~~When a local street intersects an arterial or collector street, the minimum required separation shall be eighty (80) feet measured along the arterial or collector street line, and forty-five (45) feet along the local street line.~~

Section 5. That Article 302 “Detailed Use Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 302. - DETAILED USE REGULATIONS

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

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses		Districts							
		City Center	EDBB-MU		SFED-MU		GTWY-MU	NNBHD-MU	NBHD-RES
NP	- Not permitted		Principal Street Frontage						
Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway			EDBB	Other streets	S. Fed. Hwy Sheridan St.	Other Streets			
	* * *								
	MIXED-USE COMMERCIAL (uses that are compatible with residential uses on adjoining stories)								
	* * *								NP
	Convenience food store	(8)	(8)	NP	(8)	(8, 20)	P-(8)	P-(8)	NP
	* * *								

* * *

Section 6. That Article 825 “Tree Preservation” of the City of Dania Beach Land Development Code is amended to read as follows:

* * *

Sec. 825-50. - Definitions.

In interpreting the provisions of this article, if no definition is provided and the context permits, the latest editions of the following publications recognized as authoritative in the field shall apply. The publications are listed in order of authority should discrepancies occur.

* * *

Florida Friendly Landscaping. The use of plant species and grouping of plants with similar requirements, in order to minimize irrigation, fertilization and other maintenance activities.

* * *

~~Xeriscape.~~ A landscaping method that minimizes the need for irrigation by the use of site-appropriate plants and an efficient watering system.

* * *

Sec. 825-60. - General licenses.

* * *

- (F) *Removal of any tree in owner-occupied residential properties of one (1) acre or less developed for detached single-family and duplex usage.* A general license use notice is required to be submitted to the community development department fifteen (15) days prior to proposed tree removal activities. The fee for a general license for the removal of a tree shall be waived if the tree to be removed is not a historic, specimen or required tree. The following activities are not authorized by this general license:

* * *

Sec. 825-100. - Tree replacement.

- (A) *Replacement criteria.* Trees that are removed and not relocated shall be replaced so that there is, at a minimum, no loss of tree canopy coverage upon maturity of the replacement trees. For owner-occupied single-family and duplex use, the current code requirements must be maintained. If, after removal, the existing tree count meets the current code requirements of Section 275-160, then no additional tree replacement is required.

Performance bonds may be required to be posted. The following procedures shall be used to determine the tree replacement requirements:

* * *

Sec. 825-110. - General relocation/replacement conditions.

* * *

- (C) Where practicable, replacement tree species, installation methods and maintenance methods shall follow ~~xeriscape~~ Florida Friendly Landscape principles.

* * *

Sec. 825-140. - Special status category trees.

Projects containing special status category trees are subject to the following additional criteria:

* * *

- (C) *Specimen trees.* Projects or properties containing specimen tree(s) are subject to the following additional criteria:

* * *

- (2) Specimen trees are subject to the preservation and relocation criteria of this article. If it is determined by the city that tree relocation is not feasible, then payment shall be made into the tree preservation trust fund. Payment shall be based on the value of the tree(s), as determined by the City's Specimen Tree Appraisal Formula, as listed below, which reflects the City's tree preservation priorities based on size, health, and locations which enhance the ability of a tree to provide benefits to the greater community. "The Guide for Plant Appraisal" published by the International Society of Arboriculture. An alternative method of tree valuation may be used if a request is submitted to and approved by the city. Hazard, invasive, and dead trees and ~~dead trees~~ are assigned a zero-dollar monetary value ~~regardless of size.~~ The cost of canopy replacement provided for by a specimen tree (based on price formula in Sec. 825-130) may be subtracted from the calculated specimen tree appraised value.

Specimen Tree Appraisal Formula:

Appraised Tree Value = Price of Replacement Tree X 2.7 X Size Factor X Health/Condition Factor X Location Score

Explanation of formula Components:

Replacement Tree Price shall be the average of three published prices of a common, native, locally available Category 1A Tree (for trees), or common, native, locally available palm tree with a minimum six foot (6') clear trunk (for palms). Locally available suppliers are considered to be those located within two hundred (200) miles of the city limits.

2.7 is a multiplier utilized to represent installation and establishment cost

Size factor:

Hardwoods/conifers: 18-24" DBH = 3, >24" DBH =4

Palms: six feet (6') - twelve feet (12') clear trunk = 1, >twelve feet (12') clear trunk = 2

Health/conditions factor:

Excellent/good (no major defects) = 1.25

Fair (defects are correctable or are not anticipated to cause tree death or required removal within 10 years) = 0.75

Poor (defects not correctable, expected to cause death or require removal within 10 years) = 0

Location score: (locations not described below and all prominent ratings are designated by Community Development Director)

Prominent: highly visible area for general public, significant contribution to area = 3

High: front or street side yard or swale/within ten feet (10') of roadway or sidewalk = 2

Medium: front yard/visible from road or sidewalk and greater than 10 feet from road or sidewalk = 1

Low: rear yard or otherwise similarly obstructed from view = 0.5

If the location of the tree is compromised in a way that cannot be remedied by the property owner, such that the long-term existence or viable growth of the tree is compromised, the location score is reduced by half.

* * *

Sec. 825-200. - Enforcement and penalties.

* * *

- (D) The following penalty provisions shall apply throughout this article, except as otherwise specifically provided.

* * *

- (3) *[Abused trees.]* If the natural habit of growth of the tree is damaged or destroyed, the ~~violation~~ property owner shall install a replacement tree, or may elect to conduct remedial maintenance actions to restore the health of the tree, if he/she asserts that restoration is feasible within a two-year period. If the property owner elects to

conduct remedial maintenance, the city may require a restoration plan and a bond for the canopy replacement and specimen tree value of the tree (calculated prior to abuse). The city will release the bond after the property owner demonstrates restoration of the tree in accordance with the city-approved plan. If restoration of the tree has not been achieved by the end of the two (2) year period, the city will collect on the bond. An— Such abused tree, including one that is undergoing/has undergone restoration, shall may be required by the city to be removed if it threatens public safety or property, and a tree removal license may be required.

* * *

Section 7. 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 8. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

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

PASSED on first reading on February 14, 2017.

PASSED AND ADOPTED on second reading on _____, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: January 10, 2017 and January 24, 2017

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 revised, Application and Backup, Public correspondence, Resolution, Plans



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

DATE: February 14, 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-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, 360 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, 360 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, posted, and noticed 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 develop and construction of a 14-story, 360 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, located at 601 East Dania Beach Boulevard, 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 develop and construct a 14-story, 360 unit, 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, \$525,140 ($360 \text{ units} \times \$1,364 = \$491,040$) 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

Pursuant to City Code, Article 305 entitled "Incentives," Section 305-60 "provide public parking", 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 360 dwelling units proposed in the site plan the applicant is proposing to make a payment in lieu of public off street parking to the City in accordance with the LDC.

As discussed at the January 24, 2017 City Commission meeting, the applicant and neighboring residents did meet and discuss the project changes on February 1, 2017. 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 site plan 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. 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 ($166 \times 21.26 = 3,529.16$) is required to be paid prior to issuance of a building permit.
7. Compliance with Article 309 "Complete Streets Improvements" is required. Construction of improvements or payment-in-lieu of construction is required.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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 under separate cover for reference. Specifically, staff has met with nearby residents on several occasions to provide information about the project and receive questions and comments. One such recent correspondence from the Sea Oaks residents is attached with staff responses included.

CITY COMMISSION PREVIOUS ACTION

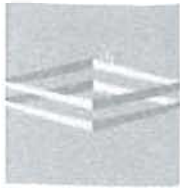
On January 24, 2017 the City Commission continued this item at the applicant's request.

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 development requirements and density and height incentives identified in the City's Land Development Code (LDC) provided the outstanding DRC comments are made a condition of the approval. Approve the resolution granting site plan approval.



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ete Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

To: Fire Marshal Sean Brown

From: Dunay, Miskel & Backman, LLP

Date: October 20, 2016

RE: Calm Properties Residential Site Plan (SP-52-16)

Calm Properties, LLC ("Petitioner") is the owner of the +/-3.67 net acre (4.41 gross acre) property located at 601 East Dania Beach Boulevard, which is generally located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road ("Property") in the City of Dania Beach ("City"). The Property is currently developed with a +/- 35,348 square foot retail center. Petitioner seeks to redevelop the Property with a fourteen (14) story condominium consisting of three hundred eighty-six (386) dwelling units with +/- 5,500 square feet of restaurant and café space ("Project"). On August 29th, 2016, Petitioner attended the City's Development Review Committee ("DRC") meeting to review staff comments related to the revised plans for the Project. At the DRC meeting, the Fire Marshal for the City, Chief Sean Brown, noted a separation requirement from buildings storing explosive materials. More Specifically, Chief Brown referred to Section 555.219 of the Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") Federal Explosives Law and Regulations 2012. He noted this regulation would apply for required distance separation as the Property is located across the street from TNT Fireworks.

Section 555.219 provides a table of distances for storage of low explosives. It provides required separation from inhabited buildings for the storage of explosive materials. The required distance is based upon the pounds of low explosive stored. If such distance separation requirements were applicable to the TNT Fireworks store, they would likely be in violation from existing inhabitable buildings, mainly the commercial center currently located on the Property and the neighboring mobile home park. However, after reviewing the ATF regulations in detail and speaking with ownership and compliance officers of TNT Fireworks, it has been determined that the ATF regulations are not applicable to the consumer fireworks stored within their building.

Section 555.219 of the ATF specifically governs the storage of "low explosives". Section 555.202(b) defines low explosives as "[e]xplosive materials which can be caused to deflagrate when confined (for example, black powder, safety fuses, igniters, igniter cords, fuse lighters and "display fireworks" classified as UN0333, UN0334, or UN0335 by the U.S. Department of Transportation regulations at 49 CFR 172.101, except for bulk salutes)." While "display fireworks" are classified as low explosives and subject to the

distance separation requirements and other provisions contained in the Federal explosive laws, the “consumer fireworks” which are stored and sold at TNT Fireworks are not included in this classification of low explosives.

Display fireworks are defined in Section 555.11 as follows:

“[l]arge fireworks designed primarily to produce visible or audible effects by combustion, deflagration, or detonation. This term includes, but is not limited to, salutes containing more than 2 grans (130mg) of explosive materials, aerial shells containing more than 40 grams of pyrotechnic composition, and other display pieces which exceed the limits of explosive materials for classifications as “consumer fireworks”. Display fireworks are classified as fireworks UN0333, UN0334 or UN0335 by the U.S. Department of Transportation at 49 CFR 172.101. This term also includes fused setpieces containing components which together exceed 50mg of salute powder.”

“Consumer fireworks” are specifically excluded from this definition and excluded from the distance separation requirements for low explosives noted above. Section 555.11 defines “consumer fireworks” as follows:

“[a]ny small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling regulations of the U.S. Consumer Product Safety Commission, as set forth in title 16, Code of Federal Regulations, parts 1500 and 1507. Some small devices designed to produce audible effects are included, such as whistling devices, ground devices containing 50mg or less of explosive materials, and aerial devices containing 130 mg or less of explosive materials. Consumer fireworks are classified as fireworks UN0336, and UN0337 by the U.S. Department of Transportation at 49 CFR 172.101. This term does not include fused set pieces containing components which together exceed 50 mg of salute powder.”

A copy of the relevant provisions and definitions noted above is attached hereto in Exhibit “A”.

The Director of Compliance for TNT Fireworks has confirmed that TNT Fireworks only stores and offers “Consumer Fireworks” per the above definitions (specifically fireworks classified as UN0336 1.4G). They do not sell or store any display fireworks classified as UN0333, UN0334 or UN0335 that would be subject to these distance separation requirements for low explosive materials. Further, the Director of 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(e).

(b) **Low explosives.** Explosive materials which can be caused to deflagrate when confined (for example, black powder, safety fuses, igniters, igniter cords, fuse lighters, and “display fireworks” classified as UN0333, UN0334, or UN0335 by the U.S. Department of Transportation regulations at 49 CFR 172.101, except for bulk salutes).

(c) **Blasting agents.** (For example, ammonium nitrate-fuel oil and certain water-gels (see also § 555.11).

[T.D. ATF-87, 46 FR 40384, Aug. 7, 1981, as amended by T.D. ATF-293, 55 FR 3722, Feb. 5, 1990; T.D. ATF-400, 63 FR 45003, Aug. 24, 1998]

§ 555.203 Types of magazines.

For purposes of this part, there are five types of magazines. These types, together with the classes of explosive materials, as defined in § 555.202, which will be stored in them, are as follows:

(a) **Type 1 magazines.** Permanent magazines for the storage of high explosives, subject to the limitations prescribed by §§ 555.206 and 555.213. Other classes of explosive materials may also be stored in type 1 magazines.

(b) **Type 2 magazines.** Mobile and portable indoor and outdoor magazines for the storage of high explosives, subject to the limitations prescribed by §§ 555.206, 555.208(b), and 555.213. Other classes of explosive materials may also be stored in type 2 magazines.

(c) **Type 3 magazines.** Portable outdoor magazines for the temporary storage of high explosives while attended (for example, a “day-box”), subject to the limitations prescribed by §§ 555.206 and 555.213. Other classes of explosives materials may also be stored in type 3 magazines.

(d) **Type 4 magazines.** Magazines for the storage of low explosives, subject to the limitations prescribed by §§ 555.206(b), 555.210(b), and 555.213. Blasting agents may be stored in type 4 magazines, subject to the limitations prescribed by §§ 555.206(c), 555.211(b), and 555.213. Detonators that will not mass detonate may also be stored in type 4 magazines, subject to the limitations prescribed by §§ 555.206(a), 555.210(b), and 555.213.

(e) **Type 5 magazines.** Magazines for the storage of blasting agents, subject to the limitations prescribed by §§ 555.206(c), 555.211(b), and 555.213.

does not include distilled spirits, wine, malt beverages, or tobacco, as those terms are defined or used in Subtitle E of the Internal Revenue Code of 1986, as amended.

Crime punishable by imprisonment for a term exceeding one year. Any offense for which the maximum penalty, whether or not imposed, is capital punishment or imprisonment in excess of one year. The term does not include (a) any Federal or State offenses pertaining to antitrust violations, unfair trade practices, restraints of trade, or (b) any State offense (other than one involving a firearm or explosive) classified by the laws of the State as a misdemeanor and punishable by a term of imprisonment of two years or less.

Customs officer. Any officer of the Customs Service or any commissioned, warrant, or petty officer of the Coast Guard, or any agent or other person authorized to perform the duties of an officer of the Customs Service.

Dealer. Any person engaged in the business of distributing explosive materials at wholesale or retail.

Detonator. Any device containing a detonating charge that is used for initiating detonation in an explosive. The term includes, but is not limited to, electric blasting caps of instantaneous and delay types, blasting caps for use with safety fuses, detonating-cord delay connectors, and nonelectric instantaneous and delay blasting caps.

Director. (a) Prior to January 24, 2003. The Director, Bureau of Alcohol, Tobacco and Firearms, Department of the Treasury, Washington, DC. (b) On and after January 24, 2003. The Director, Bureau of Alcohol, Tobacco, Firearms and Explosives, Department of Justice, Washington, DC.

Discharged under dishonorable conditions. Separation from the U.S. Armed Forces resulting from a dishonorable discharge or dismissal adjudged by general court-martial. The term does not include any separation from the Armed Forces resulting from any other discharge, e.g., a bad conduct discharge.

Display fireworks. Large fireworks designed primarily to produce visible or audible effects by combustion, deflagration, or detonation. This term includes, but is not limited to, salutes containing more than 2 grains (130 mg) of explosive materials, aerial shells containing more than 40 grams of pyrotechnic compositions, and other display pieces which exceed the limits of explosive materials for classification as "consumer fireworks." Display fireworks are classified as fireworks UN0333, UN0334 or UN0335 by the U.S. Department of Transportation at 49 CFR 172.101. This term also includes fused setpieces containing components which together exceed 50 mg of salute powder.

Distribute. To sell, issue, give, transfer, or otherwise dispose of. The term does not include a mere change of possession from a person to his agent or employee in connection with the agency or employment.

Executed under penalties of perjury. Signed with the required declaration under the penalties of perjury as provided on or with respect to the return, form, or other document or, where no form of declaration is required, with the declaration:

"I declare under the penalties of perjury that this—(insert type of document, such as, statement, application, request, certificate), including the documents submitted in support thereof, has been examined by me and, to the best of my knowledge and belief, is true, correct, and complete".

Explosive actuated device. Any tool or special mechanized device which is actuated by explosives, but not a propellant actuated device.

Explosive materials. Explosives, blasting agents, water gels and detonators. Explosive materials include, but are not limited to, all items in the "List of Explosive Materials" provided for in § 555.23.

Explosives. Any chemical compound, mixture, or device, the primary or common purpose of which is to function by explosion. The term includes, but is not limited to, dynamite and other high explosives, black powder, pellet powder, initiating explosives, detonators, safety fuses, squibs, detonating cord, igniter cord, and igniters.

Fireworks. Any composition or device designed to produce a visible or an audible effect by combustion, deflagration, or detonation, and which meets the definition of "consumer fireworks" or "display fireworks" as defined by this section.

Fireworks mixing building. Any building or area used for mixing and blending pyrotechnic compositions except wet sparkler mix.

Fireworks nonprocess building. Any office building or other building or area in a fireworks plant where no fireworks, pyrotechnic compositions or explosive materials are processed or stored.

Fireworks plant. All land and buildings thereon used for or in connection with the assembly or processing of fireworks, including warehouses used with or in connection with fireworks plant operations.

Fireworks plant warehouse. Any building or structure used exclusively for the storage of materials which are neither explosive materials nor pyrotechnic compositions used to manufacture or assemble fireworks.

Fireworks process building. Any mixing building; any building in which pyrotechnic compositions or explosive materials is pressed or otherwise prepared for finished and assembly; or any finishing or assembly building.

Fireworks shipping building. A building used for the packing of assorted display fireworks into shipping cartons for individual public displays and for the loading of packaged displays for shipment to purchasers.

Flash powder. An explosive material intended to produce an audible report and a flash of light when ignited which includes but is not limited to oxidizers such as potassium chlorate or potassium perchlorate, and fuels such as sulfur or aluminum powder.

Fugitive from justice. Any person who has fled from the jurisdiction of any court of record to avoid prosecution for any crime or to avoid giving testimony in any criminal proceeding.

Articles pyrotechnic. Pyrotechnic devices for professional use similar to consumer fireworks in chemical composition and construction but not intended for consumer use. Such articles meeting the weight limits for consumer fireworks but not labeled as such and classified by U.S. Department of Transportation regulations in 49 CFR 172.101 as UN0431 or UN0432.

Artificial barricade. An artificial mound or revetted wall of earth of a minimum thickness of three feet, or any other approved barricade that offers equivalent protection.

ATF. (a) Prior to January 24, 2003. The Bureau of Alcohol, Tobacco and Firearms, Department of the Treasury, Washington, DC.

(b) On and after January 24, 2003. The Bureau of Alcohol, Tobacco, Firearms and Explosives, Department of Justice, Washington, DC.

ATF officer. (a) Prior to January 24, 2003. An officer or employee of the Bureau of Alcohol, Tobacco and Firearms (ATF) authorized to perform any function relating to the administration or enforcement of this part.

(b) On and after January 24, 2003. An officer or employee of the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) authorized to perform any function relating to the administration or enforcement of this part.

Authority having jurisdiction for fire safety. The fire department having jurisdiction over sites where explosives are manufactured or stored.

Barricaded. The effective screening of a magazine containing explosive materials from another magazine, a building, a railway, or a highway, either by a natural barricade or by an artificial barricade. To be properly barricaded, a straight line from the top of any sidewall of the magazine containing explosive materials to the eave line of any other magazine or building, or to a point 12 feet above the center of a railway or highway, will pass through the natural or artificial barricade.

Blasting agent. Any material or mixture, consisting of fuel and oxidizer, that is intended for blasting and not otherwise defined as an explosive; if the finished product, as mixed for use or shipment, cannot be detonated by means of a number 8 test blasting cap when unconfined. A number 8 test blasting cap is one containing 2 grams of a mixture of 80 percent mercury fulminate and 20 percent potassium chlorate, or a blasting cap of equivalent strength. An equivalent strength cap comprises 0.40–0.45 grams of PETN base charge pressed in an aluminum shell with bottom thickness not to exceed 0.03 of an inch, to a specific gravity of not less than 1.4 g/cc., and primed with standard weights of primer depending on the manufacturer.

Bulk salutes. Salute components prior to final assembly into aerial shells, and finished salute shells held separately prior to being packed with other types of display fireworks.

Bullet-sensitive explosive materials. Explosive materials that can be exploded by 150-grain M2 ball ammunition having a nominal muzzle velocity of 2700 fps (824 mps) when fired from

a .30 caliber rifle at a distance of 100 ft (30.5 m), measured perpendicular. The test material is at a temperature of 70 to 75 ° F (21 to 24 ° C) and is placed against a ½ " (12.4 mm) steel backing plate.

Bureau. (a) Prior to January 24, 2003. The Bureau of Alcohol, Tobacco and Firearms, Department of the Treasury, Washington, DC.

(b) On and after January 24, 2003. The Bureau of Alcohol, Tobacco, Firearms and Explosives, Department of Justice, Washington, DC.

Business premises. When used with respect to a manufacturer, importer, or dealer, the property on which explosive materials are manufactured, imported, stored or distributed. The premises include the property where the records of a manufacturer, importer, or dealer are kept if different than the premises where explosive materials are manufactured, imported, stored or distributed. When used with respect to a user of explosive materials, the property on which the explosive materials are received or stored. The premises includes the property where the records of the users are kept if different than the premises where explosive materials are received or stored.

Chief, Federal Explosives Licensing Center. The ATF official responsible for the issuance and renewal of licenses and permits under this part.

Committed to a mental institution. A formal commitment of a person to a mental institution by a court, board, commission, or other lawful authority. The term includes a commitment to a mental institution involuntarily. The term includes commitment for mental defectiveness or mental illness. It also includes commitments for other reasons, such as for drug use. The term does not include a person in a mental institution for observation or a voluntary admission to a mental institution.

Common or contract carrier. Any individual or organization engaged in the business of transporting passengers or goods.

Consumer fireworks. Any small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling regulations of the U.S. Consumer Product Safety Commission, as set forth in title 16, Code of Federal Regulations, parts 1500 and 1507. Some small devices designed to produce audible effects are included, such as whistling devices, ground devices containing 50 mg or less of explosive materials, and aerial devices containing 130 mg or less of explosive materials. Consumer fireworks are classified as fireworks UN0336, and UN0337 by the U.S. Department of Transportation at 49 CFR 172.101. This term does not include fused set pieces containing components which together exceed 50 mg of salute powder.

Controlled substance. A drug or other substance, or immediate precursor, as defined in section 102 of the Controlled Substances Act, 21 U.S.C. 802. The term includes, but is not limited to, marijuana, depressants, stimulants, and narcotic drugs. The term

31. Is smokeless powder designed for use in small arms ammunition subject to the explosives storage requirements?

Smokeless propellants designed for use in small arms ammunition are exempt from regulation under 18 U.S.C. Chapter 40 and the regulations in 27 CFR Part 555. However, it should be noted that persons engaged in the business of importing or manufacturing smokeless propellants must have a Federal explosives license. Additionally, smokeless propellant designed for use other than small arms ammunition is not exempt. Therefore, explosives products such as squibs, fireworks, theatrical special effects, or other articles that may be utilizing smokeless propellants are regulated and must be stored accordingly.

82. My office building, in which several company employees work during the day in connection with my explosives business, is located in the general area of my explosives magazine. Do the regulations and the Table of Distances apply to this building as an “inhabited building”?

No. A building such as an office building or repair shop which is part of the premises of an explosives business and is used by the business in connection with the manufacture, transportation, storage, or use of explosive materials is not considered to be an “inhabited building”. [27 CFR 555.11: definition of “inhabited building”, 555.218]

83. Am I required to notify my State or local authorities about my explosives storage magazines?

Yes. All persons who store explosive materials must notify the fire department having jurisdiction over the site where explosive materials are manufactured or stored. Notification must be made orally by the end of the day on which storage begins and in writing within 48 hours from the time storage began. The notification must include the type of explosive materials, magazine capacity, and the location of each storage site. [27 CFR 555.11: Definition of “authority having jurisdiction for fire safety”, 27 CFR 555.201(f)]

84. What is the definition of a “case hardened shackle?”

Case hardening involves putting carbon (or a combination of carbon and nitrogen) into the surface of the steel to make it a high-carbon steel, which can be hardened by heat treatment. Only the outer skin gets hard in this manner. The center is still tough and malleable. This makes for a strong lock with a tough surface.

85. Can detonators be stored with detonating cord?

No. However, products which are manufactured with a detonator attached to the detonating cord as an integral part need not be disassembled and stored separately. [27 CFR 555.213]

86. Are there storage requirements for oxidizers, such as ammonium nitrate?

In general, no. However, when a magazine or bin containing ammonium nitrate is located within the sympathetic detonation distance of other explosives or blasting agents, it must be stored in accordance with the table of distances in 27 CFR 555.220.

87. Are State and local government agencies required to store their explosive materials in conformity with Federal storage regulations?

Yes. There is no exemption in the law or regulations for the storage of explosive materials by any State or political subdivision thereof. [18 U.S.C. 842(j), 845(a)(6); 27 CFR 555.141(a)(3), (a)(5)]

Fireworks

Fireworks are defined in the Federal explosives regulations as any composition or device designed to produce a visible or an audible effect by combustion, deflagration, or detonation. Fireworks are further divided into two broad classifications, consumer fireworks or display fireworks as defined at 27 CFR Part 555.11.

88. Are “consumer fireworks” subject to regulation under the Federal explosives laws?

No. The importation, distribution, and storage of fireworks defined as consumer fireworks are exempted from the provisions of the Federal explosives laws. However, because they contain pyrotechnic compositions classed by ATF as explosive materials, the manufacture of consumer fireworks requires a manufacturer’s license. In addition, pyrotechnic compositions used in the manufacture of consumer fireworks must be stored in accordance with regulations in 27 CFR Subpart K. Consumer fireworks are defined as “any small firework device designed to produce visible effects by combustion and which must comply with the construction, chemical composition, and labeling regulations of the U.S. Consumer Product Safety Commission, as set forth in Title 16, Code of Federal Regulations, parts 1500 and 1507. Some small devices designed to produce audible effects are included, such as whistling devices, ground devices containing 50 mg or less of explosive materials, and aerial devices containing 130 mg or less of explosive materials. Consumer fireworks are classified as fireworks UN0336 and UN0337 by the U.S. Department of Transportation at 49 CFR 172.101. This term does not include fused set pieces containing components which together exceed 50 mg of salute powder.” [27 CFR 555.11: definition of “consumer fireworks”; definition of “licensed manufacturer”, 555.141(a)(7)]

Exhibit "B"

Christina Bilenki

From: dan kennedy <mouse1254@gmail.com>
Sent: Thursday, October 20, 2016 6:48 AM
To: Christina Bilenki; Chris Cavallo; Michael Carr; Michael Agnoli; Bonnie Miskel; Patty Hart; Calm
Subject: Fwd: Re: 601 Dania Beach

----- Forwarded message -----

From: **Itzhak Dickstein** <idickstein@gmail.com>
Date: Wed, Oct 19, 2016 at 6:45 PM
Subject: Fwd: Re: 601 Dania Beach
To: Dan Kennedy <mouse1254@gmail.com>

Fyi

----- Forwarded message -----

From: "Charles Walker" <WalkerC@tntfireworks.com>
Date: Oct 19, 2016 6:43 PM
Subject: Re: 601 Dania Beach
To: "David Beattie" <BeattieD@tntfireworks.com>
Cc: "Tommy Glasgow" <GlasgowT@tntfireworks.com>, "Itzhak Dickstein" <idickstein@gmail.com>

David & Itzhak,

We only offer Consumer Fireworks and these are not subject to any ATF regulations as they are in a finished state. We do not conduct ANY manufacturing of any Fireworks or explosives. Additionally, we do not store or deal in Display Fireworks. We only retail and store Consumer Fireworks (UN0336 1.4G) in a finished state ready for retail sale to the general public.

The ATF explosive set back distances and weights of our product are not applicable and irrelevant for any type of building construction near our facility.

I'm headed to PA tonight and will be tied up most of the morning tomorrow but should have some time in the afternoon if we need to set up a call. Just let me know.

<https://www.atf.gov/explosives/qa/are-“consumer-fireworks”-subject-regulation-under-federal-explosives-laws>

Thanks
Charles

Charles Walker
TNT Fireworks
Director of Compliance

Charles Walker

27 September 2016

Christina Bilenki, Esquire
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432

**Re: RAC Transportation Mitigation Impact Fee
Dania Beach Residences
Dania Beach, Florida
Langan Project No.: 330016001**

Dear Ms. Bilenki:

Langan Engineering and Environmental Services, Inc. prepared a traffic impact analysis for Dania Beach Residences (project). The project is located at 601 East Dania Beach Boulevard, Dania Beach, Florida and consists of a 2,100 square-foot high-turnover restaurant, 2,700 square feet of commercial space and a 386-unit high-rise apartment building. It will replace an existing 35,348 square-foot shopping center. The project is within the Regional Activity Center (RAC) and is expected to be built out by 2019. The city approved the traffic study for the project but has requested an analysis that calculates the amount of RAC transportation mitigation impact fee for the project based on Resolution No. 2014-049. This letter summarizes the calculation of the fee.

The resolution requires developments within the RAC to pay a transportation mitigation impact fee of \$21.26 per P.M. peak-hour trip. The project is expected to generate 166 net new P.M. peak-hour trips which yields a mitigation impact fee of \$3,529.16. A copy of the trip generation table from the traffic study is attached. If you have any questions regarding the information contained herein, please do not hesitate to contact me at (954) 320-2116.

Sincerely,
Langan Engineering and Environmental Services, Inc.

John P. Kim
John P. Kim, P.E., P.T.O.E.
Professional Engineer - License No. 62400
Florida Certificate of Authorization No. 6601

Eric Schwarz

Eric Schwarz, P.E., LEED AP
Principal/Vice President

JPK:jpk
Attachment

\\Langan.com\data\FTL\data\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	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	2280
<u>Proposed Uses</u> High Turnover Restaurant Specialty Retail High-Rise Apartment	932 826 222	2,100 SF 2,700 SF 386 DU	$T = 127.2 (X)$ $T = 44.32 (X)$ $T = 0.83 \ln(X) + 2.5$	50% 50% 50%	134 60 854	133 60 854	115 41 0	43% 34% 0%	76 39 854	76 40 854	152 79 1708
Total					1,048	1,047	156		969	970	1,939
Net Difference					-679	-680			-171	-170	-341

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 Specialty Retail High-Rise Apartment	932 826 222	2,100 SF 2,700 SF 386 DU	$T = 10.81 (X)$ $T = 6.84 (X)$ $T = 0.99 \ln(X) - 1.14$	55% 48% 25%	13 9 29	10 9 87	10 6 0	43% 34% 0%	8 6 29	5 6 87	13 12 116
Total					51	106	16		43	98	141
Net Difference					0	74			6	80	86

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 Specialty Retail High-Rise Apartment	932 826 222	2,100 SF 2,700 SF 386 DU	$T = 9.85 (X)$ $T = 2.4 (X) + 21.48$ $T = 0.32 (X) + 12.3$	60% 44% 61%	13 12 83	8 16 53	9 10 0	43% 34% 0%	8 7 83	4 11 53	12 18 136
Total					108	77	19		98	68	166
Net Difference					-35	-78			6	-37	-31

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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FILED

DANIA BEACH DISTRICT
103 West Dania Beach Boulevard
Dania Beach, FL 33004
Phone: (954) 342-4262
Fax: (954) 342-4265

APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 8/1/16
Application #: SP-52-16
Name of Project/Development: CALM PROPERTIES
Address of Project/Development: 601 DANIA BEACH BOULEVARD, DANIA BEACH, FL
Owner/Agent: CALM PROPERTIES, LLC / LANGAN ENGINEERING (MICHAEL CARR)
Design Professional of Record: LEONARDO RODRIGUEZ
Water Purveyor: CITY OF DANIA BEACH
Water Purveyor Address: 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is IA in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1,500 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

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

[Signature]
Signature - Owner/Agent/Occupant:

8/1/16
Date

[Signature]
Signature - Design Professional of Record

8/1/16
Date

REVIEWED BY
BROWARD SHERIFF'S OFFICE
FIRE MARSHAL'S BUREAU

SEP 22 2016

x [Signature]



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 DISC.)

FIRE FLOW CALC.

BY MPC

DATE

9/27/10

CKD.

LR

DATE

9/27/10

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

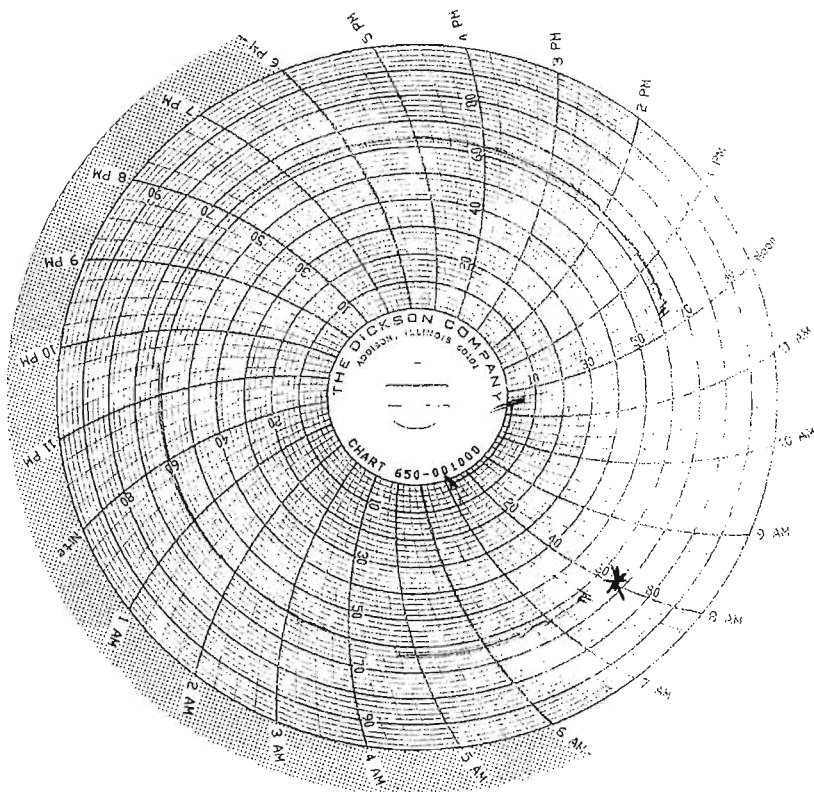
Operating Nut: Pentagon Existing ISO Valve: Yes IOS Valve Direction: Front

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
Ser. 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\data\0330016001\Office Data\Correspondence\2016-05-03 Drainage Statment.docx

1 August 2016

City of Dania Beach
Department of Public Services
1201 Striling Road,
Dania Beach, Florida 33004

**Re: Concurrency Estimate
Calm Properties – SP-52-16
601 East Dania Beach Blvd, Dania Beach, FL 33004
Langan Project No.: 330019401**

To Whom It May Concern:

Please allow this letter and the attached table to serve as the level of concurrency estimate for the above mentioned project. The concurrency determination is based on the potable water, sanitary sewer and solid waste demands within the City of Dania Beach Code of Ordinances Article 805 for residential and restaurant uses. Based on the proposed uses and the rates within Article 805 the following estimates are provided below. Please refer to the attached table for more details.

- Potable Water Demand – 103,700 Gallons Per Day
- Sanitary Sewer Demand – 103,700 Gallons Per Day
- Solid Waste Generation – 4,155.4 Pounds Per Day

Sincerely,
Langan Engineering and Environmental Services, Inc.



Leonardo Rodriguez, P.E.
Associate



Michael Carr, P.E., LEED AP
Senior Project Manager

MPC/LR:mpc/lr

Enclosure(s): Concurrency Table

cc: John Kim (Langan)

FL Certificate of Authorization No. 6601

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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,

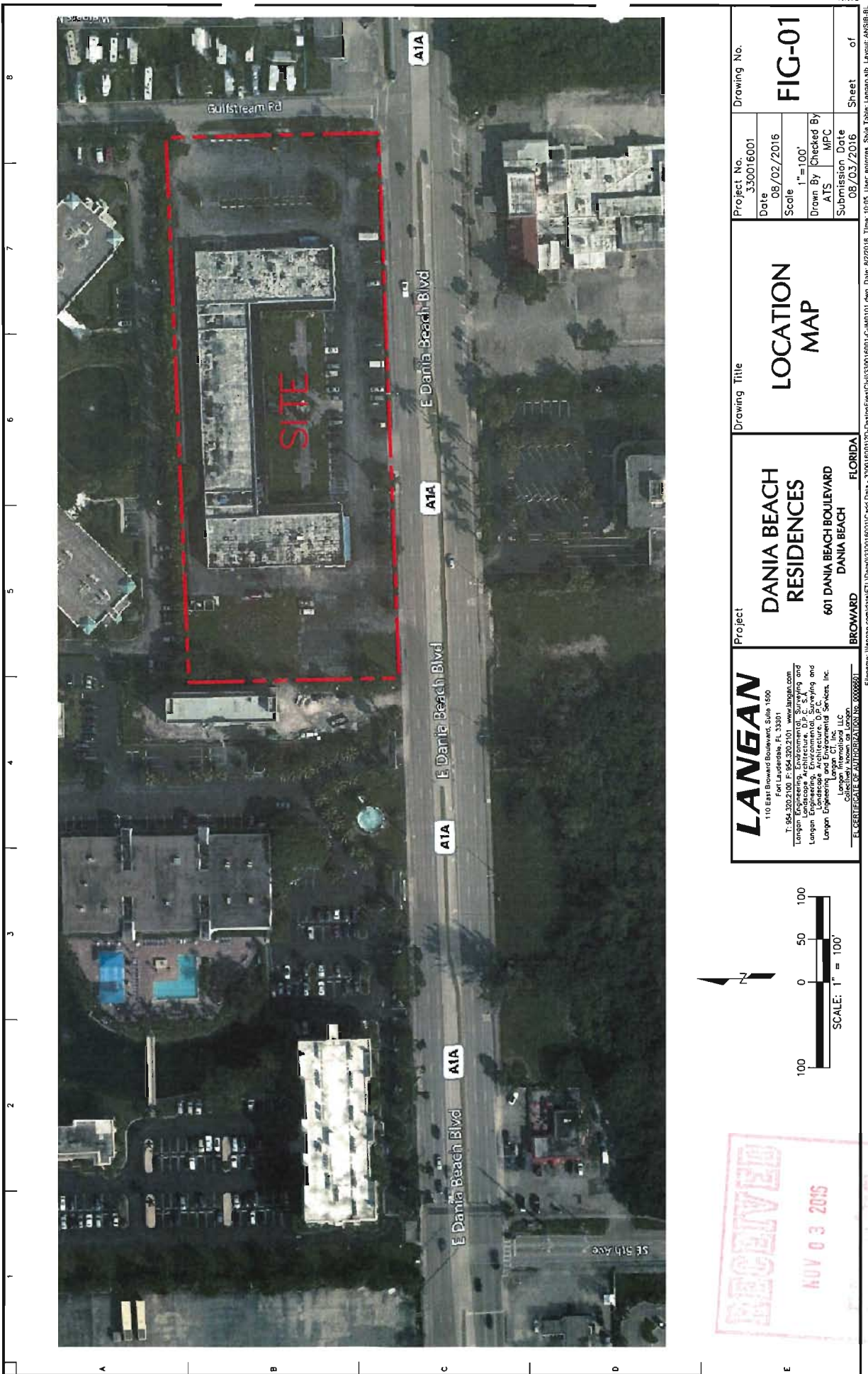
Dalila Fernandez, P.E.
District Traffic Access Manager

GS/nvh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Vancal\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

FILE COPY



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



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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

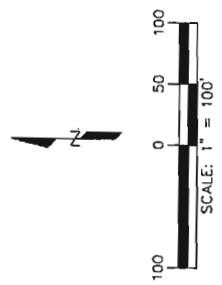
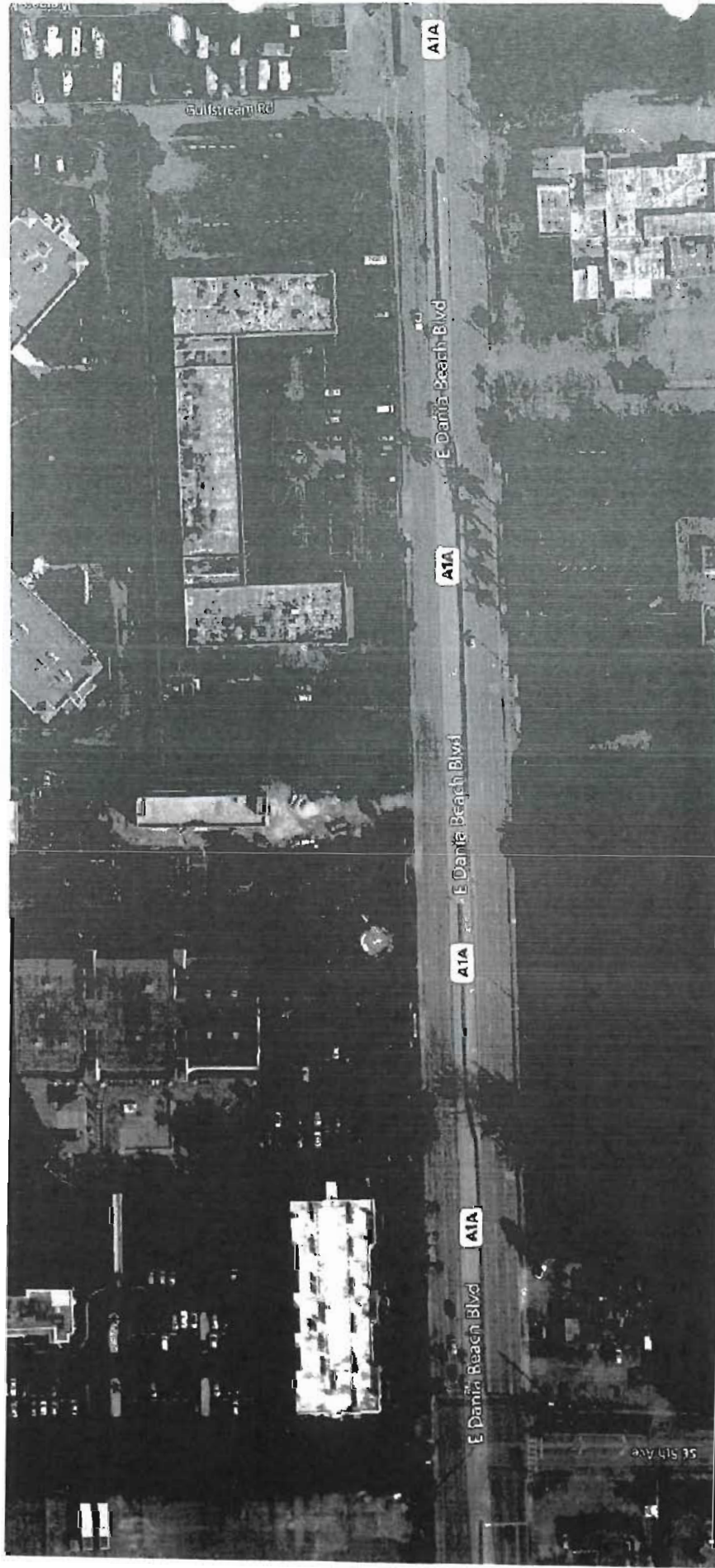
The proposed system for drainage area DA-01 shall detain the stormwater generated by the 5YR-1Hour storm for a minimum of 90 second detention time. The proposed drainage well boxes have been adequately sized to detain the stormwater runoff generated by the building for at least 90 seconds. The proposed 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

1 2 3 4 5 6 7 8



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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

Scale

1" = 100'

Drawn By

ATS

Checked By

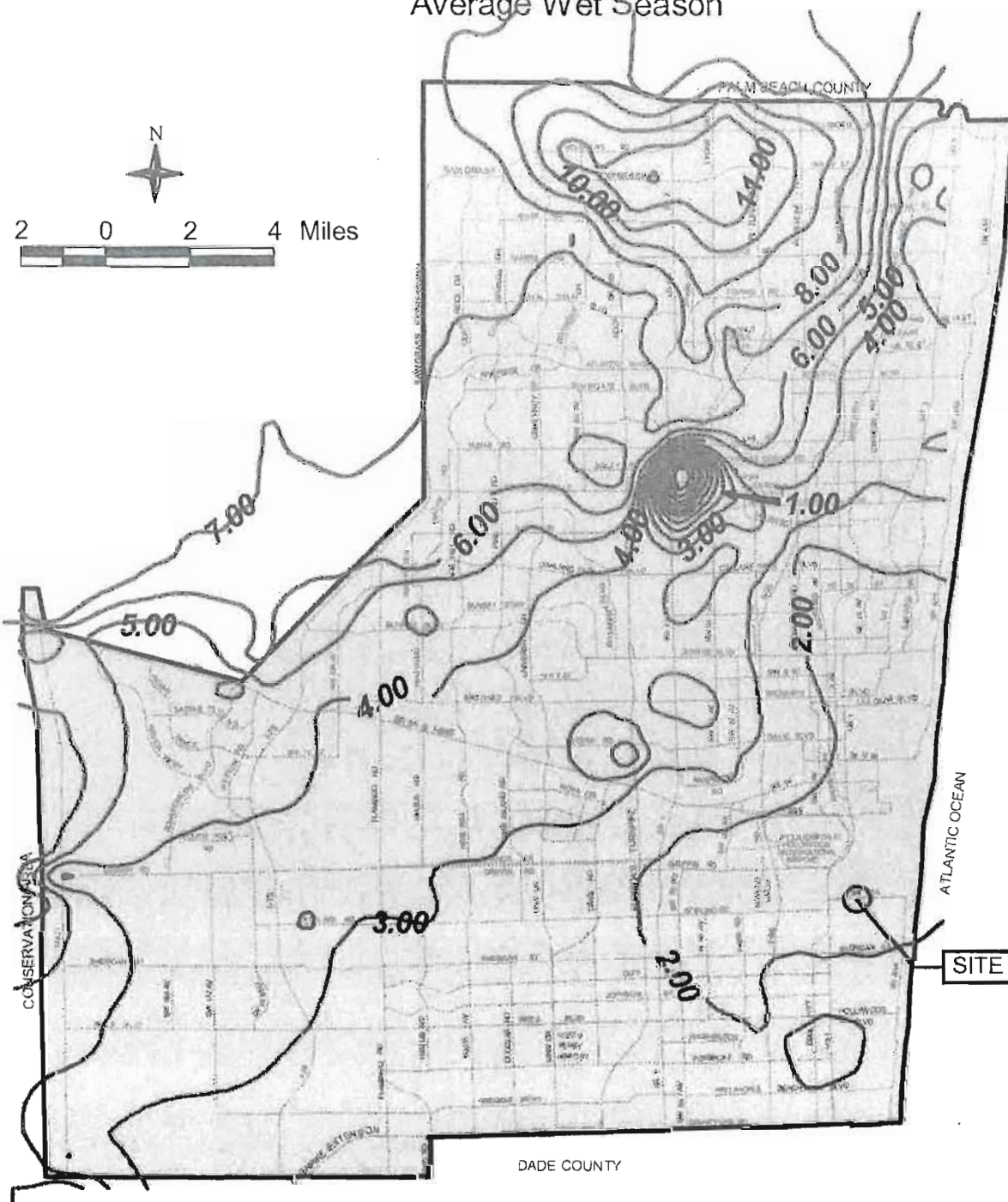
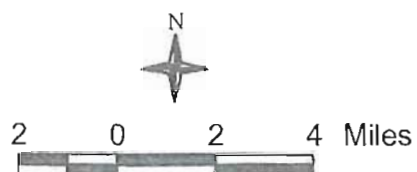
MPC

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

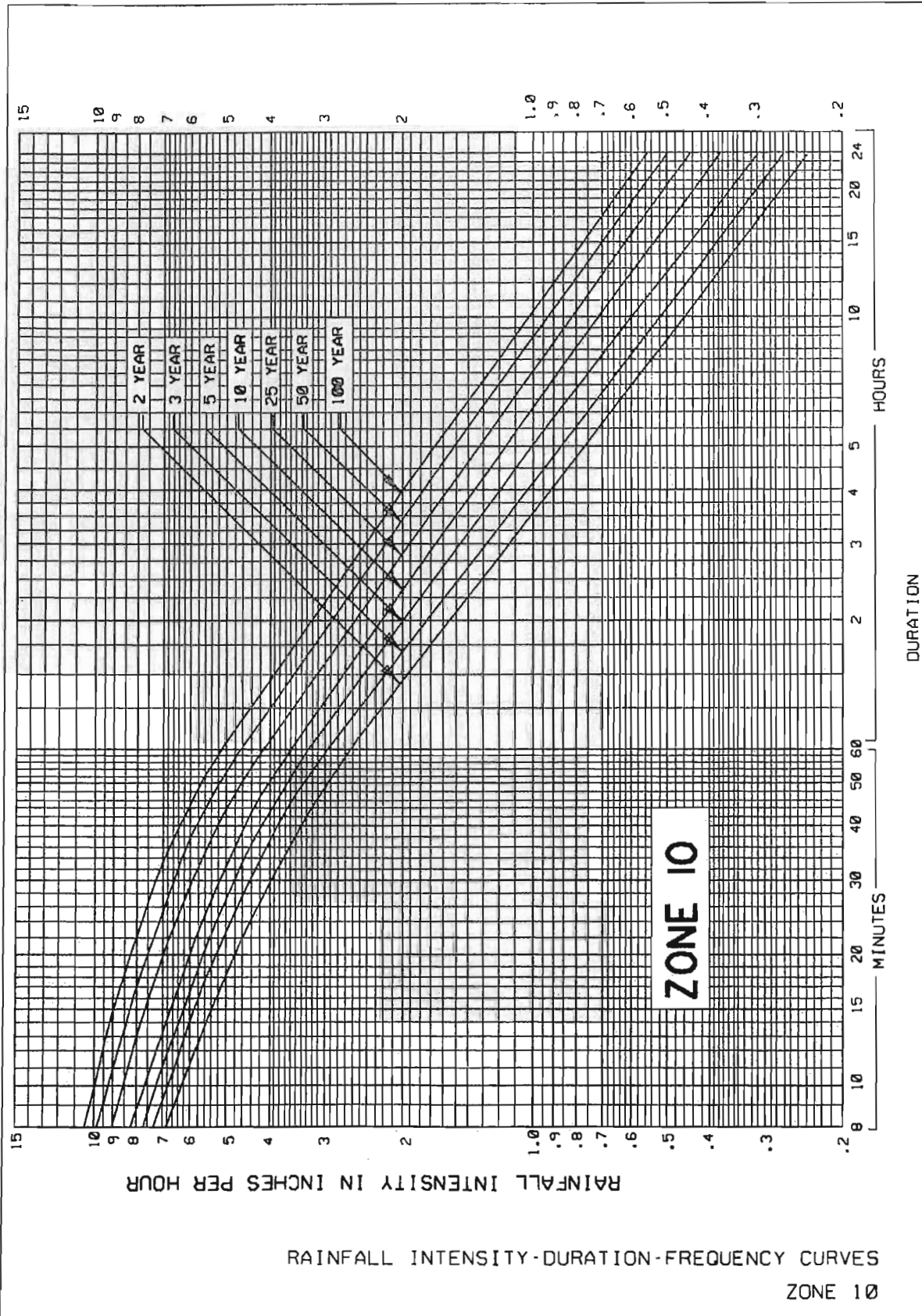
Drainage Manual

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)

Check

Min. Bottom of Well Box Elevation =

-0.5 FT (NAVD - Min. 2' below invert: Okay

Minimum Height of Well Box for 90 sec. Detention Time

H =

2.4 FT (Top of Well Casing Elevation - Bottom of Well Box (El.)

Total Detention Volume Below Well Casing =

230.4 CF (Area x H)

Okay

DRAINAGE WELL DETENTION VOLUME CALCULATIONS

PROJECT NO: 330016001

Drainage Area -

DA-02

Q =

5.2 CFS (From 5 YR 1 HR Storm Event)

Volume =

468 CF (Q x 90 secs)

Total Number of Wells within Drainage Area =

4 Wells

Required Volume Per Well=

117 CF (Volume/Number of Wells)

Well Dimensions:

L =

12 FT

W =

8 FT

Area =

96 SF (L x W)

Rim Elevation =

2.6 FT (NGVD)

Top Slab Bottom Elevation =

1.1 FT (NGVD)

Lowest Invert Elevation =

-0.9 FT (NGVD)

Top of Well Casing Elevation =

1.9 FT (NGVD)

Check

Min. Bottom of Well Box Elevation =

-2.9 FT (NGVD - Min. 2' below invert:

Okay

Minimum Height of Well Box for 90 sec. Detention Time

H =

4.8 FT (Top of Well Casing Elevation - Bottom of Well Box (El.)

Total Detention Volume Below Well Casing =

460.8 CF (Area x H)

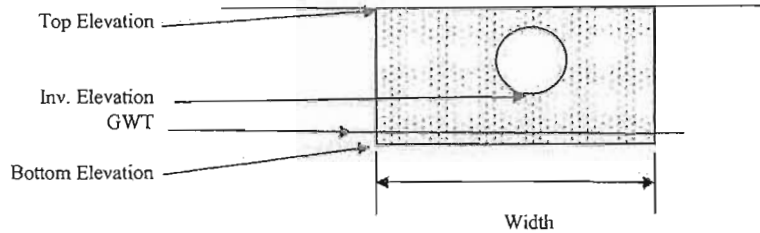
Okay

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 PVIOUS DRAINAGE AREA =	0.186	hectares or	0.460	acres.
PVIOUS 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 PVIOUS DRAINAGE AREA =	0.186	hectares or	0.460	acres.
PVIOUS RUNOFF COEFFICIENT =	0.35			
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
DESIGN STORM FREQUENCY =	5	years		
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
SUB-BASIN TIME FOR FIRST INCH OF RUNOFF =	14.38	minutes		
REQUIRED WATER QUALITY TREATMENT TIME =	24.38	minutes		

WATER QUALITY CALCULATIONS

Water Qaulity Based on 1" Over the Entire Drainage Area =	0.11	ac-ft
Water Qaulity Based on 2.5" Over the Impervious Area =	0.18	ac-ft

TREATMENT VOLUME REQUIRED (Greater of the two above):

Vtrmt =	7,623 cu. ft.
Vtrmt =	0.18 ac.-ft.

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

$$L = SF \times (\text{Volume WQ} + \text{Volume Additional}) / [k \times (2 \times H2 \times Du - Du^2 + 2 \times H2 \times Ds) + (1.39 \times 10^{-4}) \times (W \times Du + PS)]$$

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)

k = Weighted Hyd. Conductivity (cfs/sf - ft)

H2 = Depth to the Water Table (ft)

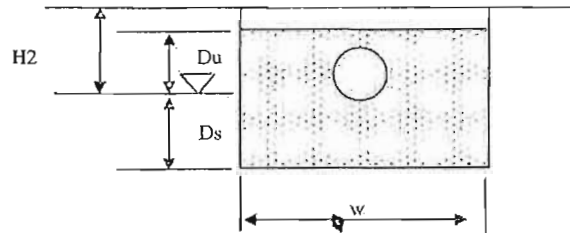
W = Trench width (ft)

Du = Non-Saturated Trench Depth (ft)

Ds = Saturated Trench Depth (ft)

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
\\langan.com\data\FTL\data\330016001\Office Data\Correspondence\2016-08-01 Water Service Letter.docx

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

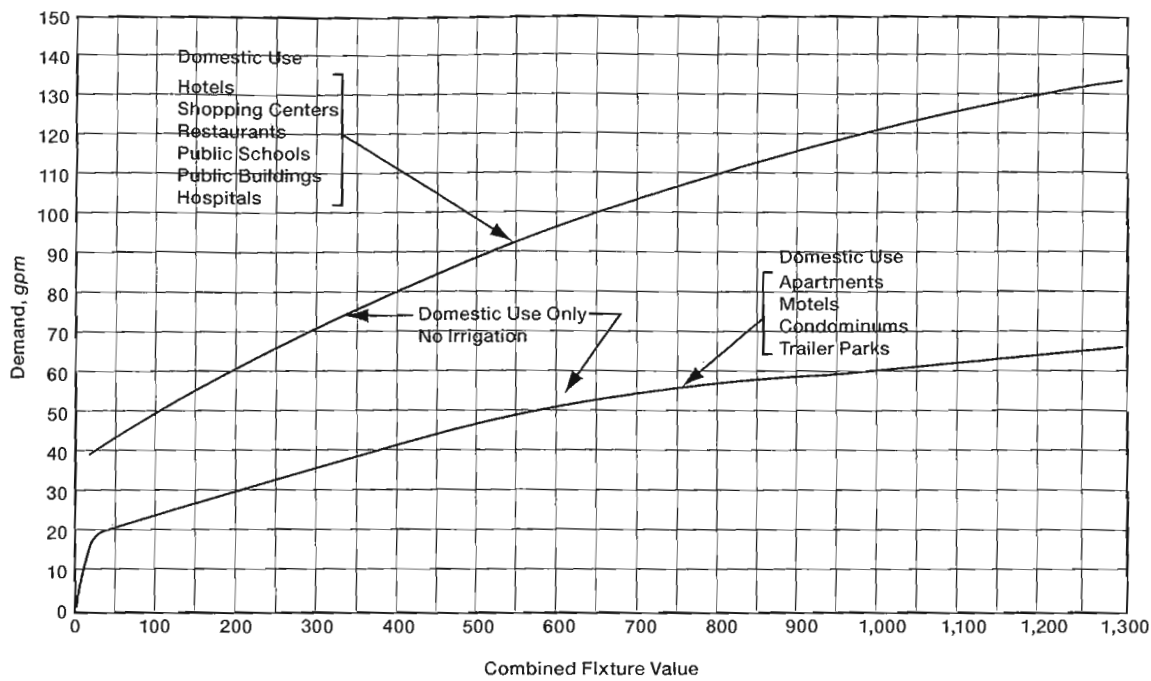


Figure 4-2 Water-flow demand per fixture value—enlarged scale from Figure 4-1

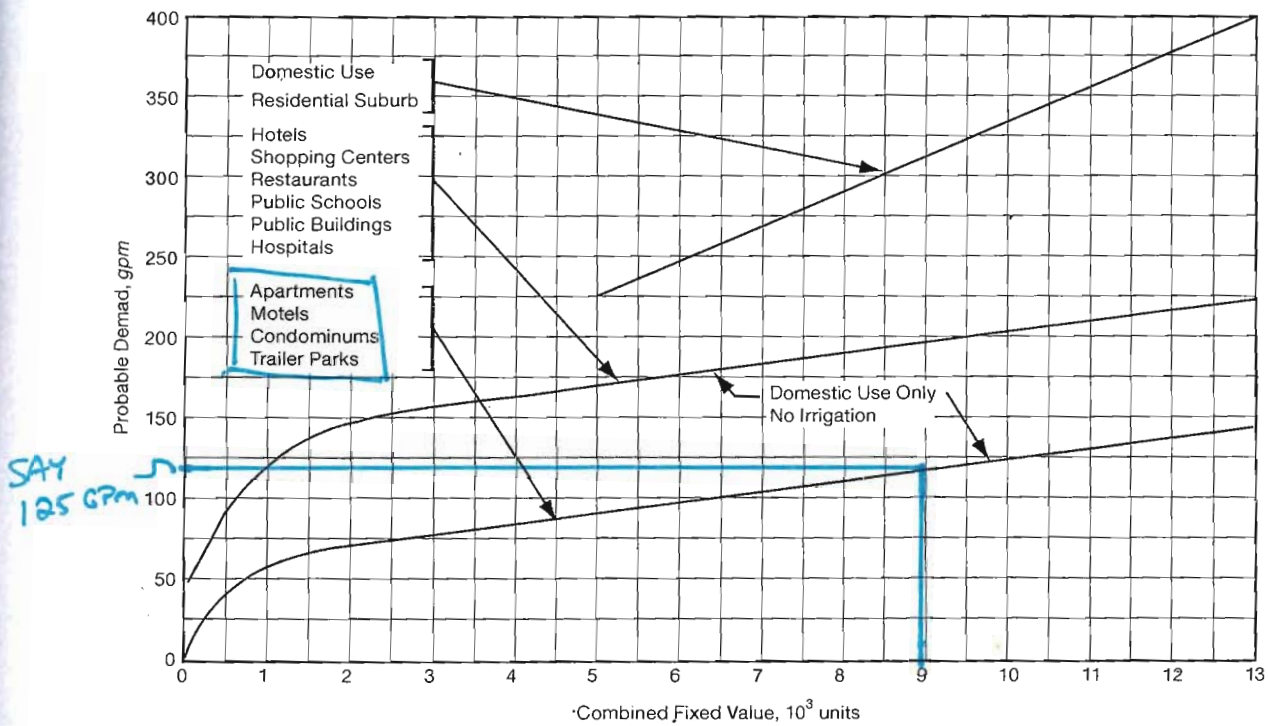


Figure 4-3 Water-flow demand per fixture value

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						
½ in.	0.25	1	N/A	7.5	15	15
¾ in.	0.25	1		10	20	15
¾ in.	0.50	2		15	30	15
1 in.	0.75	3		25	50	15
1½ in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15
Multijet						
¾ in.	0.25	1	N/A	10	20	15
¾ in.	0.50	2		15	30	15
1 in.	0.75	3		25	50	15
1½ in.	1.50	5		50	100	15
2 in.	2.00	8		80	160	15
Turbine class II						
1½ in.	N/A	4	N/A	90	120	7
2 in.		4		160	190	7
3 in.		8		350	435	7
4 in.		15		650	750	7
6 in.		30		1,400	1,600	7
8 in.		50		2,400	2,800	7
10 in.		75		3,500	4,200	7
12 in.		120		4,400	5,300	7
16 in.		200		6,500	7,800	7
20 in.		300		10,000	12,000	7
Compound class II						
2 in.	0.25	1	13	80	160	15
3 in.	0.50	2	15	175	350	15
4 in.	0.75	3	18	300	600	15
6 in.	1.50	5	20	675	1,350	15
8 in.	2.00	16	35	900	1,600	15
Fire service, type II—compound						
3 in.	* see note	2	30	250	350	12
4 in.		4	40	400	700	12
6 in.		5	90	900	1,600	12
8 in.		8	150	1,600	2,800	12
10 in.		8	200	2,200	4,400	12

Source: Data are drawn from AWWA Standards C700, C701, C702, C703, C704, C708, C710, C712, C713, and C714, latest revision.

N/A = not applicable.

* Minimum flow rate is per the applicable AWWA standard for the bypass meter employed.

(Table continued on next page.)

TRAFFIC IMPACT STUDY

For

**Dania Beach Residences
City of Dania Beach
Broward County, Florida**

Prepared For:

**CALM Properties, LLC
300 South Pointe Drive, Suite 2103
Miami Beach, FL 33139**

Prepared By:

**Langan Engineering & Environmental Services, Inc.
110 East Broward Boulevard
Fort Lauderdale, FL 33301
FL Certificate of Authorization No: 6601**



**Eric Schwarz, P.E., LEED AP
Principal/Vice President**



FILE

LANGAN

**May 3, 2016
Revised: June 1, 2016
Revised: October 31, 2016
330016001**

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Appendix F - Volume Development Spreadsheet and Intersection Capacity Worksheets

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

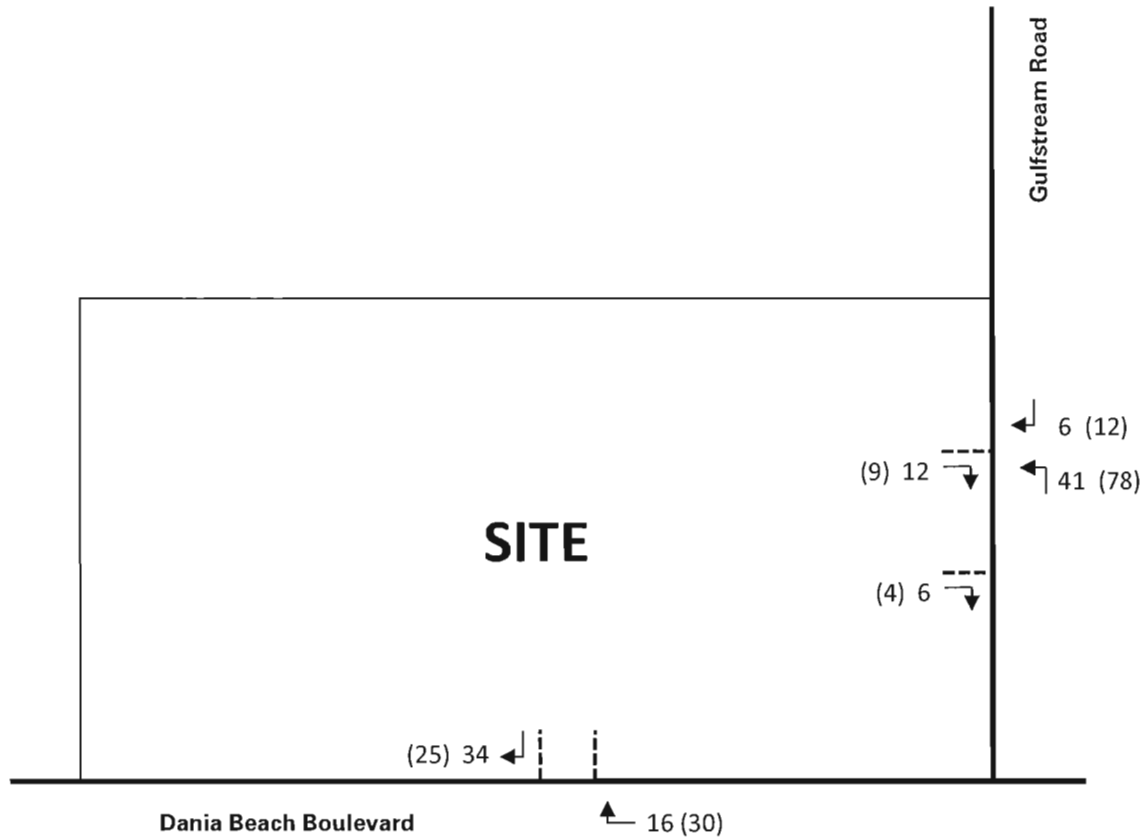
Langan prepared a traffic impact analysis for the Dania Beach Residences development. It is expected to be built out in 2019. Peak-hour roadway capacity analysis was performed for Dania Beach Boulevard and Gulfstream Road and the intersection of these roads. The analysis shows that the roadways and intersections 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		Figure Title	Project No. 330016001	FIGURE 1
	DANIA BEACH RESIDENCES				
	CITY OF DANIA BEACH				
	BROWARD COUNTY	FLORIDA			
		LOCATION AERIAL PHOTOGRAPH		Date 6/1/2016	
				Scale NTS	

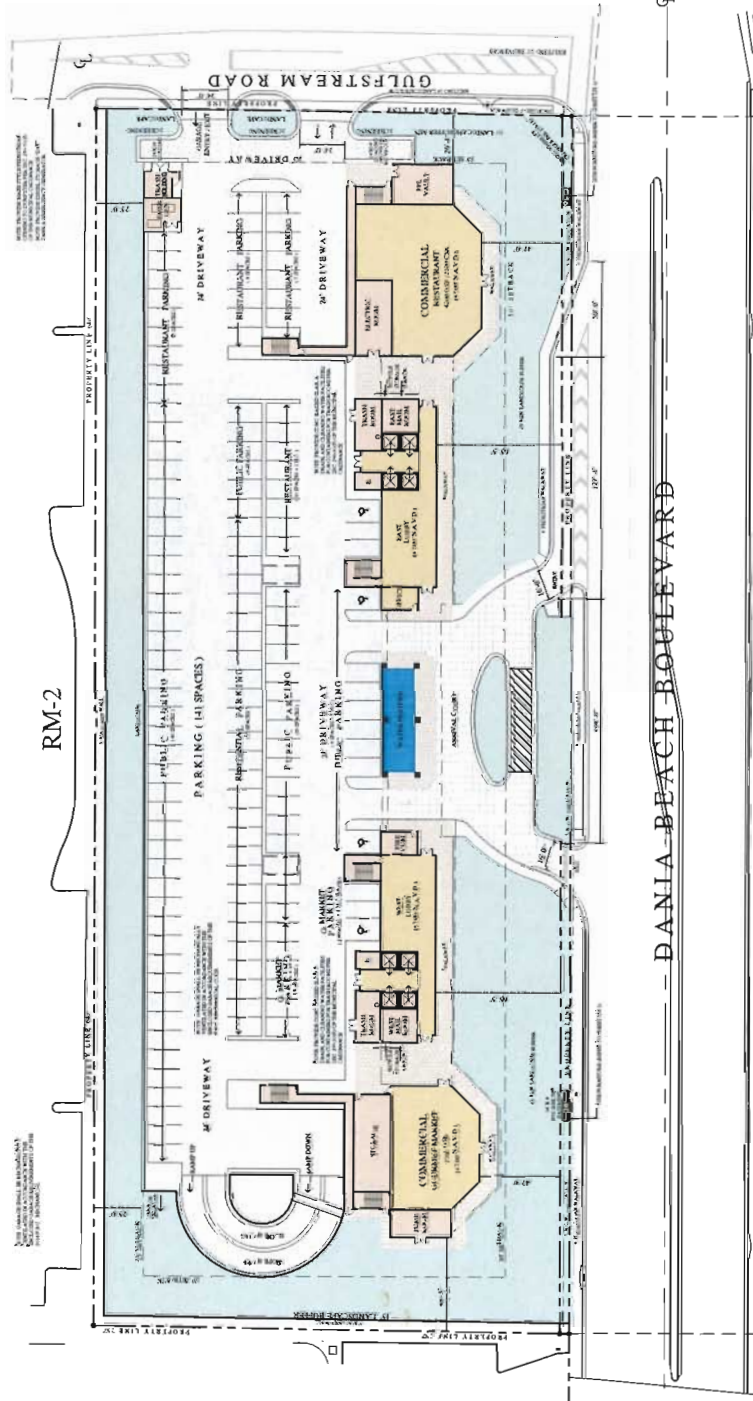


LEGEND	
	Driveway
29	AM Peak Hour
(61)	PM Peak Hour

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79 th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project DANIA BEACH RESIDENCES CITY OF DANIA BEACH BROWARD COUNTY FLORIDA	Figure Title DRIVEWAY VOLUMES	Project No. 330016001	FIGURE 2
			Date 10/31/2016	
			Scale NTS	

APPENDIX B

SITE PLAN



GROUND FLOOR PLAN CONCEPT

SCALE: 1"=30'-0"

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 ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND THE CHARACTER OF THE AREA.

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					E DANIA BEACH BLVD				DRIVEWAY				E DANIA BEACH BLVD							
From North					From East				From South				From West							
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 11/01/16																				
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

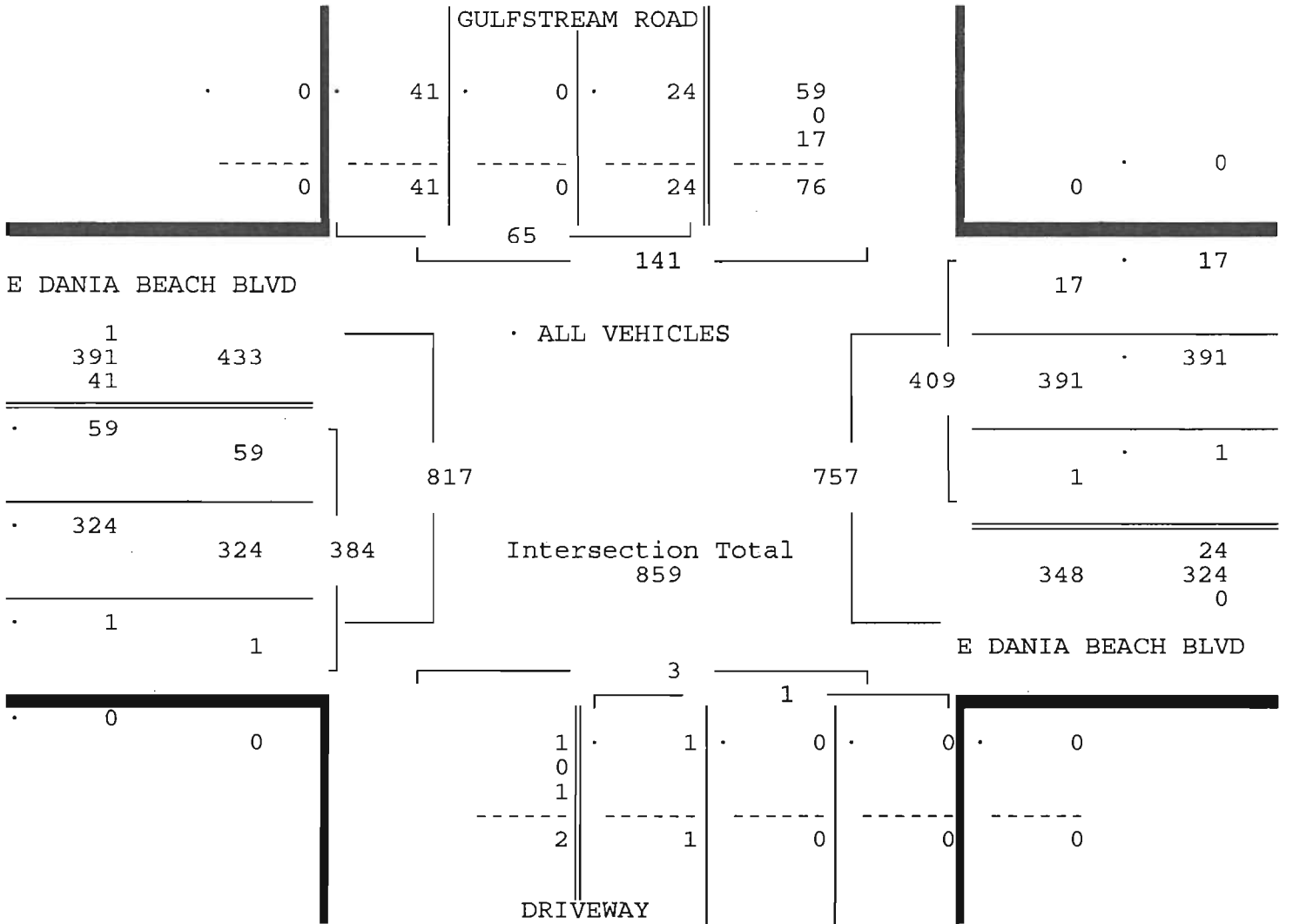
ALL VEHICLES

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
 PHONE (561) 272-3255

Site Code : 00160237
 Start Date: 11/01/16
 File I.D. : DANIGULF
 Page : 3

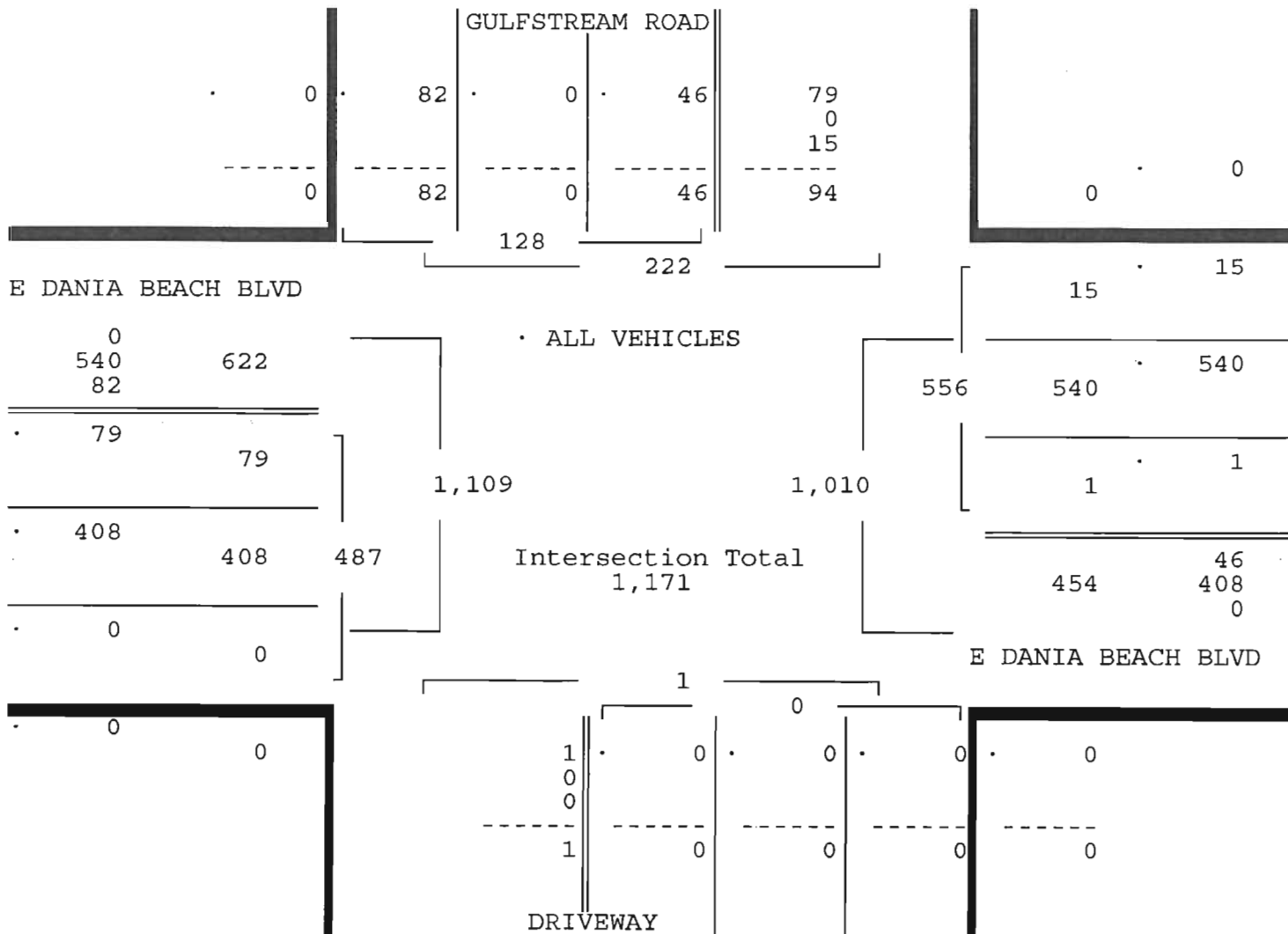
ALL VEHICLES

GULFSTREAM ROAD					E DANIA BEACH BLVD				DRIVEWAY				E DANIA BEACH BLVD						
From North					From East				From South				From West						
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	Total
Date 11/01/16																			

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 AIA / 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

		Peak Volume Information		Combined Directions	
		Direction: W		Hour	
		Hour	Volume	Hour	Volume
A.M.	830	830	687	830	1294
P.M.	1515	1615	962	1645	1631
Daily	1515	1615	962	1645	1631

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

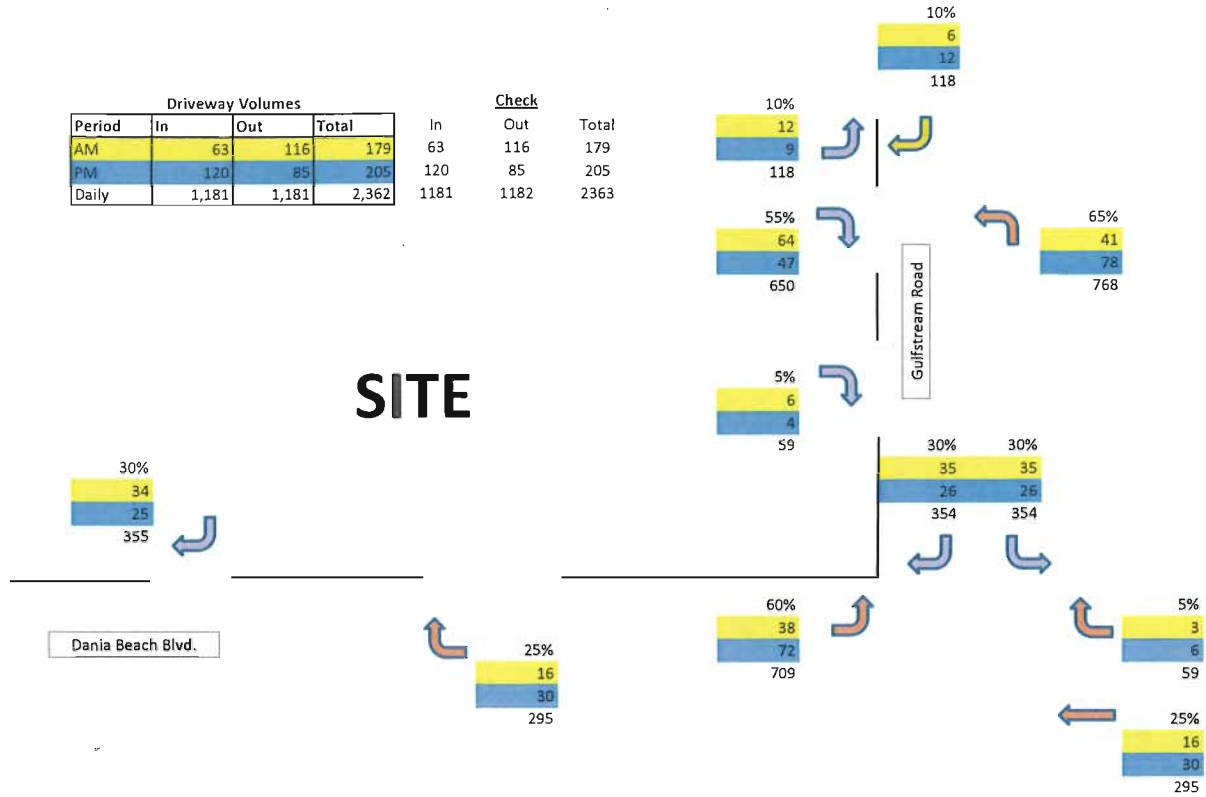
PM PEAK HOUR TRAFFIC VOLUME CALCULATIONS

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 %tile Q(veh)	0	0.1	-	-	0	-	-	0.2

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 No Build Conditions
AM Peak Hour

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖ ↗	↖ ↗		↖ ↗	↖ ↗		↖ ↗	↖ ↗		↖ ↗	↖ ↗	
Traffic Vol, veh/h	66	365	1	1	440	19	1	0	0	27	0	46
Future Vol, veh/h	66	365	1	1	440	19	1	0	0	27	0	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	37	205	1	1	247	11	1	0	0	15	0	26

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	258	0	0	206	0	0	404	538	103	431	534	129
Stage 1	-	-	-	-	-	-	279	279	-	254	254	-
Stage 2	-	-	-	-	-	-	125	259	-	177	280	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1304	-	-	1363	-	-	531	448	932	508	451	897
Stage 1	-	-	-	-	-	-	704	678	-	728	696	-
Stage 2	-	-	-	-	-	-	866	692	-	808	678	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1304	-	-	1363	-	-	504	435	932	497	438	897
Mov Cap-2 Maneuver	-	-	-	-	-	-	504	435	-	497	438	-
Stage 1	-	-	-	-	-	-	684	659	-	707	695	-
Stage 2	-	-	-	-	-	-	840	691	-	785	659	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.2	0	12.2	10.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	504	1304	-	-	1363	-	-	691
HCM Lane V/C Ratio	0.001	0.028	-	-	0	-	-	0.059
HCM Control Delay (s)	12.2	7.8	-	-	7.6	-	-	10.5
HCM Lane LOS	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.2

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 Build Conditions
AM Peak Hour

Intersection

Int Delay, s/veh 2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↑		↖	↑↑			↕			↕	
Traffic Vol, veh/h	96	365	1	1	453	22	1	0	0	58	0	77
Future Vol, veh/h	96	365	1	1	453	22	1	0	0	58	0	77
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	205	1	1	254	12	1	0	0	33	0	43

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	267	0	0	206	0	0	441	581	103	472	575	133
Stage 1	-	-	-	-	-	-	313	313	-	262	262	-
Stage 2	-	-	-	-	-	-	128	268	-	210	313	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1294	-	-	1363	-	-	500	424	932	475	427	892
Stage 1	-	-	-	-	-	-	672	656	-	720	690	-
Stage 2	-	-	-	-	-	-	862	686	-	773	656	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1294	-	-	1363	-	-	460	406	932	460	409	892
Mov Cap-2 Maneuver	-	-	-	-	-	-	460	406	-	460	409	-
Stage 1	-	-	-	-	-	-	644	629	-	690	689	-
Stage 2	-	-	-	-	-	-	820	685	-	741	629	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.6	0	12.8	11.4
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	460	1294	-	-	1363	-	-	636
HCM Lane V/C Ratio	0.001	0.042	-	-	0	-	-	0.119
HCM Control Delay (s)	12.8	7.9	-	-	7.6	-	-	11.4
HCM Lane LOS	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.4

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2016 Existing Conditions

PM Peak Hour

Intersection

Int Delay, s/veh 1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	81	420	0	1	556	15	0	0	0	47	0	84
Future Vol, veh/h	81	420	0	1	556	15	0	0	0	47	0	84
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	223	0	1	296	8	0	0	0	25	0	45

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	304	0	0	223	0	0	459	615	112	499	611	152
Stage 1	-	-	-	-	-	-	310	310	-	301	301	-
Stage 2	-	-	-	-	-	-	149	305	-	198	310	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1254	-	-	1343	-	-	485	405	920	454	407	867
Stage 1	-	-	-	-	-	-	675	658	-	683	664	-
Stage 2	-	-	-	-	-	-	838	661	-	785	658	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1254	-	-	1343	-	-	448	391	920	442	393	867
Mov Cap-2 Maneuver	-	-	-	-	-	-	448	391	-	442	393	-
Stage 1	-	-	-	-	-	-	652	635	-	660	664	-
Stage 2	-	-	-	-	-	-	794	661	-	758	635	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	0	0	11.3
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1254	-	-	1343	-	-	645
HCM Lane V/C Ratio	-	0.034	-	-	0	-	-	0.108
HCM Control Delay (s)	0	8	-	-	7.7	-	-	11.3
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.4

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 No Build Conditions

PM Peak Hour

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↕			↕	
Traffic Vol, veh/h	89	459	0	1	608	17	0	0	0	52	0	92
Future Vol, veh/h	89	459	0	1	608	17	0	0	0	52	0	92
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	47	244	0	1	323	9	0	0	0	28	0	49

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	332	0	0	244	0	0	502	673	122	546	668	166
Stage 1	-	-	-	-	-	-	339	339	-	329	329	-
Stage 2	-	-	-	-	-	-	163	334	-	217	339	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1224	-	-	1319	-	-	452	375	906	421	378	849
Stage 1	-	-	-	-	-	-	649	638	-	658	645	-
Stage 2	-	-	-	-	-	-	823	642	-	765	638	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1224	-	-	1319	-	-	413	360	906	408	363	849
Mov Cap-2 Maneuver	-	-	-	-	-	-	413	360	-	408	363	-
Stage 1	-	-	-	-	-	-	624	614	-	633	645	-
Stage 2	-	-	-	-	-	-	775	642	-	736	614	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	0	0	11.7
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1224	-	-	1319	-	-	611
HCM Lane V/C Ratio	-	0.039	-	-	0	-	-	0.125
HCM Control Delay (s)	0	8.1	-	-	7.7	-	-	11.7
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.4

Dania Beach Residences
3: Driveway/Gulfstream Road & Dania Beach Boulevard

2019 Build Conditions
PM Peak Hour

Intersection												
Int Delay, s/veh	2.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱↰		↰	↱↰			↱↰			↱↰	
Traffic Vol, veh/h	153	459	0	1	635	22	0	0	0	73	0	113
Future Vol, veh/h	153	459	0	1	635	22	0	0	0	73	0	113
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	235	-	-	235	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	81	244	0	1	338	12	0	0	0	39	0	60

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	349	0	0	244	0	0	577	758	122	630	752	175
Stage 1	-	-	-	-	-	-	407	407	-	345	345	-
Stage 2	-	-	-	-	-	-	170	351	-	285	407	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1207	-	-	1319	-	-	400	335	906	366	338	838
Stage 1	-	-	-	-	-	-	592	596	-	644	635	-
Stage 2	-	-	-	-	-	-	815	631	-	698	596	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1207	-	-	1319	-	-	352	312	906	347	315	838
Mov Cap-2 Maneuver	-	-	-	-	-	-	352	312	-	347	315	-
Stage 1	-	-	-	-	-	-	552	556	-	601	635	-
Stage 2	-	-	-	-	-	-	756	631	-	651	556	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2	0	0	13.2
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1207	-	-	1319	-	-	539
HCM Lane V/C Ratio	-	0.067	-	-	0	-	-	0.184
HCM Control Delay (s)	0	8.2	-	-	7.7	-	-	13.2
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %tile 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
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
Lane Configuration							R
v (veh/h)							6
C (m) (veh/h)							987
v/c							0.01
95% queue length							0.02
Control Delay (s/veh)							8.7
LOS							A
Approach Delay (s/veh)	--	--				8.7	
Approach LOS	--	--				A	

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	John Kim		Intersection	South Project Driveway
Agency/Co.	Langan Engineering		Jurisdiction	Dania Beach
Date Performed	11/2/2016		Analysis Year	2019
Analysis Time Period	PM Peak Hour			

Project Description 2019 Build Conditions

East/West Street: Project Driveway

North/South Street: Gulfstream Road

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		106			44	0
Peak-Hour Factor, PHF	1.00	0.92	1.00	1.00	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	0	115	0	0	47	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		T				TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			4			
Peak-Hour Factor, PHF	1.00	0.92	0.92	1.00	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	4	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								R
v (veh/h)								4
C (m) (veh/h)								1028
v/c								0.00
95% queue length								0.01
Control Delay (s/veh)								8.5
LOS								A
Approach Delay (s/veh)	--	--				8.5		
Approach LOS	--	--				A		

TWO-WAY STOP CONTROL SUMMARY

General Information				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
Lane Configuration	L						LTR
v (veh/h)	84						60
C (m) (veh/h)	1556						932
v/c	0.05						0.06
95% queue length	0.17						0.21
Control Delay (s/veh)	7.4						9.1
LOS	A						A
Approach Delay (s/veh)	--	--				9.1	
Approach LOS	--	--				A	

APPENDIX F

TRIP GENERATION DATA

APPENDIX F - TRIP GENERATION ANALYSIS

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	In	Out	Total Trips			Pass-by		Net New Trips			
						In	Out	Total	Trips	%	In	Out	Total	
<u>Existing Uses</u>														
Shopping Center	820	35,348 SF	T= 0.65 Ln(X) + 5.83	50%	50%	1,727	1,727	3,454	1,174	34%	1,140	1,140	2280	
<u>Proposed Uses</u>														
High Turnover Restaurant	932	4,200 SF	T= 127.2 (X)	50%	50%	267	267	534	230	43%	152	152	304	
Specialty Retail	826	2,700 SF	T= 44.32 (X)	50%	50%	60	60	120	41	34%	39	40	79	
High-Rise Apartment	222	386 DU	T= 0.83 Ln(X) + 2.5	50%	50%	854	854	1,708	0	0%	854	854	1708	
				Total		1,181	1,181	2,362	271		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	Out	Total Trips			Pass-by		Net New Trips			
						In	Out	Total	Trips	%	In	Out	Total	
<u>Existing Uses</u>														
Shopping Center	820	35,348 SF	T= 0.61 Ln(X) + 2.24	62%		51	32	83	28	34%	37	18		55
<u>Proposed Uses</u>														
High Turnover Restaurant	932	4,200 SF	T= 10.81 (X)	55%	45%	25	20	45	19	43%	15	11		26
Specialty Retail	826	2,700 SF	T= 6.84 (X)	48%	52%	9	9	18	6	34%	6	6		12
High-Rise Apartment	222	386 DU	T= 0.99 Ln(X) - 1.14	25%	75%	29	87	116	0	0%	29	87		116
				Total		63	116	179	25		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	Total¹	Trips	%	In	Out	Total
<u>Existing Uses</u>												
Shopping Center	820	35,348 SF	T= 0.67 Ln(X) + 3.31	48%	143	155	298	101	34%	92	105	197
<u>Proposed Uses</u>												
High Turnover Restaurant	932	4,200 SF	T= 9.85 (X)	60%	25	16	41	18	43%	16	7	23
Specialty Retail	826	2,700 SF	T= 2.4 (X) + 21.48	44%	12	16	28	10	34%	7	11	18
High-Rise Apartment	222	386 DU	T= 0.32 (X) + 12.3	61%	83	53	136	0	0%	83	53	136
				Total	120	85	205	28		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%	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 Concurrence 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 Concurrence Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and from approved and vested developments anticipated to be built within three years, each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity, and is expected to maintain the current status through the 2017/18 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the project site in the 2015/16 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status. To ensure maximum utilization of the impacted CSAs, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital improvements scheduled in the currently Adopted District Educational Facilities Plan, FY 2015/16–2019/20, regarding pertinent impacted public schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2015/16 year or 180 days, whichever is greater, for a maximum of 352 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on October 24, 2016. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2021-2016 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:



Signature

Date

4-28-16

Lisa Wright

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".

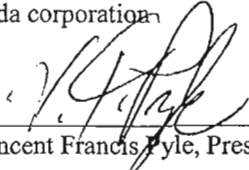
Street Address: 601 E. Dania Beach Boulevard, Dania, Florida 33004

and Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

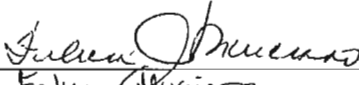


GRANTOR:

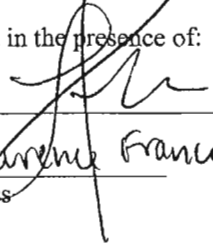
DANIANS CORPORATION,
A Florida corporation


BY: Vincent Francis Pyle, President

Signed in the presence of:

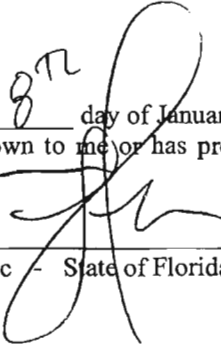

Felicia Murciano
Witness

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



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*)

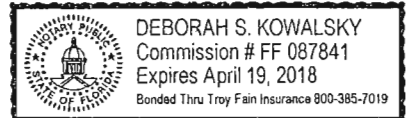
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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) 558-0407

Phone

State of Florida

County of Broward

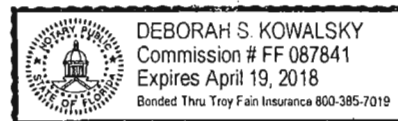
The foregoing instrument was acknowledged before me this 28th day of April, 2013, 2016 by DANIEL KENNEDY, an individual, who is ☒ personally known to me or who has produced as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Deborah S. Kowalsky

Print: Deborah S. Kowalsky

My Commission Expires:



LEGAL DESCRIPTION:

THAT PORTION OF THE SE ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS" FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEET 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEET 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1241 ACRES).

Statement of Interest in Property and Authorization to File Petitions

CALM PROPERTIES, LLC certifies that it is the Owner of the subject property located 601 East Dania Beach Boulevard, which is general located on the northwest corner of East Dania Beach Boulevard and Gulfstream Road (Folio #5042 3500 0252) in the City of Dania Beach and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent, ROBERT M. SWEDROE ARCHITECT-PLANNERS A.I.A., P.A., as agent, and LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC, as agent, to submit and process any and all development applications to the City of Dania Beach, Broward County and State of Florida and in the approval, permitting and development of the proposed mixed-use residential and commercial development, and appear at any meetings or public hearings necessary for the approval, permitting and development of the proposed mixed-use residential and commercial development located within the City of Dania Beach and Broward County.

Daniel Kennedy
Print Name

Daniel Kennedy
Signature

300 Monroe street
Address

Hollywood, FL 33019
City/State/Zip

(954) 558-0407
Phone

State of Florida

County of Broward

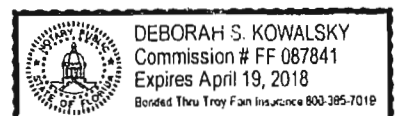
The foregoing instrument was acknowledged before me this 28th day of April, 2013, 2016 by DANIEL KENNEDY, an individual, who is ☒ personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Deborah S. Kowalsky

Print: Deborah S. Kowalsky

My Commission Expires:





**DUNAY
MISKEL
BACKMAN LLP**

Gary S. Dunay
Bonnie Miskel
Scott Backman
Dwayne L. Diekerson
Hope W. Calhoun
Christina Bilinski
Heather Jo Allen

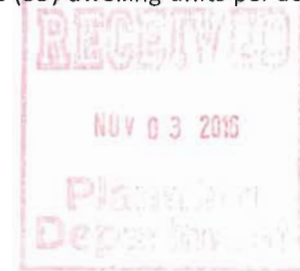
Calm Properties
Site Plan Narrative

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.



SACHS SAX CAPLAN

ATTORNEYS AT LAW

SUITE 200
6111 BROKEN SOUND PKWY NW
BOCA RATON, FLORIDA 33431

TELEPHONE (561) 994-4499
DIRECT LINE (561) 237-6829
FACSIMILE (561) 994-4985

ANDRE S. PARKE, ESQ.
aparke@ssclawfirm.com

January 6, 2017

BY EMAIL (tamarajames@daniabeachfl.gov)
AND REGULAR MAIL

Honorable Mayor James and City Commissioners
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Calm Properties LLC- Plat/Site Plan Application

Dear Mayor James:

This Firm represents Sea Oaks Condominium Association, Inc. ("Sea Oaks") regarding the above referenced site development applications submitted by Calm Properties, LLC ("Applicant"), the owner of the property located at 601 E. Dania Beach Blvd. ("subject property"). As indicated within the submitted development applications, the Applicant seeks to obtain site plan and plat approvals from the City in order to construct a highly dense multi-family apartment residential/commercial mixed-use development consisting of 386 multi-family residential apartment units and 8,000 square feet of commercial development within a property barely 3.5 acres in size. The proposed development notably envisions the construction of two immense 14-story residential towers to house the 386 apartment units. The subject property is also situated in a location directly abutting existing residential communities comprised of buildings less than 1/3 of the proposed height of these towers. Furthermore, the proposed project is physically located abutting Dania Beach Blvd. and in close proximity to Federal Hwy., a geographical area which has been heavily impacted by increasingly high levels of vehicular traffic for the past several years.

Due to the fact that the Sea Oaks' community is located directly abutting the proposed development, Sea Oaks is strongly impacted by the height of the proposed building as well as the densities requested by this proposed development. While Sea Oaks has steadfastly maintained a position favorable to conscientious development, Sea Oaks cannot support the scope and the scale of this project as proposed and is strongly opposed to the height of the proposed buildings and the proposed density of the project.

Aside from the incompatible height of the proposed residential towers and the Applicant's attempt to cram 386 residential units into the subject property, the abutting segments of Dania Beach Blvd. and Gulfstream Road, a small two-lane connector road, simply cannot support the volume of vehicular trips that will result from the Applicant's proposal. While the Applicant seeks to minimize the potential traffic impacts by providing conceptual traffic studies which do not accurately reflect the existing conditions facing these roadway segments, Dania Beach residents are fully aware of the traffic issues that they face while utilizing Federal Highway and Dania Beach Blvd. on a daily basis. The segment of Gulfstream Road directly abutting Dania Beach Blvd. is also negatively impacted by traffic emanating from Dania Beach Blvd. and the addition of 386 residential units and 8,000 square feet of commercial property will exasperate an already tenuous situation.

Aside from the impacts to communities immediately surrounding the subject property, it is also clear that the City never envisioned the size and scale of multi-family high-rise development similar to the Applicant's project when approving the maximum density limitations for high-rise development within the RAC Land Use Designation. As indicated within the attached CRA Redevelopment Plan dated June 23, 2015, from the RAC's total allocated amount of high-rise apartment units, only 453 high-rise apartment units remained unallocated as of June 23, 2015.¹ When reviewed in light of other multi-family apartment developments subsequently approved by the City, including the Dania Pointe project which was comprised of 750 multi-family residential units, there is a glaring dearth of approvable units within the RAC available for allocation and no available units in which to allocate to this project.

Without sufficient allocable units available in the RAC, the City simply cannot vote to approve this development since doing so would violate an element of the City's comprehensive plan. In accordance with F.S. 163.3194 (1) (a), "after a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted".²

When the City enacted the RAC and established that designation as a component of the Future Land Use Element of its comprehensive plan, the City was bound by Florida Statutes to enact development consistent with the Comprehensive Plan. The Applicant's proposal requests the City to approve development orders which will allow high-rise development in excess of maximum amounts of allocable units specified within the City's RAC Land Use Designation. As such, in the event that the City were to take action to

¹ CRA Redevelopment Plan dated June 23, 2015 is attached as Exhibit "A"

² Florida Statutes, 163.3194 is attached as Exhibit "B"

Honorable Mayor James and City Commissioners
City of Dania Beach
January 6, 2017
Page 3

approve the Applicant's request, the approval would necessarily violate F.S. 163.3194(1)(a) and would be an ultra vires act inconsistent with the City's Comprehensive Plan.

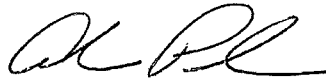
While it is our understanding that the Broward County Administrative Codes provide for the reallocation of residential units within the RAC in accordance with Policy 1.02.01, Policy 1.02.02 further establishes that the rearrangement of residential densities shall be subject to Policy 13.01.10 and thereby conditioned upon a determination by the Broward County Commission that such allocation is compatible with adjacent land uses.³ We have not been provided with evidence that a request for reallocation was approved by the City Commission subsequent to June 23, 2015. Additionally, there is no evidence that a request has been submitted and approved by the Broward County Commission subsequent to June 23, 2015 despite the proximity of the subject property to environmentally sensitive areas. Furthermore, it is unlikely that any such reallocation would have been found by the Broward County Commission to have been compatible with adjacent land uses.

For the reasons indicated within this correspondence and due to the incompatibility of proposed development to surrounding communities, Sea Oaks is requesting that the City remove this item from the upcoming City Commission agenda.

Thank you for your consideration of this request. Please feel free to contact me should you have any questions.

Very truly yours,

SACHS SAX CAPLAN



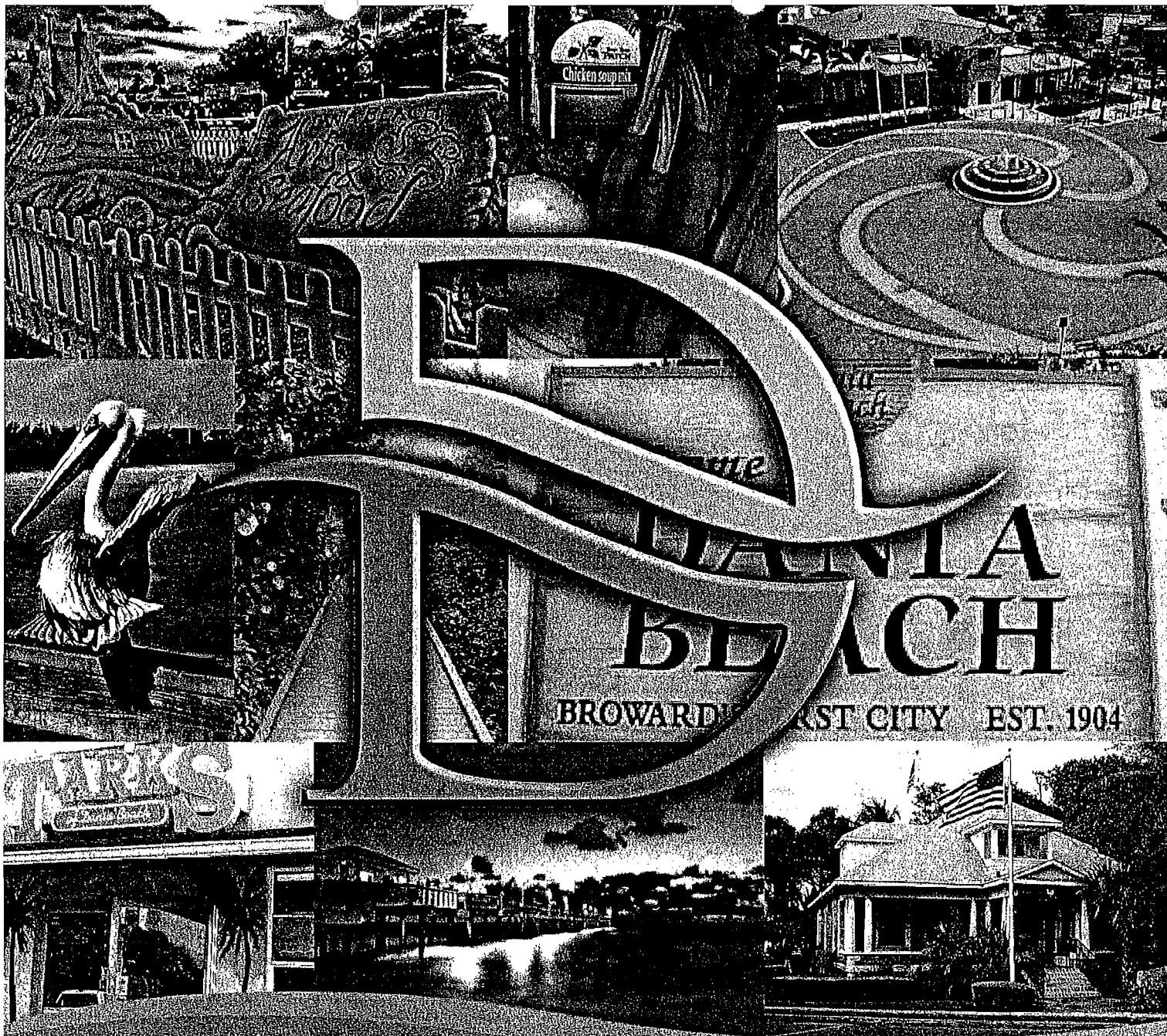
Andre S. Parke

ASP/mh
Enclosure

Copy to Commissioners (By Email):

Vice-Mayor Bill Harris (bharris@daniabeachfl.gov)
Commissioner Chickie Brandimarte (cbrandimarte@daniabeachfl.gov)
Commissioner Bobbie H. Grace (bgrace@daniabeachfl.gov)
Commissioner Marco Salvino, Sr. (msalvino@daniabeachfl.gov)

³ Broward County Administrative Codes Policy 1.02.01, 1.02.02 and 13.01.10



City of Dania Beach
Community Redevelopment Agency
Redevelopment Plan

JUNE 23, 2015



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



dania beach
First in Broward • Second to None

NEIGHBORHOOD AND HOUSING ANALYSIS

It is important to note that in the analysis of existing conditions in the CRA, including existing housing conditions; various sources of data were utilized. Field analysis was conducted in the period including June – November, 2008 and data was obtained from the most current sources available to ensure accuracy. In some cases the 2014 ESRI Reports proved to be the best available data, particularly at the neighborhood level and was used when no more reliable current data could be obtained.

As of 2010, the entire CRA (1,349 acres) was reclassified to a Regional Activity Center (RAC) land use category to provide for more flexibility within the CRA. Additionally new neighborhood zoning categories were created for the areas of Sun Garden Isles, College Gardens and Dania Beach Heights. These zoning categories were created to preserve the existing neighborhood character while encouraging infill development and housing choice. The following table illustrates the RAC breakdown of residential units permissible within the CRA:

CITY OF DANIA BEACH REGIONAL ACTIVITY CENTER (RAC) ALLOCATED UNITS- FEBRUARY 2015			
Residential Types	Max. Permitted	Existing/Approved	Remainder
Single Family	2,348 Units	1,172 Units	1,176 Units
Duplex	286 Units	908 Units	(622) Units
Townhome	2,047 Units	0 Units	2,047 Units
Garden Apartments < 4 stories	972 Units	164 Units	808 Units
High-Rise Apartments > 4 stories	2,165 Units	1,712 Units	453 Units
Total	7,818 Units	3,956 Units	4,510 Units
* Existing/Approved includes all existing residential units and all approved residential site plans			

The data in the foregoing table shows that a total of 7,818 units are currently permitted under the existing land use designations. This equates to an average density within the CRA of just under 5.8 units per acre, which is considered low density residential. The RAC land use category will allow for maintaining average densities in the neighborhoods while increasing densities in the City Center and along East Dania Beach Boulevard to support future transit oriented development situated around the proposed Tri-Rail Coastal Link station at the intersection of West Dania Beach Boulevard and the FEC railroad tracks. Per generally accepted planning principles and guidance from the South Florida Regional Transit Authority (SFRTA) residential density of greater than 15 units per acre are necessary to support Transit Oriented Development.

Per the CRA report of 2015, only 453 high rise units remain in the RAC roster. However, The Dania Pointe project (which includes 750 High rise units) was only just approved in 2016. There should be no more high rise units available within any of the CRA areas.

In terms of affordability, the Sun Garden Isles neighborhood provides several options for affordable housing due to lower land costs and opportunities for rehabilitation and reuse or new construction. In addition, The Dania Beach Housing Authority owns a public housing rental complex at 715 West Dania Beach Boulevard that provides housing for low income individuals. The Housing Authority also manages the City's housing choice voucher program.

In terms of Infrastructure, specific deficiencies were observed that could be corrected in the future through Infill and redevelopment. Aesthetically, street and swale landscaping were either missing or not well maintained and vacant lots were also observed to be. Also walkability is compromised due to a disconnected sidewalk system with missing sections of sidewalk throughout the community and lack of designated parking in some areas. Utility deficiencies include storm water systems as observed by street flooding, lack of lighting in some areas and degenerated utility poles which are not up to current standards and some leaning with utility lines and transmission sagging and some cases disconnected. This is of primary concern due to safety hazards caused by exposed utility lines, but more importantly in terms potential hurricanes or other weather events which could leave the community vulnerable to significant destruction of the current utility infrastructure or hazards related to downed power lines and the like.

East Federal Highway

There are two residential areas just east of Federal Highway, one north of East Dania Beach Boulevard and the other south. The neighborhood north of East Dania Beach Boulevard, upon field inspection is well established and stable, with moderate deterioration in the transition areas between the neighborhoods and the major thoroughfares of Federal Highway and East Dania Beach Boulevard. As part of the City's rezoning of the CRA, the primary residential areas were rezoned to (Neighborhood Residential) NBHD-RES, to preserve the existing character and to encourage stabilized and enhanced property values over time. The transition areas along the perimeter adjacent to Federal Highway and East Dania Beach Boulevard were rezoned to City Center (CC) and East Dania Beach Boulevard-Mixed Use (EDBB-MU), respectively, to encourage redevelopment but also provide for a stepped transition into the neighborhood to further enhance community property values and provide walkable access to new retail and restaurants along the major corridors. The following provides a snapshot of general housing and demographic characteristics for the residential areas within the CRA and east of Federal Highway based on ESRI data:

2014 Housing Units	1,380	2014 Population	2,144
Owner Occupied	29.3%	Median Age	47.1
Renter Occupied	49.0%	Average HH Size	1.87
Vacant	21.7%	Median HH Income	\$32,394
Median Home Value	\$163,514		

A field inspection of the residential area east of Federal Highway and south of East Dania Beach Boulevard showed that the area contains some deteriorated structures and exhibits the typical characteristics of an area that serves as a transition between active commercial and higher value single family residential areas. There is a marked difference between the homes in this area and those immediately east of SE 2nd Avenue. Most of the homes east are single family units. The primary issue in this area is the transition from residential to commercial along SE 1st Avenue.

The intent of the overlay districts were to include a stepped transition to residential neighborhoods. However, The zoning amendments implemented from 2010 to 2014 removed that transition and now allowing 14 stories directly adjacent to 3 story residential neighborhoods. How is the intent of the overlay still met?

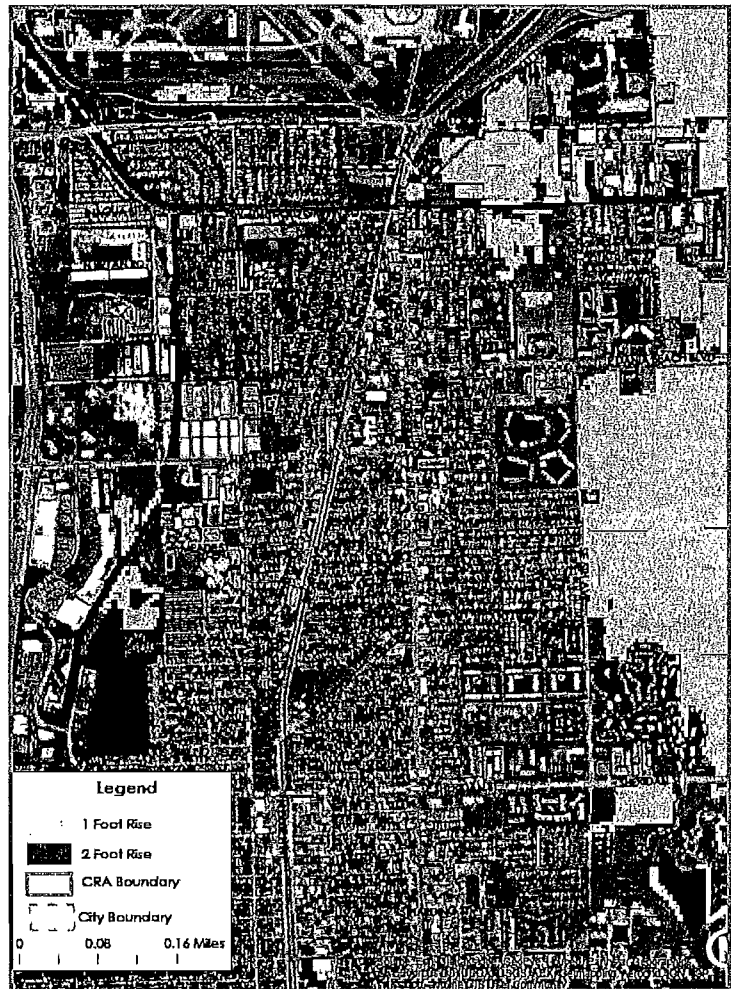
Adaption Planning

In January 2014, Broward County completed The City of Dania Beach Vulnerability to Sea Level Rise Assessment Report, the findings of this report found that significant portions of the City and CRA were extremely vulnerable to both storm surge and sea level rise (SLR) and identified them as priority planning areas. Specific to the CRA, the Assessment Report identified primarily agricultural and conservation lands as vulnerable within the 1 foot SLR scenario with larger impacts to roads, residential and commercial areas, particularly marine related businesses under the 2 foot SLR scenario. The report also identified deficiency in the current stormwater management infrastructure that in the event of storm surge could cause significant flooding throughout the areas east of Federal Highway.

Through a partnership with Broward County, the City of Dania Beach was selected under a grant from the United States Environmental Protection Agency (EPA) as a pilot community to study and recommend community climate resiliency strategies. The project titled "Community Resiliency Planning and Decision Making Framework for Coastal Communities" will advance local efforts to build community climate resiliency through redevelopment and strategic investments in infrastructure focusing on eastern portions of the City which are the most vulnerable to sea level rise and flooding. With the assistance of the EPA, Broward County and the City of Dania Beach will build upon climate adaptation planning concepts developed as part of a regional Resilient Redesign Workshop organized by the Southeast Florida Regional Climate Change Compact in August 2014, of which The City of Dania Beach was included as a representative urban community.

This opportunity, along with the work that has already been completed by Broward County and its partners will provide a framework for future redevelopment and infrastructure improvements that will mitigate the potential impacts of SLR.

The CRA has stated that flooding is a serious problem with eastern Dania. New developments should be required to improve adjacent roadway drainage systems.



Select Year:

The 2016 Florida Statutes

Title XI
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.3194 Legal status of comprehensive plan.—

(1)(a) After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted.

(b) All land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof, and any land development regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent. If a local government allows an existing land development regulation which is inconsistent with the most recently adopted comprehensive plan, or element or portion thereof, to remain in effect, the local government shall adopt a schedule for bringing the land development regulation into conformity with the provisions of the most recently adopted comprehensive plan, or element or portion thereof. During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

(2) After a comprehensive plan for the area, or element or portion thereof, is adopted by the governing body, no land development regulation, land development code, or amendment thereto shall be adopted by the governing body until such regulation, code, or amendment has been referred either to the local planning agency or to a separate land development regulation commission created pursuant to local ordinance, or to both, for review and recommendation as to the relationship of such proposal to the adopted comprehensive plan, or element or portion thereof. Said recommendation shall be made within a reasonable time, but no later than within 2 months after the time of reference. If a recommendation is not made within the time provided, then the governing body may act on the adoption.

(3)(a) A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

(b) A development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or

intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

(4)(a) A court, in reviewing local governmental action or development regulations under this act, may consider, among other things, the reasonableness of the comprehensive plan, or element or elements thereof, relating to the issue justiciably raised or the appropriateness and completeness of the comprehensive plan, or element or elements thereof, in relation to the governmental action or development regulation under consideration. The court may consider the relationship of the comprehensive plan, or element or elements thereof, to the governmental action taken or the development regulation involved in litigation, but private property shall not be taken without due process of law and the payment of just compensation.

(b) It is the intent of this act that the comprehensive plan set general guidelines and principles concerning its purposes and contents and that this act shall be construed broadly to accomplish its stated purposes and objectives.

(5) The tax-exempt status of lands classified as agricultural under s. 193.461 shall not be affected by any comprehensive plan adopted under this act as long as the land meets the criteria set forth in s. 193.461.

(6) If a proposed solid waste management facility is permitted by the Department of Environmental Protection to receive materials from the construction or demolition of a road or other transportation facility, a local government may not deny an application for a development approval for a requested land use that would accommodate such a facility, provided the local government previously approved a land use classification change to a local comprehensive plan or approved a rezoning to a category allowing such land use on the parcel, and the requested land use was disclosed during the previous comprehensive plan or rezoning hearing as being an express purpose of the land use changes.

History.—s. 12, ch. 75-257; s. 1, ch. 77-174; s. 2, ch. 77-223; s. 12, ch. 80-358; s. 69, ch. 81-259; s. 11, ch. 85-55; s. 33, ch. 2002-296.

OBJECTIVE 1.02.00 FLEXIBILITY AND IRREGULAR DENSITIES (DASHED-LINE DESIGNATIONS)

Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of residential densities, and allow local governments and the private sector to respond to changing conditions.

POLICY 1.02.01 Local certified land use plans may rearrange the residential densities shown on the Future Broward County Land Use Plan Map (Series) utilizing "flexibility units" and/or "reserve units" as identified in the Residential Permitted Uses subsection of the Plan Implementation Requirements section of this Plan and in accordance with Policy 13.01.10 and the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

POLICY 1.02.02 Rules for the creation of "Flexibility Zones" and rearrangement of residential densities within their boundaries, utilizing "flexibility units" and/or "reserve units," shall be established within the "Administrative Rules Document: Broward County Land Use Plan" and be subject to the provisions of Policy 13.01.10.

OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES

Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

POLICY 1.03.01 Residential densities in the Low to Medium ranges should be located with access to existing minor arterials and collector streets.

POLICY 1.03.02 Residential densities in the Medium High and High ranges should be located with adequate access to major and minor arterials, expressways and mass transit routes.

OBJECTIVE 1.04.00 REGULATION OF SUBDIVISIONS

Local governments shall adopt subdivision and other development regulations promoting well-planned, orderly, and attractive development which is consistent with locally adopted capital improvements elements and the goals, objectives and policies of the Broward County Land Use Plan.

- POLICY 13.01.06 The land use plans and plan amendments of Broward County's local governments shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council.
- POLICY 13.01.07 The "Broward Comprehensive Plan Workshop," supported in cooperation with Broward County, the Broward County Planning Council and the South Florida Regional Planning Council, and the South Florida Regional Planning Council sponsored "Broward Planners Technical Committee," shall continue to serve as a forum for coordinating comprehensive planning activities within Broward County, including those related to the Broward County Land Use Plan.
- POLICY 13.01.08 The Broward County Planning Council shall continue to coordinate, cooperate and share information and services with all City and County planning offices and all local government agencies in order to ensure consistency and compatibility among the Broward County Land Use Plan and the other elements of the Broward County Comprehensive Plan, as well as municipal comprehensive plans.
- POLICY 13.01.09 The Broward County Planning Council shall continue to coordinate with the Broward County School Board through the Broward County League of Cities Technical Advisory Committee, the Planning Council's land use plan and trafficways plan amendment process, and other appropriate means.
- POLICY 13.01.10 Local government utilization of the Broward County Land Use Plan "Flexibility Rules," as per Policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06 and 3.02.02, shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:
- A. Allocations to sites east of the Intracoastal Waterway which impact access to public beaches.
 - B. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.

- C. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission. Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the County's administrative rules.

OBJECTIVE 13.02.00 CONSISTENCY WITH STATE AND REGIONAL PLANS AND
COMPREHENSIVE PLANS OF ADJACENT COUNTIES

Establish procedures to ensure consistency and coordination among the Broward County Land Use Plan, the State of Florida Comprehensive Plan, the Regional Plan for South Florida, plans of municipalities and the Broward County School Board, plans of other units of local government which provide services but do not have land use regulatory authority and the comprehensive plans of adjacent counties.

POLICY 13.02.01 The Broward County Planning Council, as the Countywide Local Planning Agency (LPA), shall continue to use the Chapter 163, Florida Statutes local comprehensive plan review process as a means of ensuring coordination among the Broward County Land Use Plan, the State of Florida Comprehensive Plan, the Regional Plan for South Florida and the comprehensive plans of adjacent counties.

POLICY 13.02.02 The Broward County Planning Council shall continue to utilize its Trafficways Review Group to further consistency between the Broward County Trafficways Plan and the plans of appropriate state, regional and local governments.

POLICY 13.02.03 The Broward County Planning Council shall continue to coordinate and cooperate with the Florida Department of Transportation, the South Florida Regional Planning Council, the South Florida Water Management District and other appropriate state and regional agencies through formal and informal means, such as interagency agreements, and participation on formal committees.

POLICY 13.02.04 The Future Broward County Land Use Plan Map (Series) shall be compatible with the land use plans for Miami-Dade, Palm Beach, Collier and Hendry Counties.

POLICY 13.02.05 The Broward County Planning Council should continue to participate in the South Florida Regional Planning Council Development of Regional Impact Review process.

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.*

SACHS SAX CAPLAN

ATTORNEYS AT LAW

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ANDRE S. PARKE, ESQ.
aparke@ssclawfirm.com

July 22, 2016

Mayor Marco Salvino, Sr.
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: Sea Oaks Condominium Association/Calm Properties LLC

Dear Mayor Salvino:

This firm represents Sea Oaks Condominium Association ("Sea Oaks"). It is our understanding that the above referenced project is scheduled for Plat and possible Site Plan approval on July 28th. Sea Oaks, has several questions and concerns regarding this proposed development due to its proximity to Sea Oaks and development's potential to negatively impact Sea Oak's residential community. There has been minimal public participation in this important public decision, and it is my understanding that the proposed development is not required by the City's existing ordinances to be reviewed by the City of Dania Beach's Planning and Zoning Board at a public meeting. Accordingly, in consideration of the limited time remaining before the upcoming City Commission meeting to express and receive answers to our client's concerns, we respectfully request that that the following questions and concerns be addressed by staff in advance of the meeting. These issues were not addressed in the staff report and Sea Oaks is concerned that the applications have not been fully vetted by the City.

A. TRAFFIC STUDY

1. In the traffic study submitted for the approval process were additional future developments included as to fully ascertain the overall cumulative impact of traffic to the surrounding the ingress and egress local roadways, including but not limited to Dania Beach Boulevard, NE 2nd street and Gulfstream Road?

2. Did the traffic study include and project (based on the future developments) for non-permanent residents and tourists visiting our local community during the peak seasonal months from November through April?

Staff Response: Final Traffic Study approved by City Engineer.

B. MASSING STUDY

1. Was a Massing study performed? Staff Response: Not Required
2. If so, does the adjacent referenced project and future development buildings adhere to the building forms that fit into the community's current developed areas?

C. DEWATERING PERMIT

1. Has the City requested a Dewatering permit, considering the proximity of contaminated sites to the referenced project?

Staff Response: With building permit.

D. TRANSITIONAL DENSITY STUDY

1. Has there been any transitional density studies conducted by the City or has any been requested to the referenced project as a requirement for Plat and Site Plan Approvals?

Staff Response: Not Required

2. If so:

- a. Has the City determined whether the transitional density impact will, or will not adversely impact adjacent property values, privacy, or enjoyment of usage?

Staff Response: CRA Plan

- b. Doesn't the lack of step-down densities for properties at the perimeters of the Beach Gateway Mixed Use District prevent a transition to lower density existing residential properties?

Staff Response: Code does require to 1 1.66 stepback slope for the building.

E. ENVIRONMENTAL CONCERNS

1. Saltwater Intrusion:

- a. Has an environmental saltwater intrusion study being conducted by the SFWM or by the developer?

- b. If so, are any potential hazards relating to saltwater intrusion to the adjacent site areas? Have these hazards been appropriately addressed?

Staff Response: With Building Permit.

2. Wetlands Study:

a. Has a wetlands impact study been conducted? Is the study available for public inspection?

Staff Response: No wetlands or environmental lands on site.

b. Has an environmental study been conducted? Is the study available for public inspection?

3. Adjacent Contaminated Sites:

a. Is the City aware of the proximity of adjacent contaminated sites to the proposed development site?

Staff Response: No, brown fields on site

b. If so, what plans does the City have to mitigate this issue?

Staff Response: August remediation will be included with building permits.

F. PUBLIC SAFETY

1. In regards to the fireworks distribution center adjacent to the referenced project, was the ATF consulted to evaluate the degree of public safety for the residents that will occupy the new units?

Staff Response: Not Required

2. If the ATF was conducted consultation, what were the results? Did the ATF prepare a formal opinion letter? If so, is the study available for public inspection?

Staff Response: Not Required

3. In the event of an accident, fire, or explosion at the fireworks distribution center, has the safety of first responders and the impact of increased traffic congestion on an effective response been addressed? If so, is this determination available for public inspection?

Staff Response: Plans have not been reviewed by Fire Marshall's.

4. Is the City or County prepared with the appropriate fire response team and equipment for the proposed referenced project of a 14 story high building to respond to a potential fire?

Staff Response: Yes

G. CONSTRUCTION METHODS

1. What construction methods is the City requiring to offset possible potential damages on the adjacent properties to the referenced project?

Staff Response: Included with building permits

Mayor Marco Salvino, Sr.
July 22, 2016
Page 4

2. Will the construction methods ensure that adjacent properties' infrastructures are not damaged? Will a bond be required to the builder to reimburse adjacent property owners for any damage to their properties?

Staff Response: Not Required

H. PUBLIC NOTICE

1. Was the GTWY-MU for the increase in density properly noticed to the public? Was the public properly informed, and what public participation was conducted, if any?

Staff Response: Yes, as required nu State and local laws.

2. Why was it not required by the referenced project to present the project to the Planning and Zoning Board for public viewing, participation, and feedback?

Staff Response: Not required by Code.

I. INCENTIVES & CONCESSIONS

1. What tax incentives, other incentives, and concessions have the City offered to the developer? Is a report detailing these incentives and concessions available for public inspection? Staff Response: No tax incentives or concessions. City Code allows zoning density/height incentives in this zoning district.

Thank you in advance for your courteous response to these concerns.

Respectfully,

SACHS SAX CAPLAN



Andre S. Parke

ASP/mh

Linda La Rosa

Carrie, Anne-Christine

From: llrparis@aol.com
Sent: Tuesday, June 28, 2016 10:41 AM
To: Lajoie, Corinne
Cc: Carrie, Anne-Christine; LaFerrier, Marc
Subject: Re: Calm Plat CC (Sea Oaks)

Corrine -

I asked for a continuance 2 weeks ago and was effectively told No.....now at the last minute, the attorneys request one and it is granted. That is fine....but there was a lot of work done by us to get people to come tonight.....at this point....I'm not putting up new notices as I am in meetings all day myself with my job.

Will anyone be allowed to speak or do they have to fill out a card and how many people can speak
Do we fill out the card before the meeting starts?

I do think that many residents want their voices heard as many feel like the official notification of 300' or having to read the notice in the newspaper is not "friendly" to people who live here and affected by buildings like this.

Since I am in contact with your office and the "unofficial" spokesman.....would you please let me know when hearings are scheduled or continued regarding this matter.

Yes, I would like to come in and meet with you and your office. As I've stated I've been out of town for business since June 14 but will effectively be in town the rest of the summer.

I have a lot of questions being asked by residents.....I've also been approached by a law firm recommended to me who has had dealings with the City of Dania Beach and, of course, has more expertise than myself...and they have posed questions regarding this development.

Who will be at the meeting tonight....Mayor and all commissioners?

Thank you for your continued attention to my emails.

Linda
Linda La Rosa

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us>
To: Linda LaRosa <llrparis@aol.com>
Cc: Carrie, Anne-Christine <ACarrie@ci.dania-beach.fl.us>; LaFerrier, Marc <mLaFerrier@ci.dania-beach.fl.us>
Sent: Tue, Jun 28, 2016 8:56 am
Subject: RE: Calm Plat CC (Sea Oaks)

The site plan application was submitted on May 5, 2016, which proceeded to the DRC (staff) review the same month to discuss compliance with various code requirements. I expect the applicant to resubmit sometime in the future with revised plans which will hopefully address the code provisions that were not previously met. After that the next step will be the public hearing for approval/denial of the site plan at the City Commission. This is the only time the site plan

will be advertised by placing an ad in the newspaper, mailed notice to property owners within 300' and signs posted on the property.

Please note that just this morning I received notice from the applicant's attorney that they are requested to continue the Plat from tonight's City Commission meeting to the July 26th City Commission meeting. You can still come and speak at the City Commission meeting at the beginning of the meeting under Citizen Comments, or for this items when it is opened for discussed before the City Commission votes to continue the item. Please make sure to fill out a card to speak so the Mayor will call you up to the podium.

Please let me know if you have any additional questions, or would like to meet.

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

From: Linda LaRosa [<mailto:llrparis@aol.com>]
Sent: Monday, June 27, 2016 6:12 PM
To: Lajoie, Corinne
Subject: Re: Calm Plat CC (Sea Oaks)

Corrine

Sorry for all the questions but when was the site plan filed? Is there a specific time after it's been filed that hearing is scheduled

Are residents notified when site plans are submitted ?

I'm out of town till tomorrow
So I'm not sure if I can come by before the meeting
Is that possible ?

Linda

Linda La Rosa
954-610-3349
Sent from my iPhone

On Jun 27, 2016, at 5:48 PM, Lajoie, Corinne <cchurch@ci.dania-beach.fl.us> wrote:

Yes, a site plan has been submitted & can be viewed at my office. Let me know when you would like to see it.

Sent from my iPhone

On Jun 27, 2016, at 5:23 PM, "llrparis@aol.com<<mailto:llrparis@aol.com>>"
<llrparis@aol.com<<mailto:llrparis@aol.com>>> wrote:

Corrine

It seems your last sentence wasn't finished?

More specifically, I wanted to know if a site plan has been submitted by the developer.

Thank you.

Linda La Rosa

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania-beach.fl.us<mailto:cchurch@ci.dania-beach.fl.us>>
To: llrparis <llrparis@aol.com<mailto:llrparis@aol.com>>
Sent: Mon, Jun 27, 2016 3:11 pm
Subject: RE: Calm Plat CC (Sea Oaks)

Good morning.

You are correct, the plat application is scheduled for tomorrow's City Commission meeting (June 28). The meeting is held at City Hall at 7:00p.m.

The site plan for this project will also be required a public hearing, but has not yet been scheduled.

The site plan is

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

From: llrparis@aol.com<mailto:llrparis@aol.com>
[mailto:llrparis@aol.com<mailto:llrparis@aol.com?>]
Sent: Friday, June 24, 2016 3:20 PM
To: LaFerrier, Marc; Lajoie, Corinne
Subject: Re: Calm Plat CC (Sea Oaks)

Friday, June 24, 2016

Marc and Corrine -

Would you be so kind as to give us the status of the approval process.....meaning the present status of the development application process. Which applications will the developer need to submit? I know you mentioned the Plat approval application would be on the Agenda June 28. We, myself and other concerned residents, will be at the June 28th meeting to give a "voice" to the other side of this development idea. We feel a little behind in the discussions, as I'm sure the developers have had many meeting with the City of Dania Beach regarding this development and we are only getting involved in these discussions.

Thank you.

Linda La Rosa, President
Sea Oaks Condominium Assoc.
954-610-3349

-----Original Message-----

From: Lajoie, Corinne <cchurch@ci.dania<mailto:cchurch@ci.dania>-
beach.fl.us<http://beach.fl.us>>
To: llrparis <llrparis@aol.com<mailto:llrparis@aol.com>>

Sent: Mon, Jun 13, 2016 3:35 pm

Subject: FW: Calm Plat CC meeting June 14th continuance

Please see the email below from the attorney's office representing the applicant. They have requested a continuance to the June 28th City Commission meeting.

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

From: Christina Bilenki [<mailto:cbilenki@dmbblaw.com><<mailto:cbilenki@dmbblaw.com>>?>]

Sent: Monday, June 13, 2016 1:56 PM

To: LaFerrier, Marc; Bonnie Miskel

Cc: Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian

Subject: RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28th City Commission meeting so that the defective notice can be cured. Please do not hesitate to contact me should you require anything further at this time.

Thank you,

Christina Bilenki, Esq.
Dunay, Miskel, & Backman, LLP
14 S.E. 4th Street, Suite 36
Boca Raton, FL 33432
Tel: 561-405-3323
Fax: 561-409-2341
Email: cbilenki@dmbblaw.com<<mailto:cbilenki@dmbblaw.com>>

<image001.jpg>

The information contained in this email is confidential and privileged, and is intended only for the use of the individual(s) to whom it was addressed. The contents of this email may be protected from disclosure and dissemination by local, state and federal law, including Chapters 18 and 47 of the United States Code, and Chapter 934 of the Florida Statutes. If you are not the intended recipient or if you have received this email in error, do not read the contents, immediately notify the sender by return email, and permanently delete this email from your records. Thank you.

From: LaFerrier, Marc [<mailto:mLaFerrier@ci.dania-beach.fl.us><<mailto:mLaFerrier@ci.dania-beach.fl.us>>?>]

Sent: Monday, June 13, 2016 1:42 PM

To: Christina Bilenki <cbilenki@dmbblaw.com<<mailto:cbilenki@dmbblaw.com>>>; Bonnie Miskel <bmiskel@dmbblaw.com<<mailto:bmiskel@dmbblaw.com>>>

Cc: Scott Backman <sbackman@dmbblaw.com<<mailto:sbackman@dmbblaw.com>>>; Ansbro, Tom <tansbro@ci.dania-beach.fl.us<<http://beach.fl.us>>>; Lajoie,

Corinne <cchurch@ci.dania-beach.fl.us<<http://beach.fl.us>>>; Carrie,
Anne-Christine <ACarrie@ci.dania-beach.fl.us<<http://beach.fl.us>>>;
Wray, Macee <mwray@ci.dania-beach.fl.us<<http://beach.fl.us>>>
Subject: Calm Plat CC meeting June 14th continuance

Bonnie and Christina

We regret to inform you that a procedural error was brought to our attention regarding the public notice for your Plat (PL-39-16) application. The County database, which contains the mailing addresses of all property owners, was incomplete and several property owners were not given proper notice. At this time, we propose that the item be continued to the June 28 Hearing and re-advertised to all stakeholders.

Please respond with an email requesting the continuance.

My apologies.

Marc

Carrie, Anne-Christine

From: llrparis@aol.com
Sent: Monday, June 13, 2016 9:08 PM
To: Lajoie, Corinne; LaFerrier, Marc; bmiskel@dmblaw.com; cbilenki@dmblaw.com; sbackman@dmblaw.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@dmblaw.com>]
Sent: Monday, June 13, 2016 1:56 PM
To: LaFerrier, Marc; Bonnie Miskel
Cc: Scott Backman; Ansbro, Tom; Lajoie, Corinne; Carrie, Anne-Christine; Wray, Macee; Ruth McGlynn; Elizabeth Tsouroukdissian
Subject: RE: Calm Plat CC meeting June 14th continuance

Good afternoon Marc,

We understand several property owners were not properly noticed for the Calm Plat (PL-39-16) item on tomorrow's City Commission agenda. Please accept this email as a request for a continuance of application PL-39-16 to the June 28th

Steve Talon

Dania Beach has always been an oasis in the middle of the total chaos of life in South Florida. Dania Beach has always been a place you could call "home", compared to the "jungle" style of life in our neighboring cities. Now we are being swamped by foreign developers that want to change all that, certainly because they care about you and me? No, they see available land that they can develop with out of control high rises and they could care less about destroying this small quaint place we call "home". We are on the verge of becoming another Hallandale Beach, a constipated gridlock of traffic and masses of people. How much thought have you, our elected protectors of our oasis, given to your responsibilities, as you try to convince us that we need this stupid crazy out of control growth? You want to allow over 1400 RENTAL units to be constructed at the corner of Dania Beach Blvd and Gulfstream Road. Are you crazy? Renters are working people. They will have to be working full time in order to pay the rent. Picture up to 2800 hundred cars at the corner of Dania Beach Blvd and Gulfstream road during commuter times!?! Now, what are you going to do with all their babies? Any thoughts of where your new schools will be built? I think not.

You talk about the added tax revenue that all this will generate. Are you going to reduce OUR taxes now that you have all this new revenue coming in? I think not. What are you thinking?

I know that we can't stop someone from developing their land. Our forefathers had it right though, they limited the height of all new constructions. It worked! That maintained control of smart growth that has protected our "homes" and OUR investments, up until now. You are on the verge of failing us all.

It's a sad day for us all. Don't be blinded by the developers promises and B.S. that is about to destroy Dania Beach. We trusted you when we elected you. Please don't fail in your responsibilities as guardians of our "home" town.

Sincerely,

Stephen Talon
85 Gulfstream Road
Unit 207
Dania Beach
Home

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Monday, June 20, 2016 8:52 AM
To: Stilson, Louise
Cc: Carrie, Anne-Christine
Subject: FW: Calm Plat (PL-39-16)
Attachments: 1377_0001.pdf; ATT00001.htm

Please see the attached letter of objection.

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

From: Steve Talon [<mailto:talon@msrc.org>]
Sent: Monday, June 20, 2016 6:40 AM
To: Lajoie, Corinne
Cc: stephen talon
Subject: Ref: Calm Plat (PL-39-16)

Dear Ms. Lajoie,

Attached is my e-mail that I am trying to send the Dania Beach Commissioners. I'm sending you the first copy, in hopes that I have success reaching out to the Commissioners, I'm not too good at computers.

Please just let me know if you got this ok, at stallion@msn.com.

Thank you.

Respectfully,

Steve Talon
85 Gulfstream Road, Unit 207
Dania Beach
954-927-9368

Grant + Megan Ninneman

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 8:38 AM
To: Carrie, Anne-Christine
Subject: FW: Dania beach high rises

Please print and attach to the Calm Plat file.
Thank you.

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

From: Lottier, Christine
Sent: Tuesday, June 28, 2016 8:04 AM
To: Lajoie, Corinne
Subject: FW: Dania beach high rises

Hi Corinne,

Please see the below email that I received. I will print a copy for Commissioner Grace.

Have a great day!

Chris

Christine Lottier
Executive Assistant to the City Manager
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004
clottier@ci.dania-beach.fl.us
954-924-6800 x3606
954-921-2604 Fax

From: Grant Ninneman [<mailto:bbyachting@yahoo.com>]
Sent: Monday, June 27, 2016 10:27 PM
To: Lottier, Christine
Subject: Dania beach high rises

Dear Commissioner Lottier

My wife and I are owners at the sea oaks building at 75 Gulfstream Rd., Dania Beach.

We are writing to thank you for the important work of service you provide to our community.
We do not want to write to complain but only to voice concern for the community that we live in and care for.

We were very disappointed to learn that there have already been approved a number of plans for multiple high rises in our immediate neighborhood.

This concerns us greatly for numerous reasons:

- 1) We do not at all share the vision of turning Dania Beach into a concrete jungle like Hallandale or the rest of South Florida. We really like the quietness and tranquility of this area.
- 2) We are concerned about the effect of these projects will also have on the scenic environment here.
- 3) We are very concerned about the intense traffic congestion that would occur by adding another 700+ units to our immediate neighborhood, which would be in addition to the already approved projects on the corner of Dania Beach Blvd and Gulfstream Road & across the street for high rise residences, which already totals more than 700 new residences to the area. Two very large residential high rises with more than 850 parking spaces, with majority of traffic entering and exiting Gulfstream Road would dramatically and negatively overwhelm traffic patterns on this small side road in Dania Beach. This dramatic increase in residences along with the city's proposed narrowing of Dania Beach Blvd into two lanes would cause tremendous congestion along our main road.
- 4) Lastly, we are also concerned about the architectural impact these 14 story high-rises will have on our foundations at some future period.

We hope that you will take on genuine concerns into consideration since we know that these concerns on not only our own but also the concerns of many residents we speak to in this area, not only those from Sea Oaks.

Thank you for taking the time to consider points of view

Yours sincerely

Grant and Megan Ninneman
75 Gulfstream rd, unit 211b,
Dania beach
954 649 4958

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

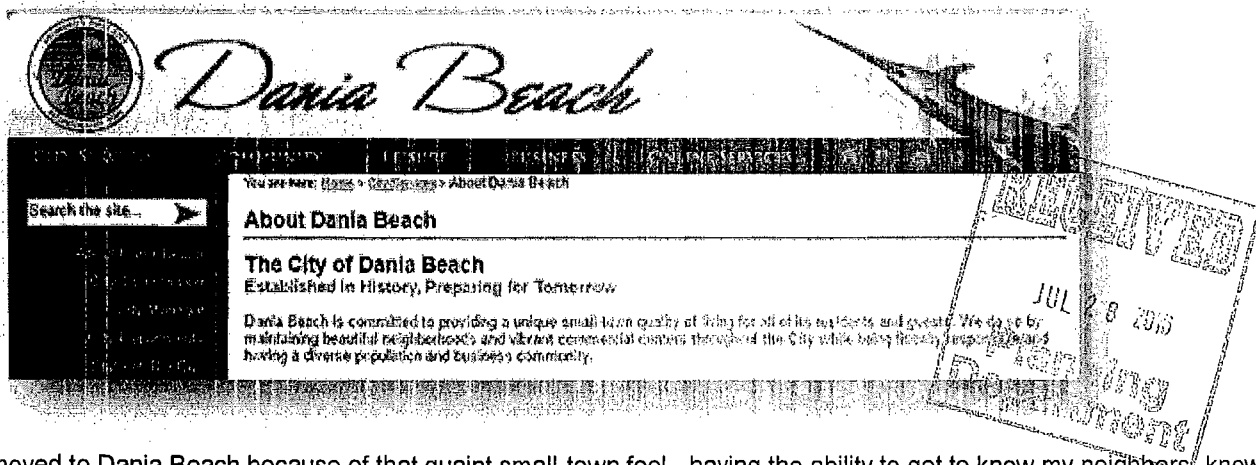
Here's another one sent in June.

-----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

Consistent Manos

Carrie, Anne-Christine

From: Lajoie, Corinne
Sent: Tuesday, June 28, 2016 8:40 AM
To: Carrie, Anne-Christine
Subject: FW: Resolution 2016-076, Dania Beach, Florida

Here's another one. Please print and attached to the Calm Plat file.
Thank you.

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

From: Lottier, Christine
Sent: Tuesday, June 28, 2016 8:02 AM
To: Lajoie, Corinne
Subject: FW: Resolution 2016-076, Dania Beach, Florida

Good Morning Corinne,

Please see the below email that I received this morning. I will print a copy for Commissioner Grace.

Have a great day!

Chris

Christine Lottier
Executive Assistant to the City Manager
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004
clottier@ci.dania-beach.fl.us
954-924-6800 x3606
954-921-2604 Fax

From: cmanosphoto@aol.com [<mailto:cmanosphoto@aol.com>]
Sent: Tuesday, June 28, 2016 7:28 AM
To: Brandimarte, Chickie; Jones, Albert; Lottier, Christine; pflentscher@ci.dania-beach.fl.us; msalvio@ci.dania-beach.fl.us
Cc: CorrineLaJoie@ci.dania-beach.fl.us
Subject: Resolution 2016-076, Dania Beach, Florida

Dear Commissioners of Dania Beach,

I have just heard of plans to build a massive residential development on the northwest corner of Dania Beach Blvd. and Gulfstream Road. The size of this project, two fourteen story towers with 350 units plus 750 parking spaces will be a disaster for this area and for the town of Dania Beach.

The project is too large for the following reasons, among others: its impact on traffic patterns, on the neighboring wetlands, on the foundations of the neighboring Sea Oaks Condominiums, and on air pollution from the increased traffic. In addition the heavy traffic on Dania Beach Blvd., going to the beaches, will create a tremendous bottleneck at the bridge.

I am not against reasonable development. I just feel that his development is too large, especially in this location away from the center of town and on the edge of the wetlands.

It is my hope that Dania Beach will retain its quality as a quiet, low-key sanctuary for good living - unlike the frenetic high-rise monstrosities such as the ones that exist in Hallandale.

If there must be high-rise projects in Dania Beach they should be concentrated along Federal Highway. The bottom line is that before such major projects are undertaken there must be a Master Plan for the development of the town, a plan which respects the separation between large high-rise projects and quiet residential neighborhoods.

Sincerely,

Constantine Manos

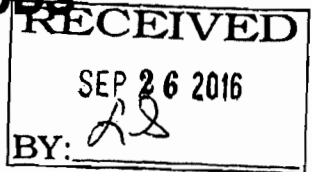
Condo Owner

Sea Oaks Condominiums

75 Gulfstream Road

Dania Beach, FL

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	1913 S Ocean Drive	[Signature]
Wilfredo 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 March	637 NE 2nd Place	[Signature]
KIRSTI Lindgren	633 NE 2nd place	[Signature]
ANTOANETA Spasova	635 NE 3rd, DANIA FL	[Signature]
Edmond Jordanova	635 NE 3rd, DANIA FL	[Signature]
Chris Schybeck	313 Gulfstream Dr Dania FL	[Signature]
Paulina Dussan	319 Gulfstream Rd	[Signature]

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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 Tinoco	75 Gulfstream Rd #106	Martha Tinoco
John Allen	" " #207B	John Allen
Rob Davis	75 GULFSTREAM RD 104B	Rob Davis
EDWARD E RICE	75 GULFSTREAM RD 108	Edward E Rice
Sylvio Davis	75 GULFSTREAM RD 104B	Sylvio Davis
ANGELA ARTHURS	75 GULFSTREAM RD, #309B	Angela Arthurs
ADRIAN VILJEVIC	75 GULFSTREAM RD #307B	Adrian Viljevic
Elizabeth Granada	75 GULFSTREAM RD #310B	Elizabeth Granada
Gaby P. Murphy	75 Gulfstream Rd APT 202B	Gaby P. Murphy
Natalie Sasa	75 gulfstream rd. 206B	Natalie Sasa
ERIC MCCLIMOCK	75 gulfstream rd.	Eric McClimock
THOMAS SKINNER	75 GULFSTREAM #206B	Thomas Skinner

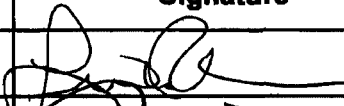
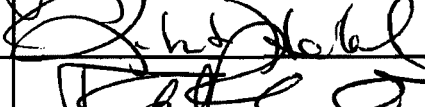
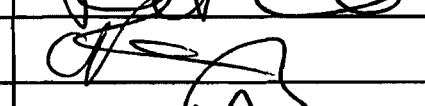
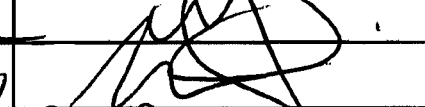
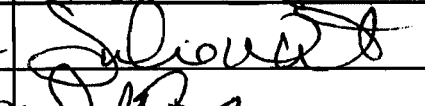
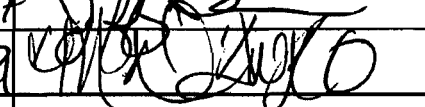
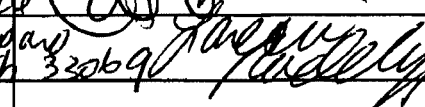
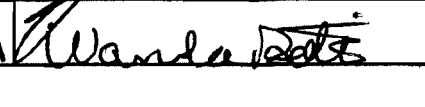
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Name	Address	Signature
Linda Barber	75 Gulfstream Rd #305, Dania	
Sherid Hencker	75 Gulfstream Rd #305, Dania	
Felipe Romo	6141 SW 44 St Dania	
Asp Tombl	5141 SW 44 St Dania	
Vaninia But	4249 SW 48th Court, FTL	
Dawn Leiser	3721 S Highway West Palm FL 33407	
Julie Watson	216 Farmington Dr Plant, FL 33317	
Leif Bush	216 Farmington Dr Plant, FL 33317	
Melissa D'Angelo	3127 Fillmore St. Hlnd FL 33021	
Steve Macias	Hollywood FL 33020	
Catherine Kinnon	1740 NW 113 Ave. Pembroke Pines, FL 33026	
Laneia Rudeliff	4441 W. McNab Rd, Apt 20 Pompano Beach 33069	
Anna Perer	19301 NW 52 Ave Miami FL 33055	
Joe Betto	801 E Dania Beach BL 33000	
Wanda C. Betto	801 E. Dania Beach Blvd 33001	

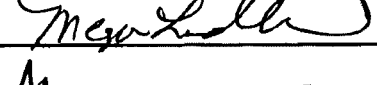
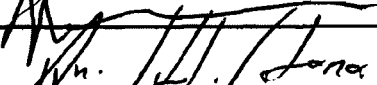
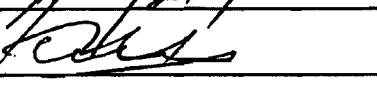
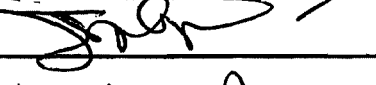
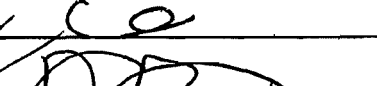
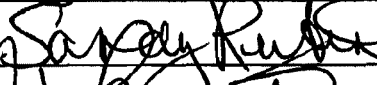
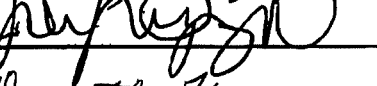
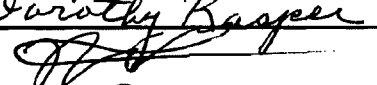
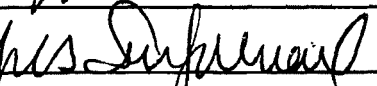
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Name	Address	Signature
ALEX CARMO	3613 SW 23 CT FT LAO	
David LePera	801 E Dania Beach Blvd	
Megand Leach	801 E Dania Beach Blvd	
Julia Ari	801 E Dania Beach Blvd	
Ana C. Castano	801 E Dania Beach Blvd	
Grissel Moya	801 E Dania Beach Blvd	
	801 E DANIA BEACH BLVD	
Brandee Pierce	75 Gulfstream Road #112	
Danielle Del Sada	75 Gulfstream Road #112	
Steve Narine	75 Gulfstream Rd #103	
Judy Ruben	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	
Yusuf Supriatno	613 NE 2nd St DANIA BEACH	

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Name	Address	Signature
Robert Barnett	801 E Dania Bch Blvd #12	Robert Barnett
Mr & Mrs Michael Hervey	801 E. Dania Beach Blvd #57	Michael Hervey
Cheryl Verdi	581 SE 13th St. #206	Cheryl Verdi
Robert Voege	604 NE 2nd St Apt 123	Robert Voege
Al Verdi	581 SE 13th St. #206	Al Verdi
Karen Caralan	604 N.E. 2 Street #321 DANIA	Karen Caralan
Richard Kizzo	625 N.E. 2nd St DANIA	Richard Kizzo
Kelli Sadaka	625 NE 2nd St DANIA	Kelli Sadaka
DeLany Pountney	625 East Dania Bch Blvd	DeLany Pountney
John Miller	9th GULF STREAM	John Miller
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 Ct. Dania Bch, FL	Tracy Lebeau
Arthur Lebeau	140 NE 1st Ct Dania Bch, FL	Arthur Lebeau

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Name	Address	Signature
PAUL GONZALEZ	55 NW 1 AVE. #4 DANIA BEACH	[Signature]
Paula Semand	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]
KERAN 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. Fanning	402 N. 5 th ST	[Signature]
Brianna Raney	203 SE 2 nd ST	[Signature]
Aloysius I. Miller	301 SE 3 rd ST 106 DANIA BEACH 33004	[Signature]
Debra Meklas	38 NE 1 st AVE Dania Beach 33004	[Signature]
ROGER HEHWIG	711 N.W. 8 th AVE DANIA	[Signature]
ARTHUR W. LEBLANC	1410 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 NE 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 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
EDUARDO MALDONADO	348 S. FEDERAL HWY, DANIA	Eduardo Maldonado
KEVIN HOUTCHENS	398 E DANIA BEACH BLVD 33004	Kevin Houtchens
Bill McNamill	348 S Fed Hwy #11	Bill McNamill

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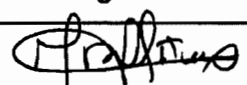
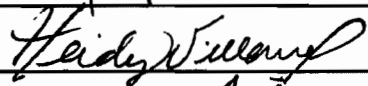
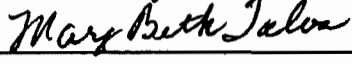
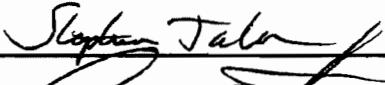
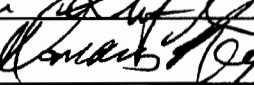
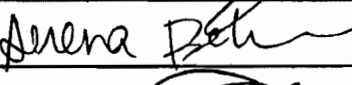
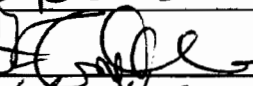
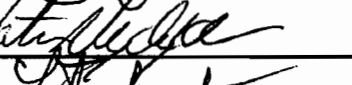
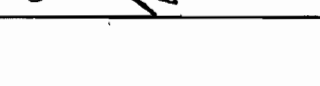
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Leopoldo Napolitano	85 Gulfstream Road Dania Beach.	
Heidy Villarruel	75 Gulfstream Road Dania Beach, FL 33004	
Maybeth Talon	85 Gulfstream Road Dania Beach FL 33004	
✓ STEPHEN TALON	85 GULFSTREAM RD Dania Beach FL 33004	
AIME COULTURE	85 GULFSTREAM RD Dania Beach FL 33004	
Stefan Pantu	85 Gulfstream Rd. #309 Dania Beach FL 33004	
DAMARIS REYES	85 GULFSTREAM Rd #101, Dania Beach FL 33004	
✓ Serena Behofits	85 Gulfstream Rd #303 Dania Beach FL 33004	
MIGUEL BRAVO	85 GULFSTREAM RD #303, DANIA BEACH FL 33004	
CLAUDE LAHOU	85 GULFSTREAM Rd #310 Dania Beach FL 33004	
SANDRA TAVERA	75 GULFSTREAM RD #103 Dania Beach FL 33004	
GREG TROTTER	520 Highway 170 ORLANDO, FL	
Tatiana Vydykhan	75 Gulfstream Rd	
LEONEL W. FARFAN	1301 NE 7th St, #409 HALLANDALE BEACH, FL 33009	
Rachel Zimmerman	85 Gulfstream Rd	

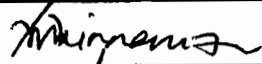
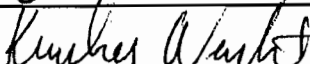
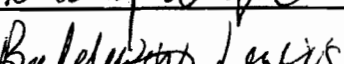
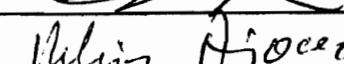
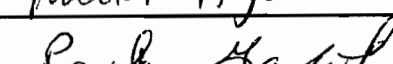
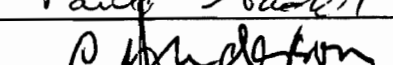
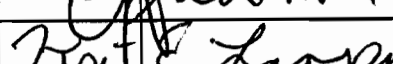
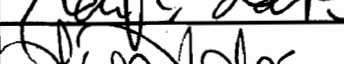
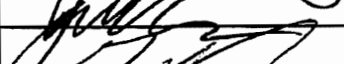
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Tom Smith	85 Gulfstream Road 212 A 33004	
Megan Ninneman	75 Gulfstream Rd #211 Dania Beach 33004	
Grant Ninneman	75 Gulfstream Rd #211 Dania Beach 33004	
Kimberly Wright	781 Phippen Rd.	
Baldwin Lewis	781 Phippen Rd.	
Heidy Rivera	1900 VAN BUREN ST Hollywood, FL 33020	
Robin Arjoon	1132 SE 7th Ave H 106 Dania Beach	
Paula Haddad	450 SE 7th St Dania	
Carl Anderson	Dania Beach 4th Ave	
KAI LARSEN	1938 JACKSON ST.	
Mike Ham	5070 NW 5th Way	
Joe Bonga Jo	244 SW 3 Terr' Dania Beach 33004	
Gilbert	1801 S Ocean Blvd	
Christian Avalos	1801 S Ocean Hwy	
Ferb Rojas	1801 S Ocean Hwy	

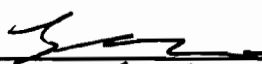
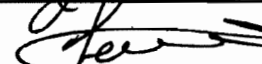
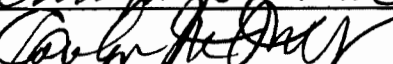
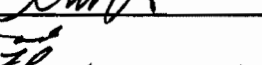
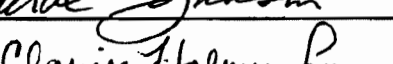
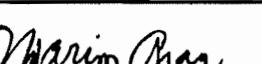
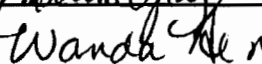
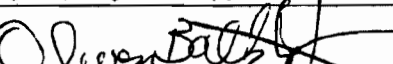
PROTECT DANIA BEACH NEIGHBORHOODS & OUR LOCAL ENVIRONMENT

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
Jorge McAdams	320 NE 2nd Court, Dania Beach	
Nicole Lee		
John Scatchell	2711 S. SHERIDAN BLVD	
Michelle Lesarun.	2711 Ocean Club Blvd, Hollywood.	
Reena Fawcett	109 SE 1st Dania Beach	
Beverly M. Grimm	6001 N. Ocean Dr #407 Haul	
Carolyn Miller	454 Sunset Drive Hallandale Beach	
Antoinette Tsgro	4450 NE 30th Ave L.P. FL	
Lela Lenn	1401 So Ocean Dr, apt 108, Hollywood	
Coral Johnson	2651 S.W. 54th Place Dania Beach	
Clarissa Holmes-Lyon	2622 Johnson St #5	
Margaret Coppola	1555 No 12th Ch Hallandale FL	
Marion Gray	3081 Tenth St. #417 Hollywood	
WANDA HENRY	3106 SW 24th ST. HALANDALE	
Olwen Battzley	6560 Arthur St Hlwd	

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Name	Address	Signature
AnnMarie Kingstey	319 NE 14th Ave apt 403 Hollandale Beach FL 33009	AnnMarie Kingstey
Ann M. Hill	200 SE 5th Ave 502 Dania Beach	Ann M Hill
Louise M. Devine	170 SE 5th - 506 N. Dania Beach	Louise M Devine
Shelly McCarty	200 SE 5th Ave #401 Dania FL 33004	Shelly McCarty
Jo Ann Hagen	805 A NW 13th Ave FL 33004	Jo Ann Hagen
Elke Barthelmess	302 SE 4th St. Dania, FL 33004	Elke 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 2nd Terr, Dania, 33004	Cassandra Motta
BECKY LAHAR-HYANES	174 NE 6th St Dania Beach 33004	Becky Lahar-Hyanes
CHERYL DOWD	1207 W. 16 Ave. Hollywood, FL	Cheryl Dowd
Gail Musk	255 W Dixie Hwy Dania	Gail Musk
Gegory Musk	255 W Dixie Hwy Dania	Gegory Musk

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Name	Address	Signature
EILEEN LIERMAN	2504 Taylor St. D.	Eileen Lierman
MICHELLE GREENIER	415 TITER DANIA	Michelle Greenier
Diane Greenier	1290 SW 116 Ave Dania	Diane Greenier
MATHS GAFFNEY	30 NE 2ND AVE	Maths Gaffney
MARY JANE BRADY	824 N GOLF DR HWD	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	55 NW 1ST Ave	Mary Benson
CARL BROWN	53 NW 1ST Ave	Carl Brown
Bea Jarrin	711 MANDALAY Ridge Dr. Loganville Georgia	
LOU BUETTKE	44 SW 5TH STREET	Lou Buettke
JACKIE WEIDLICH	1523 N 31 RD HWD	Jackie Weidlch
MARTI BOEGLI	2246 Thomas St HWD	Marti Boegli
Tom Wilson	23 Woodland Dr. Hwd	Tom Wilson
Margaret Demers	431 SE 3rd St Sept 20th 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 Vollmann	411 S.E. 3 rd Pl Dania 33004	John Vollmann
Deborah Deetz	85 gulfstream Rd, Dania #309	Deborah Deetz
Debra Pierce	75 Gulfstream Rd #112	Debra Pierce
Ursula Hagan	75 Gulfstream Rd #112	Ursula Hagan
AS Hagan	75 Gulfstream Rd #112	AS Hagan
G. BARTLETT	75 GULFSTREAM Rd	G. Bartlett
Pelle Deronde	75 Gulfstream Rd #306	Pelle Deronde
Pierre Deauhar	75 GULFSTREAM RD #306	Pierre Deauhar
Lijda DORON	85 GULFSTREAM ROAD #103	Lijda Doron
Elizabeth	75 Gulfstream Road #303	Elizabeth
Lonnie LaRosa	85 GULFSTREAM RD #202	Lonnie LaRosa
Jason Wilson	75 GULFSTREAM RD #309	Jason Wilson
Rick Poutro	75 GULFSTREAM RD #106	Rick Poutro

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Name	Address	Signature
Janice Tyrkas	4923 N Harbor Isles Dr ^{Dania}	Janice Tyrkas
SAN DRUI	409 South Fed Highway Dania	San Drui
Lawrence Prince	409 South Fed Highway Dania	Lawrence Prince
NORMA BARBERO	608 NE 2nd St APT 336 DANIA	Norma C Barbero
PEL GOODMAN	325 SE 11th TER #106 DANIA	Pel 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 Kallman	305 Lewis Lane Apt 1	Janice Kallman
Shannon Mung	225 SE Park St #1	Shannon Mung
John R. Varguez	85 GOLFSTREAM RD #312	John R. Varguez
Joe Cummings	309 Lewis LA Apt 1	Joe Cummings
Dennis Wayne	223 NE 1st Terrace	Dennis Wayne
William McDermid	644 438 S. Fed Hwy	William McDermid
TERRY KELLEY	305 LEWIS LANE #1	Terry Kelley

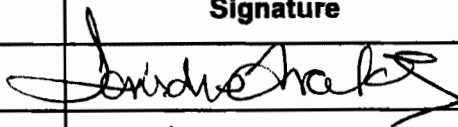
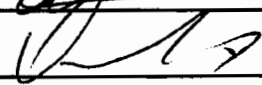
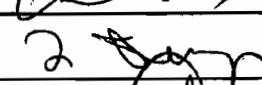
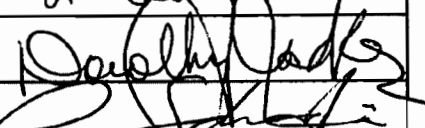
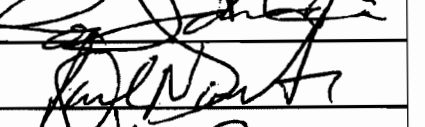
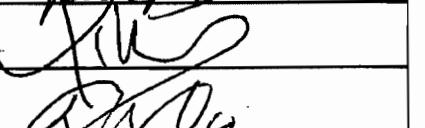
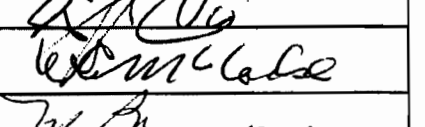
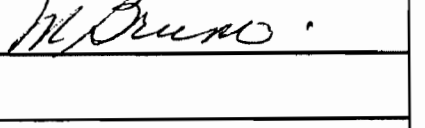
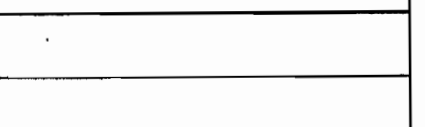
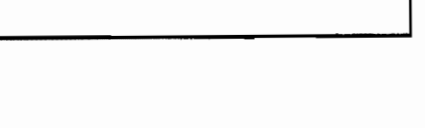
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Name	Address	Signature
Lourdes Avalos	1801 S. Ocean	
ORIAN SAUNDERS	2520	
Arica Colmen	2520 Shering	
DOM FANNELLZ	235 NE 1ST TER	
2 St	421 S. E. 10 St	
Doreen Jackson	1373 NW 13 St Dania	
RON S. LARODA	2201 S. OCEAN	
Paul Novitch	2500 E. LAS OLAS BLVD	
PIYAR MURPHY	2500 E. LAS OLAS BLVD	
2 CORAL = 12	175 SE 5TH, Apt 106N, Dania	
Willson McCole	170 SE 5TH #202 DANIA BEACH	
Marie Bruno	170 SE 5TH AVE. #401 DANIA BEACH	

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[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 - PROTECT DANIA BEACH NEIGHBORHOODS; & OUR LOCAL ENVIRONMENT



Dania Beach <protectdaniabeach@gmail.com>

PROTECT DANIA BEACH NEIGHBORHOODS; & OUR LOCAL ENVIRONMENT

LINDA DOIRON <linda_doiron@hotmail.com>

Tue, Aug 23, 2016 at 7:25 AM

To: Dania Beach <protectdaniabeach@gmail.com>

I do not agree at all for a 14 story building being built next to us.

It does not make any sense. Architecturally and for our well being!

We want to keep our piece and clean environment

We are owner in Sea Oaks condo

85 Gulfstream Road

Apt 103

Dania Beach, FL, 33004

Linda Doiron & 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 <rmiller645@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 <rmiller645@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 - NOI



Dania Beach <protectdaniabeach@gmail.com>

NOI

1 message

Amanda Ballard <alballard2010@gmail.com>

Thu, Aug 4, 2016 at 3:56 PM

To: ProtectDaniaBeach@gmail.com

I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic!

Amanda Ballard
4440A SW 33 Ave
Fort Lauderdale FL 33312

—
Best Wishes,
Amanda Ballard
Professional Photographer
Business Owner
Lucky Elephant Photography
Songbird Boudoir Photography

8/20/2016

Gmail - Protect Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

Protect Dania Beach

1 message

Frasca, Daniela <DFrasca@med.miami.edu>

Fri, Aug 12, 2016 at 5:22 PM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Sincerely,

Daniela Frasca
301 NE 5th Ct
Dania Beach, FL 33004
Tel. (754) 2462363

Research Assistant Professor
University of Miami Miller School of Medicine
Department of Microbiology and Immunology
RMSB 3146A
Miami, FL 33136
Tel. (305) 243 6225

7/30/2016

Gmail - oppose high rise construction in Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

oppose high rise construction in Dania Beach

1 message

Bernard Swindell <rswin305@bellsouth.net>

Tue, Jul 26, 2016 at 9:32 AM

Reply-To: Bernard Swindell <rswin305@bellsouth.net>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

We oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic!!!!

Bernard P. Swindell
Ruthe Swindell
305 NE 5th Ct.
Dania Beach, Florida 33004

Life is Good!

7/30/2016

Gmail - Protect Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

Protect Dania Beach

1 message

Peter Parella <parella@att.net>

Sun, Jul 17, 2016 at 3:28 PM

Reply-To: Peter Parella <parella@att.net>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment.

Elizabeth and Peter Parella
85 Gulfstream Road
Apt. 110
Dania Beach, FL 33004

7/30/2016

Gmail - PROTECT DANIA BEACH



Dania Beach <protectdaniabeach@gmail.com>

PROTECT DANIA BEACH

1 message

stephen talon <sltalon@msn.com>

Mon, Jul 25, 2016 at 4:49 PM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

" I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic." Stephen Louis Talon ,85 Gulfstream Rd, Apt 207, Dania Beach,FI 33004

7/30/2016

Gmail - high rise construction



Dania Beach <protectdaniabeach@gmail.com>

high rise construction

1 message

Frasca, Daniela <DFrasca@med.miami.edu>

Tue, Jul 26, 2016 at 9:38 AM

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic!!!!

Daniela Frasca
301 NE 4th Ct
Dania Beach, FL, 33004

7/30/2016

Gmail - Building



Dania Beach <protectdaniabeach@gmail.com>

Building

1 message

Edward Schinski <ejski@bellsouth.net>
To: protectdaniabeach@gmail.com

Tue, Jul 26, 2016 at 12:20 PM

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

ail - Petition against Dania Beach Commissioners ordinance 2016-007



Dania Beach <protectdaniabeach@gmail.com>

Petition against Dania Beach Commissioners ordinance 2016-007

1 message

Giancarlo Ricchi <gricchi@comcast.net>
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



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

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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>

Tue, Jul 26, 2016 at 4:20 PM

To: protectdaniabeach@gmail.com

I oppose the construction of high rise building near our residential areas and its effect on our local environment and our traffic.

Bryan Mugione
207 SE 2nd Street
Dania Beach, FL 33004

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>

Tue, Aug 2, 2016 at 11:08 AM

To: ProtectDaniaBeach@gmail.com

"I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic"

Tara Butler-Jones
Maya Butler-Jones
Dave Butler-Jones
Sterling Smith

226 NE 5th Ave. Dania Beach, FL 33004

—
Thank you,

Tara Butler-Jones

8/20/2016

Gmail - High rise builds STOP



Dania Beach <protectdaniabeach@gmail.com>

High rise builds STOP

1 message

Juana Martin <jmartin1110@gmail.com>
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>

Thu, Aug 4, 2016 at 8:37 PM

To: protectdaniabeach@gmail.com

"I oppose the construction of high-rise buildings near our residential area and its negative effects on our local environment and our traffic"

Kaylee Martinez
(954)661-1636
518 NE 2nd Place
Dania Beach FL, 33004.

8/20/2016

Gmail - Oppose of high rise building



Dania Beach <protectdaniabeach@gmail.com>

Oppose of high rise building

1 message

MONIKA SILAR <silar2106@yahoo.com>

Thu, Aug 18, 2016 at 4:15 PM

Reply-To: MONIKA SILAR <silar2106@yahoo.com>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Monika Silar 75 Gulfstream Rd# 312B

Owner

Dania Beach,Fl.33004

Mailing Address : 1965 South Ocean #15M
Hallandale Beach,Fl.33009

8/20/2016

Gmail - Oppose of High- Rise Building



Dania Beach <protectdaniabeach@gmail.com>

Oppose of High- Rise Building

1 message

MONIKA SILAR <silar2106@yahoo.com>

Thu, Aug 18, 2016 at 4:23 PM

Reply-To: MONIKA SILAR <silar2106@yahoo.com>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of high- rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Walter Pigler

75 Gulfstream Rd #312B

Owner

Mailing Address: 1965 South Ocean Drive # 4J

Hallandale Beach, Fl. 33009

8/20/2016

Gmail - Petition



Dania Beach <protectdaniabeach@gmail.com>

Petition

1 message

bruceh8552 <bruceh8552@aol.com>

Fri, Aug 19, 2016 at 8:11 AM

To: protectdaniabeach@gmail.com

I oppose the construction of high-rise buildings near our residential areas and its negative effects on our local environment and our traffic.

Bruce Hannover

617 NE 2 Place

Dania Beach, Fl. 33004

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

8/20/2016

Gmail - Protect Dania Beach



Dania Beach <protectdaniabeach@gmail.com>

Protect Dania Beach

1 message

Mike Jimenez <eagleworks4u@yahoo.com>

Fri, Aug 19, 2016 at 1:03 PM

Reply-To: Mike Jimenez <eagleworks4u@yahoo.com>

To: "protectdaniabeach@gmail.com" <protectdaniabeach@gmail.com>

I oppose the construction of Hi-Rise buildings near our residential areas and its negative effects on our local environment and our traffic

Michael Jimenez
810 NW 10th Ave
Dania fl 33004

7/30/2016

Gmail - (no subject)



Dania Beach <protectdaniabeach@gmail.com>

(no subject)

1 message

Patricia Wysocki <pwyssocki@aol.com>
To: protectdaniabeach@gmail.com

Tue, Jul 26, 2016 at 2:37 PM

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>
* * *												

* * *

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]	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>P</u>

* * *

Section 5. That Article 225 “Intersection Visibility Standards” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 225. - INTERSECTION VISIBILITY STANDARDS

* * *

Sec. 225-10. - Intersection vision.

* * *

(D) *Exceptions.* The following obstructions are permitted within the sight distance triangle.

- (1) Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the area between thirty (30) inches and eight (8) feet above grade. Trees must be located so as not to create a traffic hazard.
- (2) Fire hydrants, public utility poles, street markers and traffic control devices.
- (3) Other obstruction materials may be approved subject to maintaining the required sight visibility as approved by the City Engineer.

* * *

Section 6. That Article 265 “Off-Street Parking Requirements” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 265. - OFF-STREET PARKING REQUIREMENTS

* * *

Sec. 265-100. Design standards for residential parking spaces utilizing individual driveways or back-out parking.

* * *

(E) Residential driveways for single family and duplex may be composed of gravel (peat rock).

* * *

Section 7. That Article 302 “Detailed Use Regulations” of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 302. - DETAILED USE REGULATIONS

* * *

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

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses		Districts							
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.

* * *

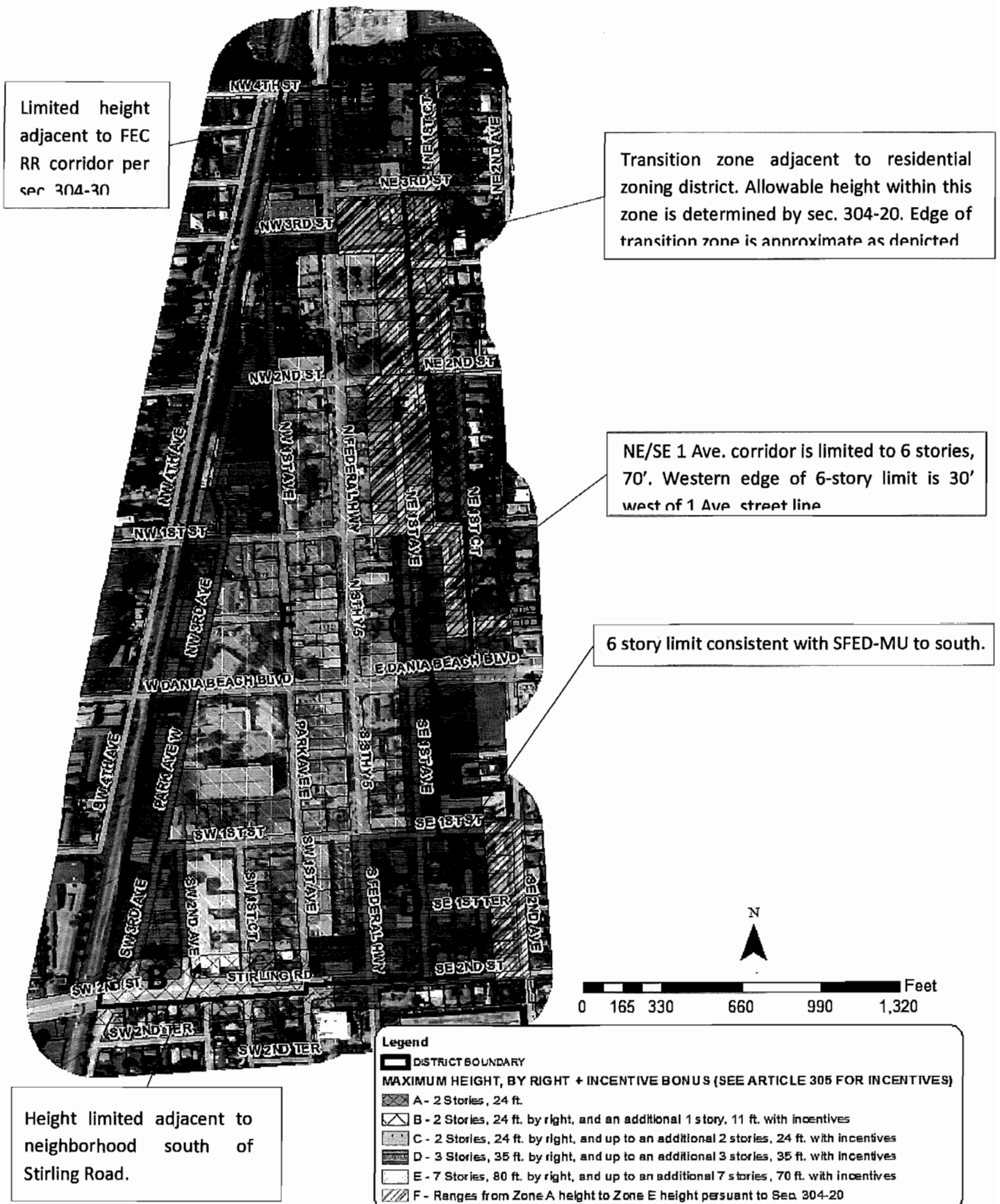
(E)*City center core.* Located between NE and NW 1st Avenues and between SE/SW 1st and NE/NW 1st Streets (see cross-hatching on map). The core is the planned retail, government and downtown of Dania Beach. Mixed-use buildings with ground-floor retail, ~~and~~ entertainment, and/or office uses are required 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.

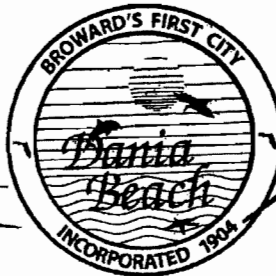
Section 17. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on March 8, 2016.

PASSED AND ADOPTED on second reading on March 22, 2016.

ATTEST:

for Louise Stilson, CMC Clerk
LOUISE STILSON, CMC
CITY CLERK



Marco A. Salvino, Sr.
MARCO A. SALVINO, SR.
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro
THOMAS J. ANSBRO
CITY ATTORNEY

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 (360 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:
 - 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. 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 ($166 \times 21.26 = 3,529.16$) is required to be paid prior to issuance of a building permit.

7. Compliance with Article 309 “Complete Streets Improvements” is required. Construction of improvements or payment-in-lieu of construction is required.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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. Such application must be reviewed by the Broward County Aviation Department; the point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida 33312 (954)359-6100.

Section 5. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

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

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

PASSED AND ADOPTED on February 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE SE ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "DANIA PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°21'23" WEST ON THE EAST LINE OF SAID PLAT FOR 250.03 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SEA OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 87°48'36" EAST ON THE SOUTH LINE OF SAID PARCEL "A", "SEA OAKS" FOR 640.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "SEA OAKS", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEET 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEET 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1241 ACRES).

**EXHIBIT “B”
SITE PLAN**

DANIA BEACH RESIDENCES

SITE PLAN SUBMITTAL

DEVELOPER
CALM PROPERTIES, LLC
400 ALTON ROAD, SUITE 3403
MIAMI BEACH, FL 33139

ARCHITECT
ROBERT M. SWEDROE
12000 BISCAYNE BOULEVARD SUITE 200
MIAMI, FLORIDA 33181
305.891.2555

LANDSCAPE ARCHITECT
DESIGN STUDIO BOCA
2300 CORPORATE BOULEVARD NW SUITE 214
BOCA RATON, FLORIDA 33431
561.955.8623

CIVIL ENGINEER
LANGAN
110 EAST BROWARD BOULEVARD SUITE 1500
FORT LAUDERDALE, FL 33301
954.320.2100

PHOTOMETRIC ENGINEER
YAHYA CONSULTANTS, INC.
5516 NW 58TH AVENUE
FORT LAUDERDALE, FL 33301
954.263.9318



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BOUNDARY AND TOPOGRAPHIC SURVEY
TREE SURVEY

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A1 DATA SUMMARY/VICINITY PLAN
A2 ELEVATIONS
A2.1 CONCEPTUAL BUILDING CROSS SECTION THRU EAST TOWER
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C-5.0 UTILITY PLAN
C-5.1 SEWER PROFILES
C-9.0 FIRE TRUCK MOVEMENT PLAN



601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



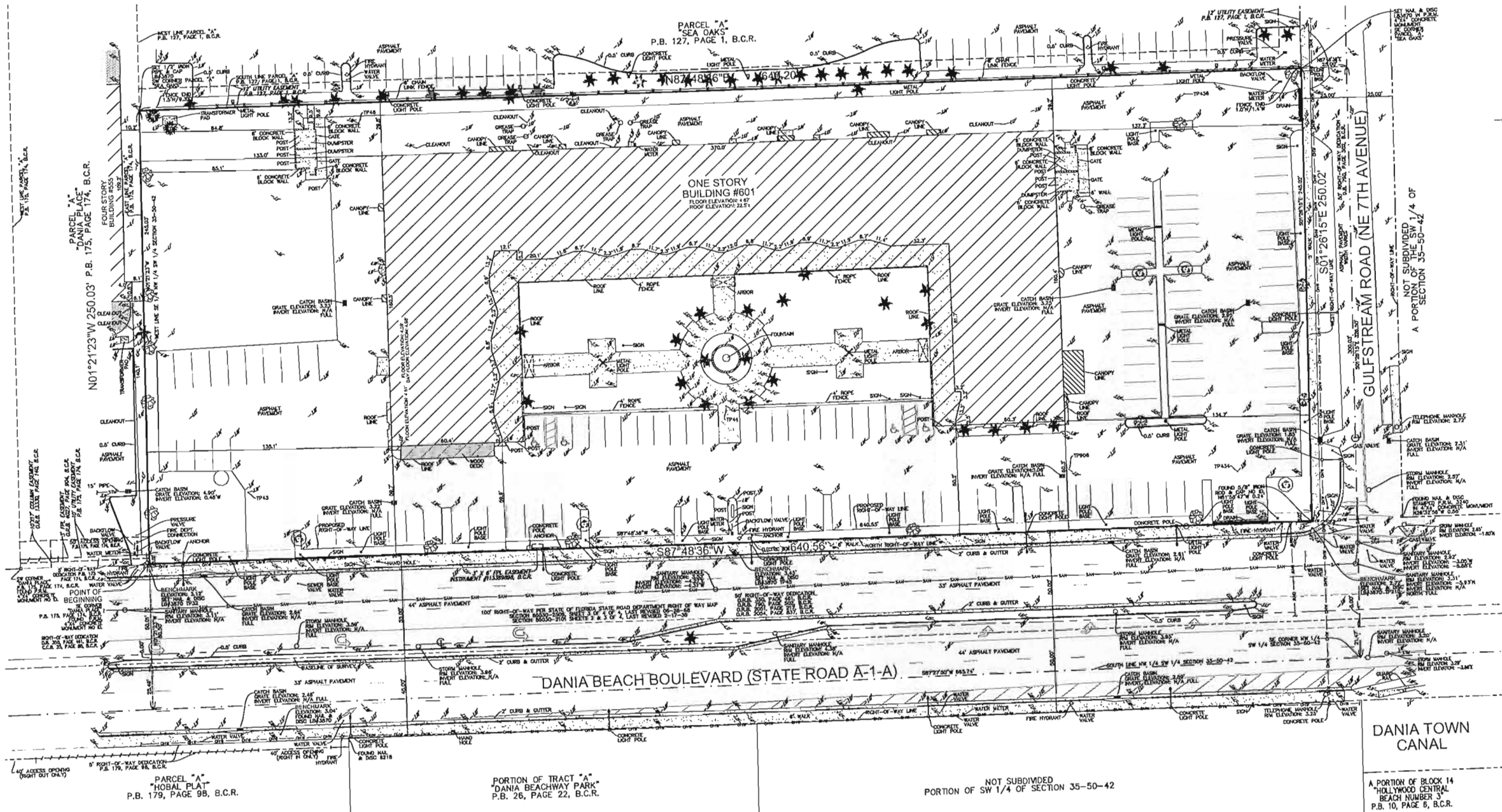
ROBERT M. SWEDROE
ARCHITECTS PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 200
MIAMI, FL 33181
PHONE (305) 991-2555 FAX (305) 991-2975

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. PLAT BOOK
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- TRAVELER POINT (FOR FIELD INFORMATION ONLY)
- PALM TREE
- MAHOGANY TREE
- GUMBO LIMBO TREE
- TAMARIND TREE
- STRANGLER FIG TREE
- UNIDENTIFIED TREE



NOTES:

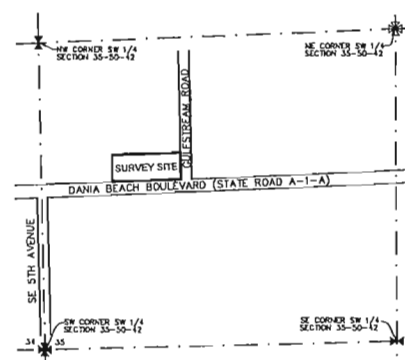
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- FLOOD ZONE: AE; BASE FLOOD ELEVATION: 6 FEET; PANEL: 120034-0567H; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST DANIA BEACH BOULEVARD (STATE ROAD A-1-A) BEING S87°48'36"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: LANGAN ENGINEERING & ENVIRONMENTAL.
- 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'.
- THIS SITE CONTAINS 123 TOTAL PARKING SPACES (119 REGULAR & 4 DISABLED).
- 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, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1341 ACRES).



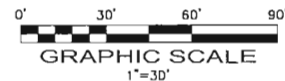
LOCATION MAP
NOT TO SCALE

CERTIFICATION

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- STATE OF FLORIDA



CALM SITE	
601 EAST DANIA BEACH BOULEVARD DANIA BEACH, BROWARD COUNTY FLORIDA 33004	
BOUNDARY AND TOPOGRAPHIC SURVEY	
PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB3870	
DRAWN BY: B.E.	SCALE: 1" = 30'
CHECKED BY: J.F.P.	SURVEY DATE: 03/28/16
FILE: LANGAN ENGINEERING AND ENVIRONMENTAL ORDER NO.: 60755	

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: 360 DWELLING UNITS (79 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 = 736 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	40	21,200
	575	78	44,850
TOTAL STUDIO		118 (33%)	66,050
1-BR	750	50	37,500
	765	14	10,710
	785	102	80,070
	890	40	35,600
TOTAL 1-BR		206 (57%)	163,880
2-BR	900	14	12,600
	955	16	15,280
	1180	4	4,720
TOTAL 2-BR		34 (9.5%)	32,600
TOTAL 3-BR	1245	2 (0.5%)	2,490
GRAND TOTALS		360	265,020

PARKING

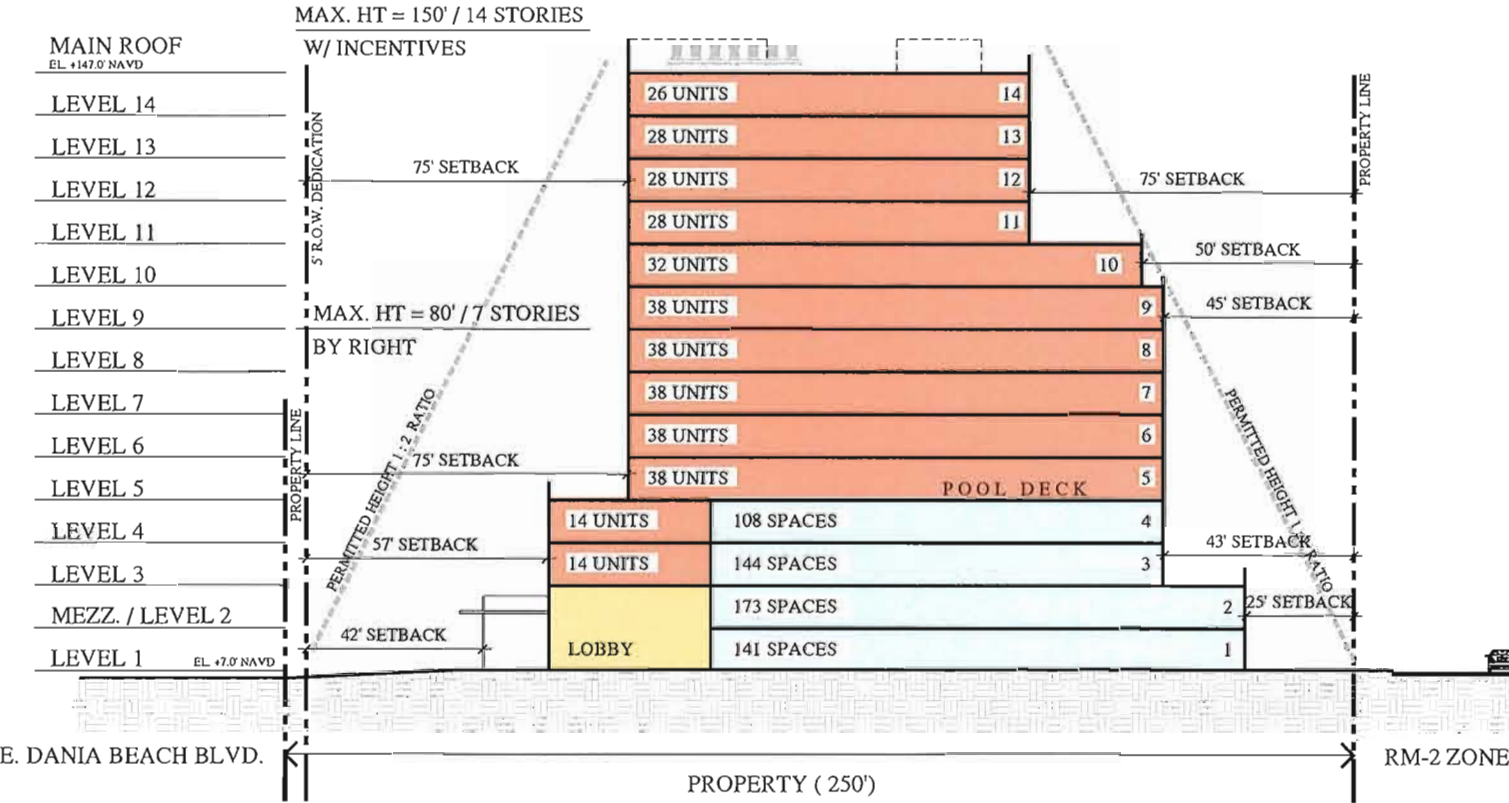
RESIDENTIAL PARKING REQUIRED:
118 STUDIO X 1.0 = 118
206 1 BR X 1.25 = 258
36 2 -3 BR X 1.75 = 63
GUEST (360 / 5) = 72
511 SPACES REQUIRED TOTAL

RESIDENTIAL PARKING PROVIDED: 522 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)DDEDIT

PARKING GRAND TOTAL: 566 SPACES
LOADING SPACES (PER SEC. 270-20): 2 SPACES

BIKE STORAGE:
5% OF RESIDENTIAL PARKING = 522 X .05 = 26 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)



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
*INCENTIVE TO BE PROVIDED THROUGH PAYMENT IN LIEU OF OFF-STREET
PARKING IN ACCORDANCE WITH SECTION 305-60 & SECTION 265-92

LEGAL DESCRIPTION

THIS LEGAL DESCRIPTION IS AS RECORDED ON PULICE 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.

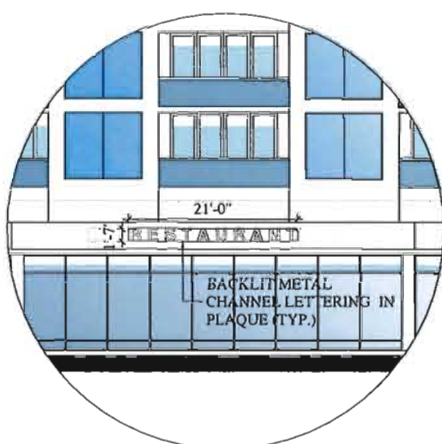
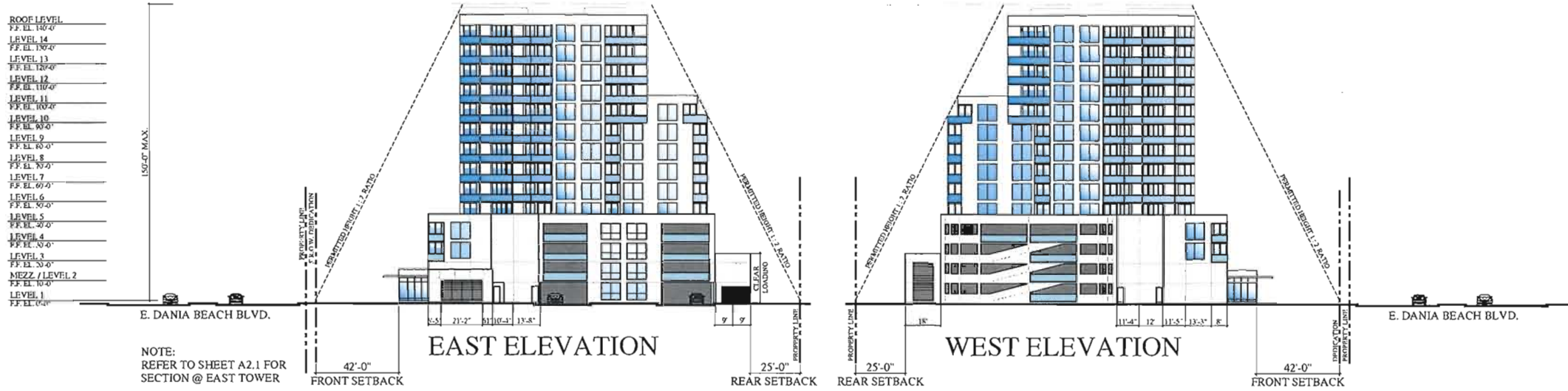
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 160,095 SQUARE FEET (3.6753 ACRES).



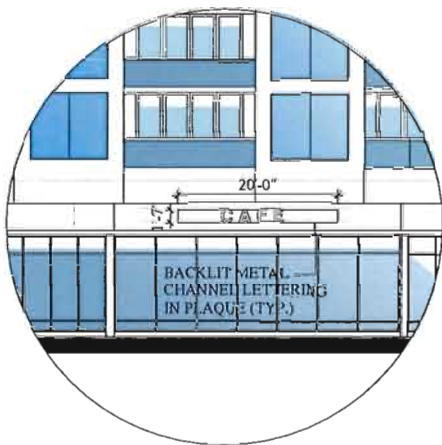
LOCATION MAP



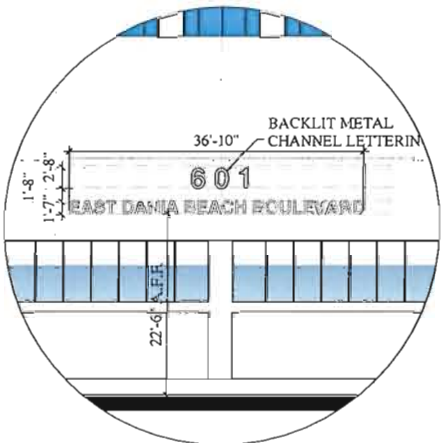
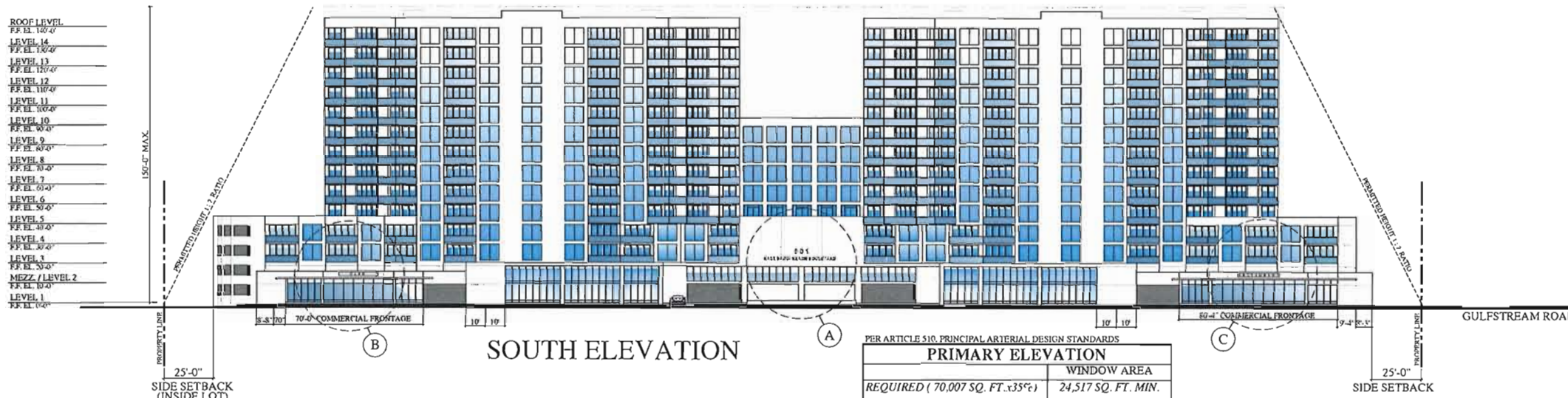
PER ARTICLE 510, PRINCIPAL ARTERIAL DESIGN STANDARDS	
SECONDARY ELEVATION	
	WINDOW AREA
REQUIRED (18,649 SQ. FT. x15%)	2,797 SQ. FT. MIN.
PROVIDED	4,822 SQ. FT.



BUILDING SIGN DETAIL "C"
COMMERCIAL WALL SIGN SCALE: 3/32"=1'-0"



BUILDING SIGN DETAIL "B"
COMMERCIAL WALL SIGN PLUS SCALE: 3/32"=1'-0"
(2) INCIDENTAL OR DIRECTIONAL SIGN FOR GARAGE AREA ACCESS WAY



BUILDING SIGN DETAIL "A"
MAIN ADDRESS WALL SIGN SCALE: 3/32"=1'-0"



ROBERT M. SWEDROE ARCHITECTS - PLANNERS, AIA, PA. ALL RIGHTS RESERVED. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF ROBERT M. SWEDROE ARCHITECTS - PLANNERS, AIA, PA. THEIR USE FOR THE REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

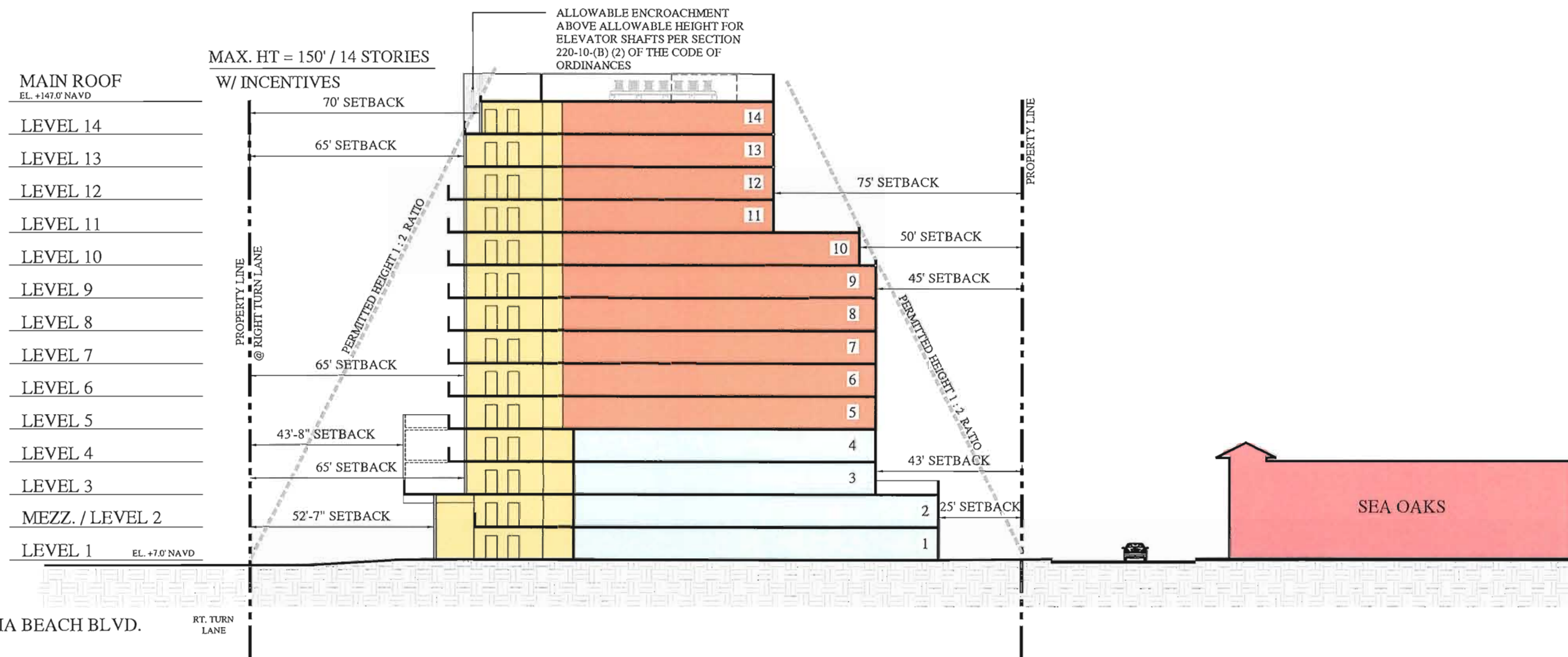
601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



ROBERT M. SWEDROE
ARCHITECTS PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 991-2555 FAX (305) 991-2975

OVERALL ELEVATIONS

DRAWN: _____
CHECKED: _____
DATE: 1-18-17
SCALE: _____
JOB NO.: _____
SHEET: **A2**

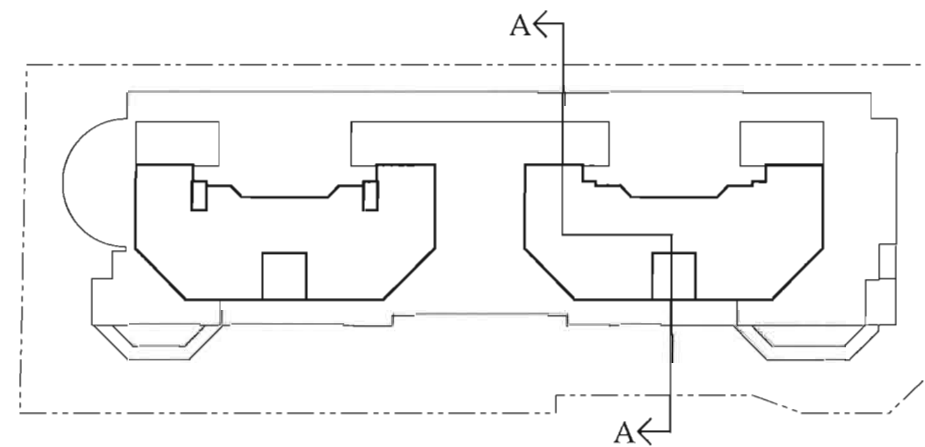


SECTION A-A THRU EAST TOWER

[Exceptions.] The following structures may exceed the maximum height limit of any zoning district by a maximum of twenty-five (25) percent unless otherwise provided below:

(2)

Rooftop structures for the housing of elevators, stairways, tanks, skylights, ventilating fans, air conditioning or similar equipment required to operate and maintain the building, and cupolas, steeples, chimneys and other decorative rooftop projections, provided that the aggregate coverage of all such structures does not exceed fifteen (15) percent of the total roof area. See also section 220-60 (Rooftop mechanical equipment).

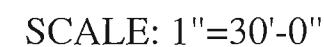


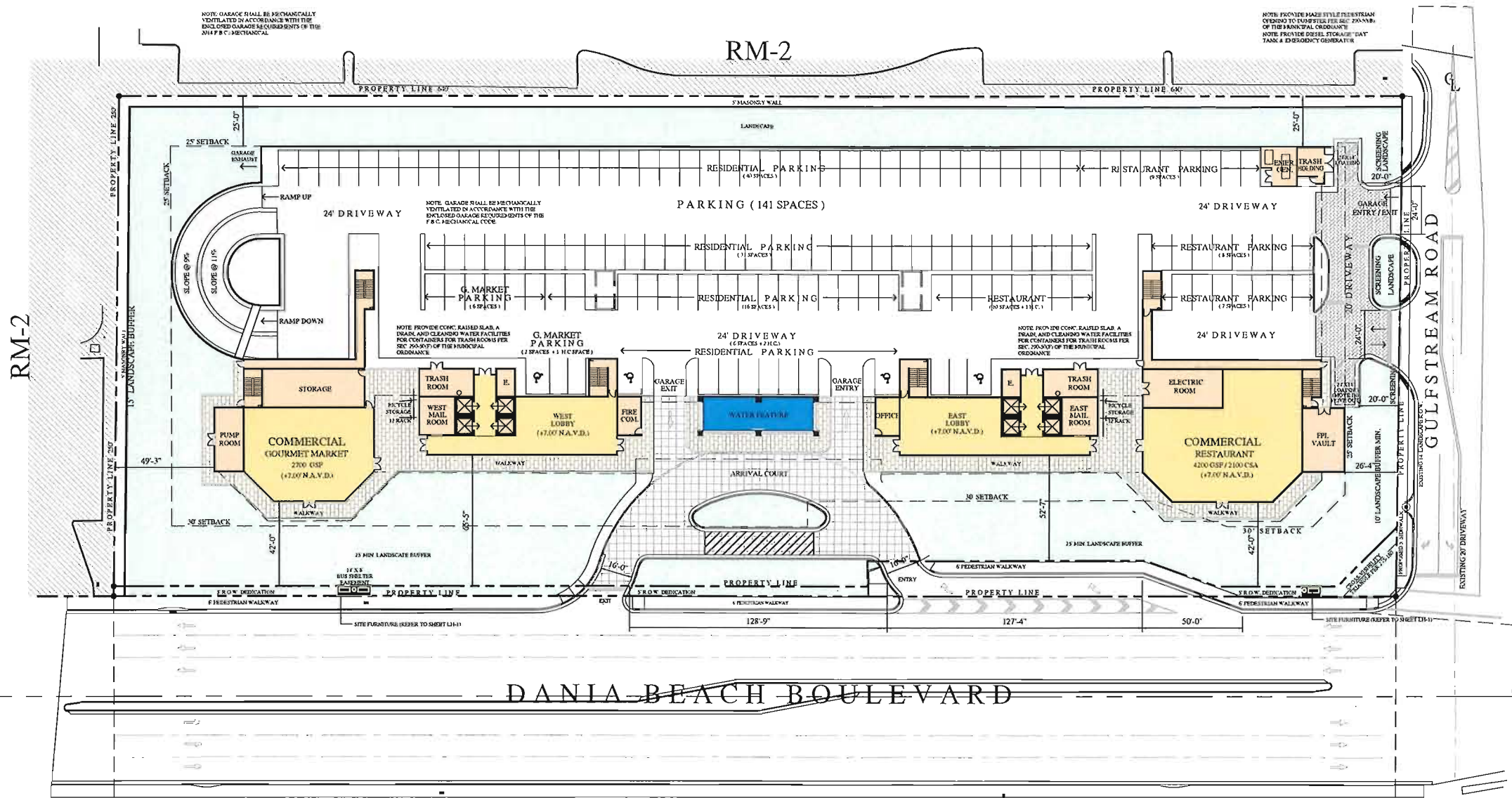
0000 BISCAVNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2075

DRAWN
CHECKED
DATE 1-18-17
SCALE 1"=30'-0"
JOB NO.
SHEET

ROBERT M. SWEDROE ARCHITECTS - PLANTERS, ALA, PA
ALL RIGHTS RESERVED 2015

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GROUND FLOOR PLAN CONCEPT

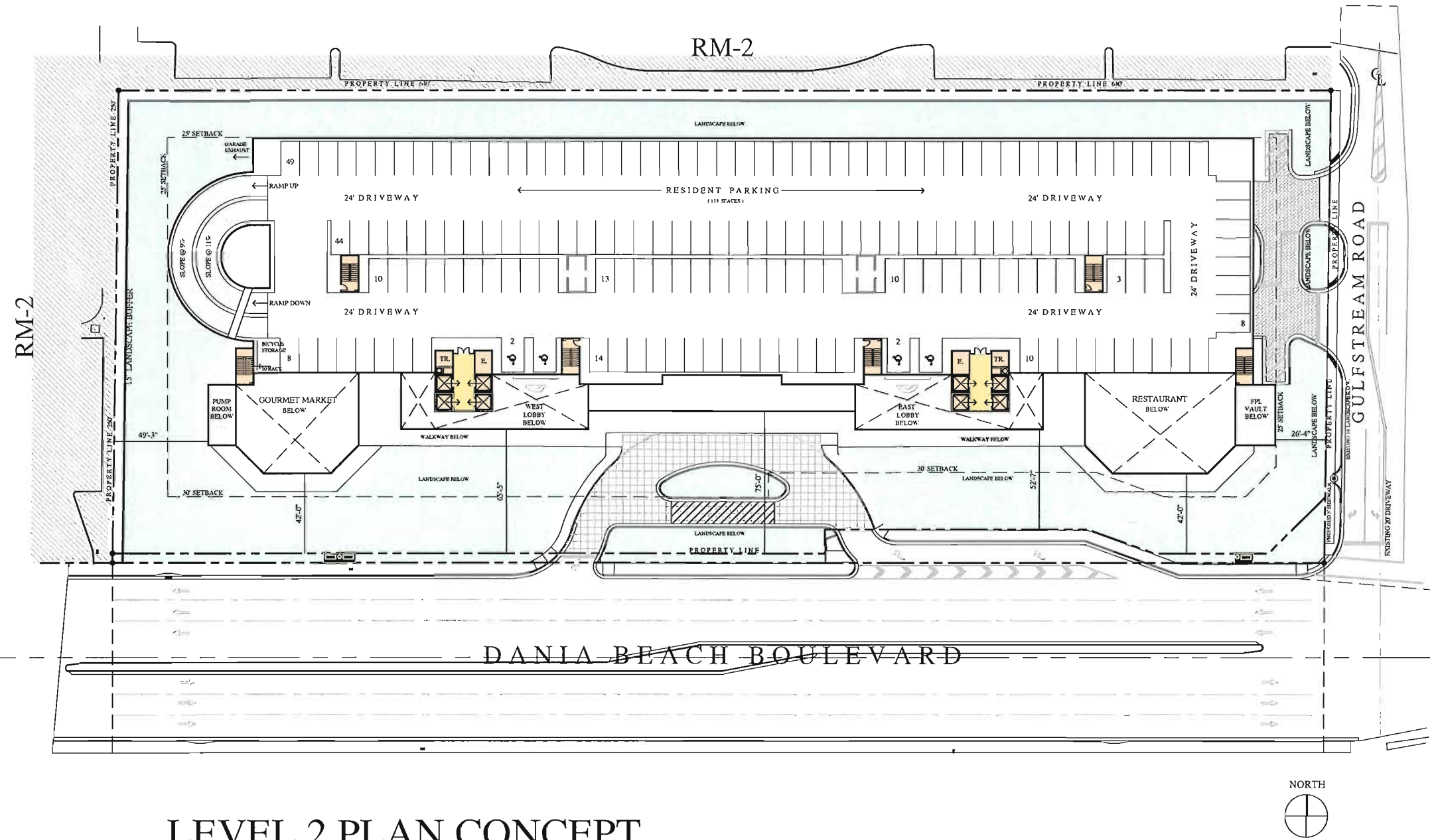
141 PARKING SPACES TOTAL

SCALE: 1"=30'-0"

- 35 SPACES RESTAURANT PARKING
(INCLUDES 1 HANDICAP SPACES)
- 9 SPACES G. MARKET PARKING
(INCLUDES 1 HANDICAP SPACE)
- 97 SPACES RESIDENTIAL PARKING
- 2 LOADING SPACES

LEVEL 1 AREAS	
PARKING GARAGE AREA (S-2)	63,274 SQ. FT.
ANCILLARY AREAS	15,526 SQ. FT.
GROSS COMMERCIAL AREA (A)	7,206 SQ. FT.
TOTAL GROSS FLOOR AREA	86,502 SQ. FT.





LEVEL 2 PLAN CONCEPT

173 PARKING SPACES

SCALE: 1"=30'-0"

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



ROBERT M. SWEDROE
ARCHITECTS PLANNERS
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2775

LEVEL 2
OVERALL FLOOR PLAN

DRAWN	
CHECKED	
DATE	7-5-16
SCALE	1"=30'-0"
JOB NO.	
SHEET	

A6

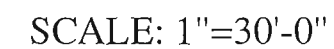
1-24-17



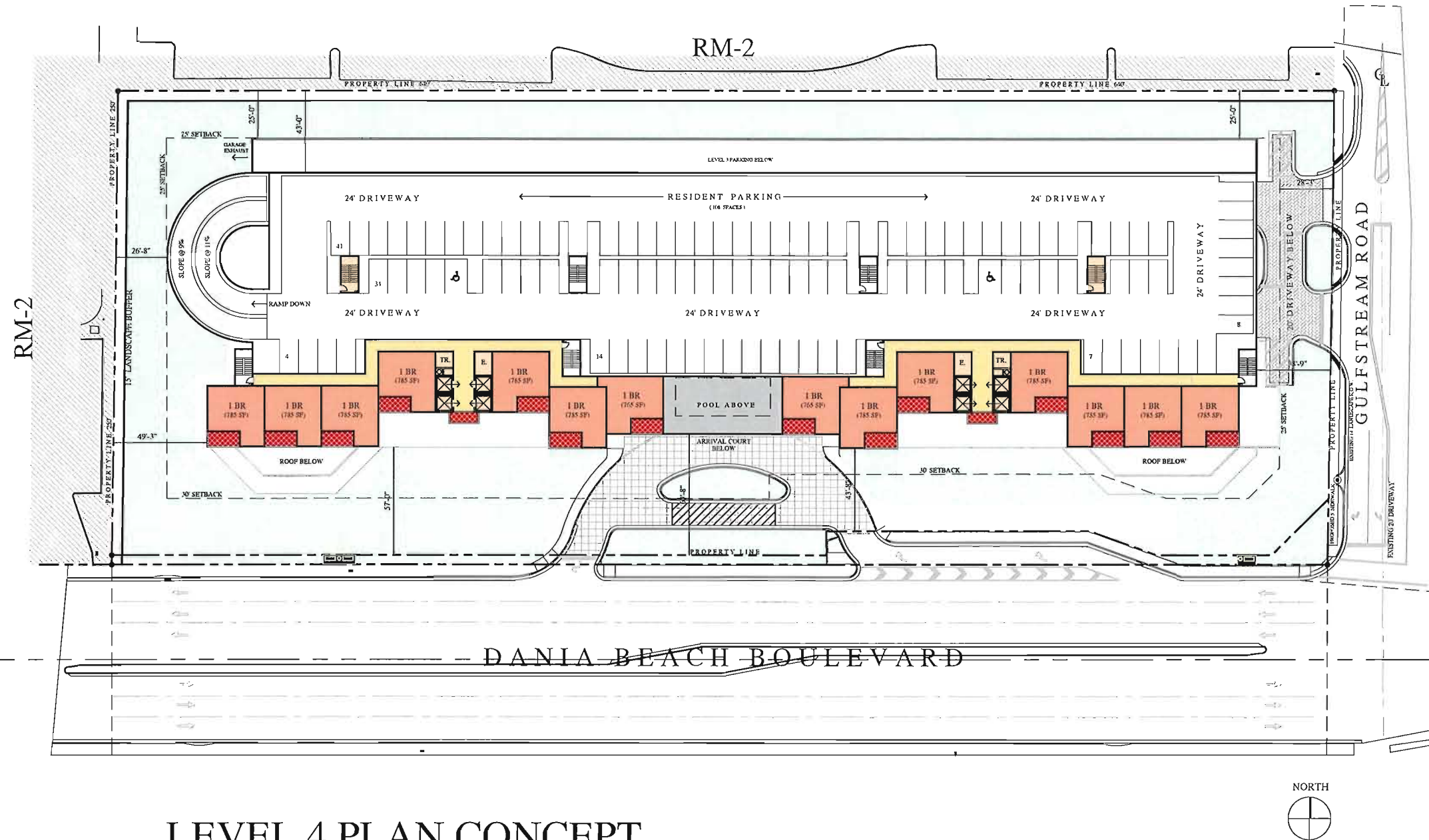
000 BISCA YNE BOULEVARD, SUITE 602 MIAMI, FL 33181

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

1-24-17



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LEVEL 4 PLAN CONCEPT

14 RESIDENTIAL UNITS / 108 PARKING SPACES

SCALE: 1"=30'-0"

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA



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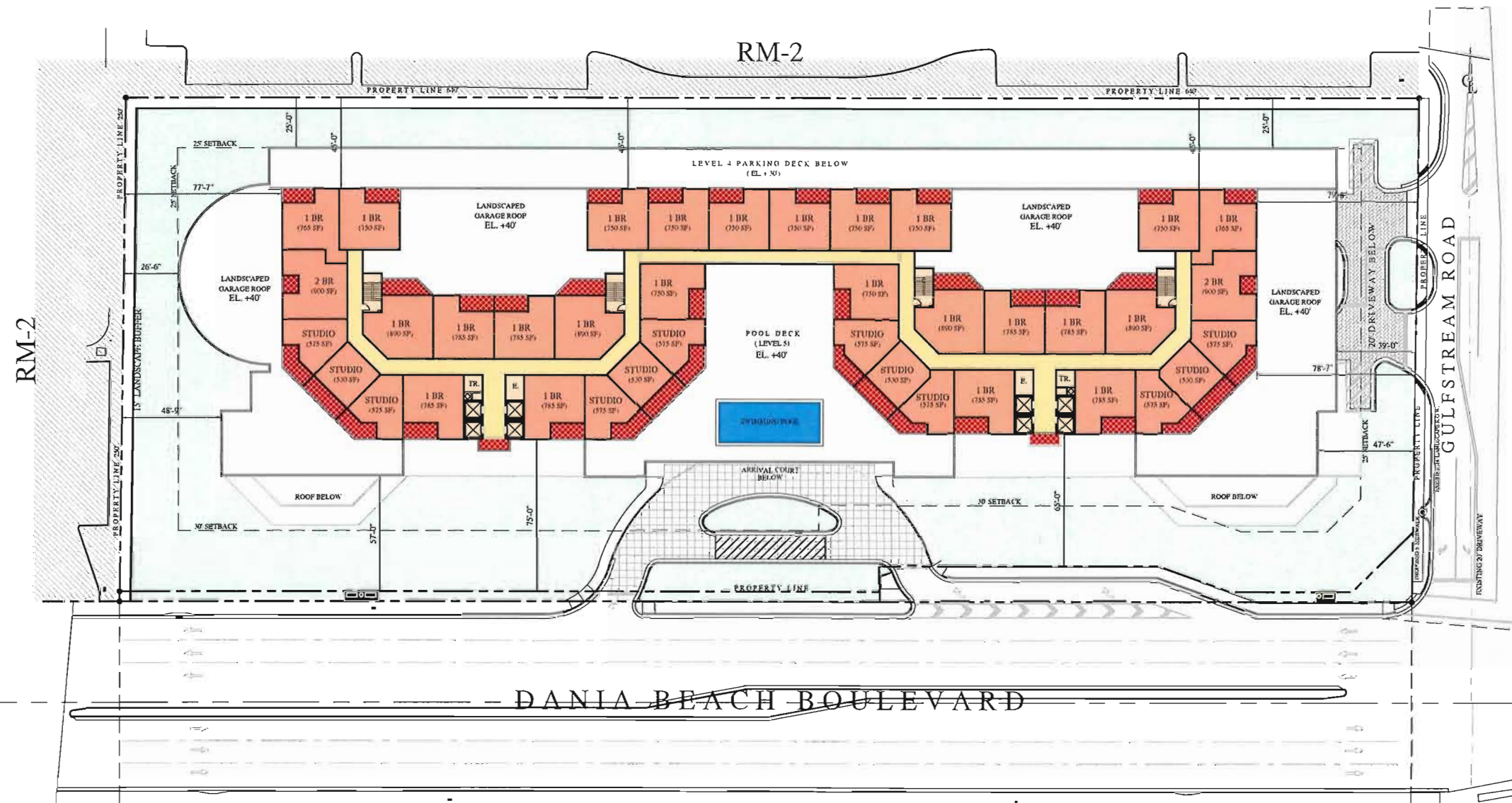
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2975

LEVEL 4
OVERALL FLOOR PLAN

DRAWN
CHECKED
DATE 7-5-16
SCALE 1"=30'-0"
JOB NO.
SHEET

A7.1

1-24-17

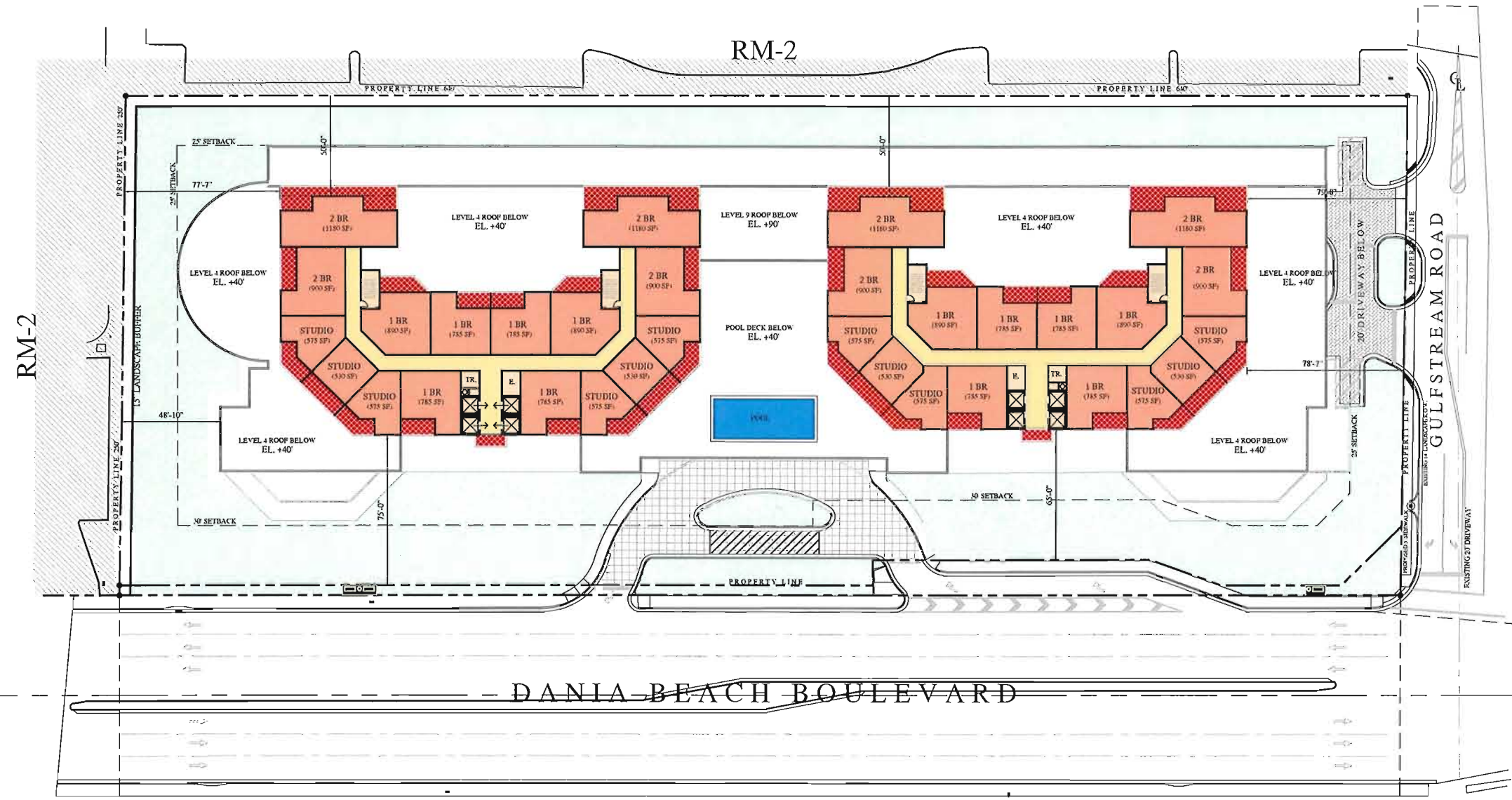


LEVEL 5 - 9 PLAN CONCEPT

38 UNITS TOTAL PER LEVEL (190 UNITS TOTAL)

SCALE: 1"=30'-0"



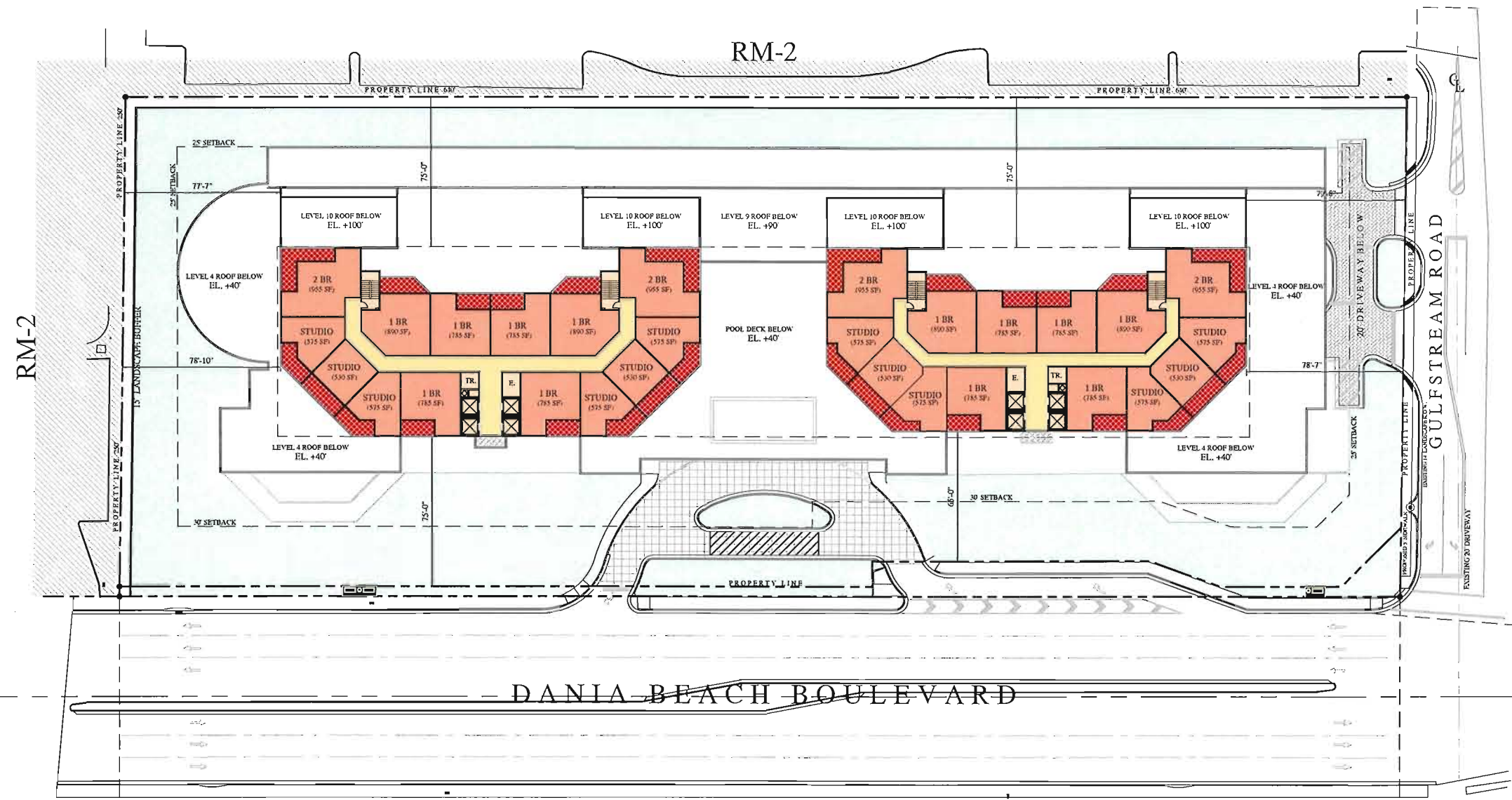


LEVEL 10 PLAN CONCEPT

32 UNITS RESIDENTIAL UNITS TOTAL

SCALE: 1"=30'-0"





LEVEL 11 - 12 PLAN CONCEPT

28 RESIDENTIAL UNITS PER LEVEL (56 UNITS)



SCALE: 1"=30'-0"

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

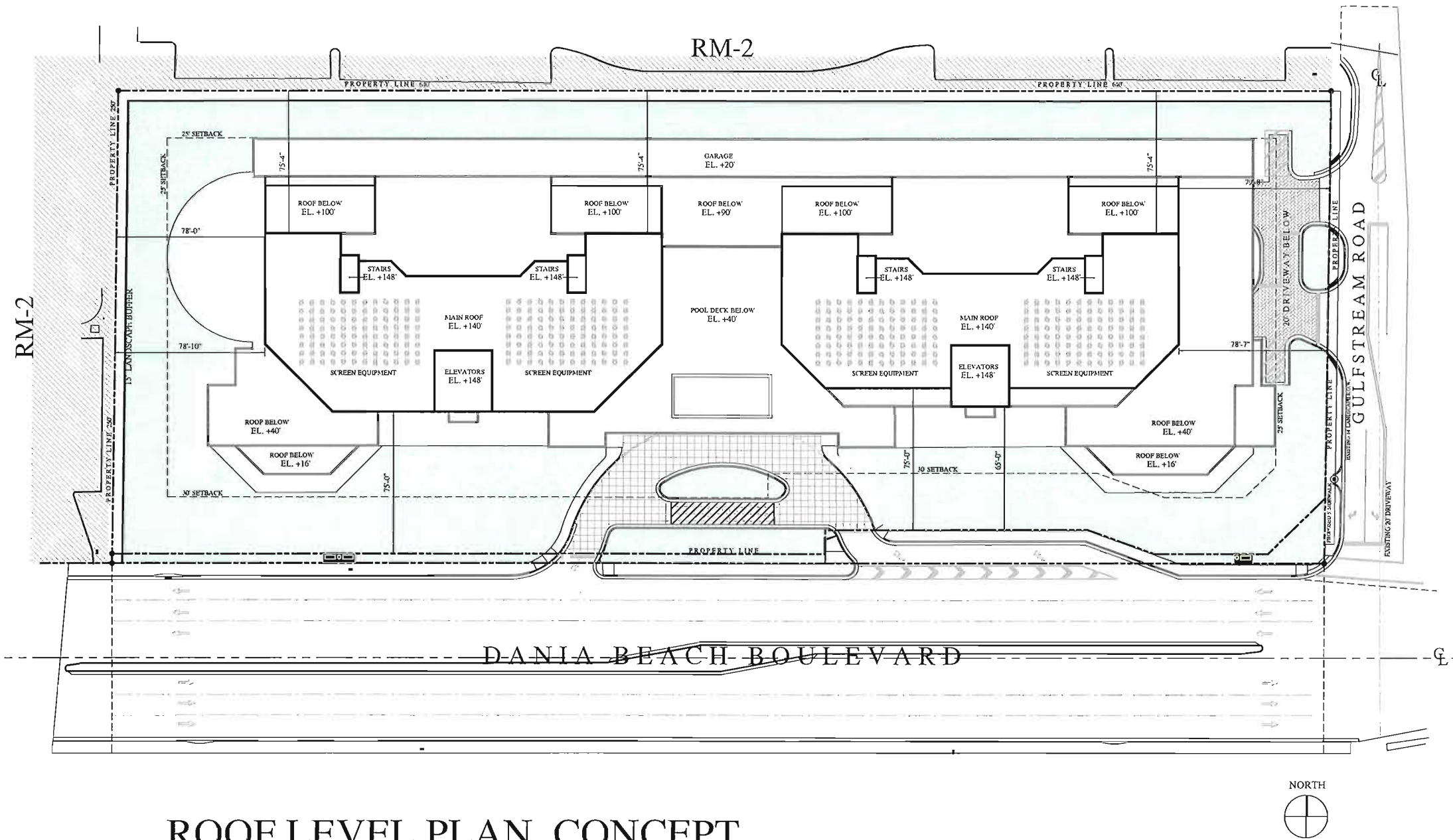


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LEVEL 11 - 12
OVERALL FLOOR PLAN

DRAWN	
CHECKED	
DATE	1-18-17
SCALE	1"=30'-0"
JOB NO.	
SHEET	A10



ROOF LEVEL PLAN CONCEPT

SCALE: 1"=30'-0"

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

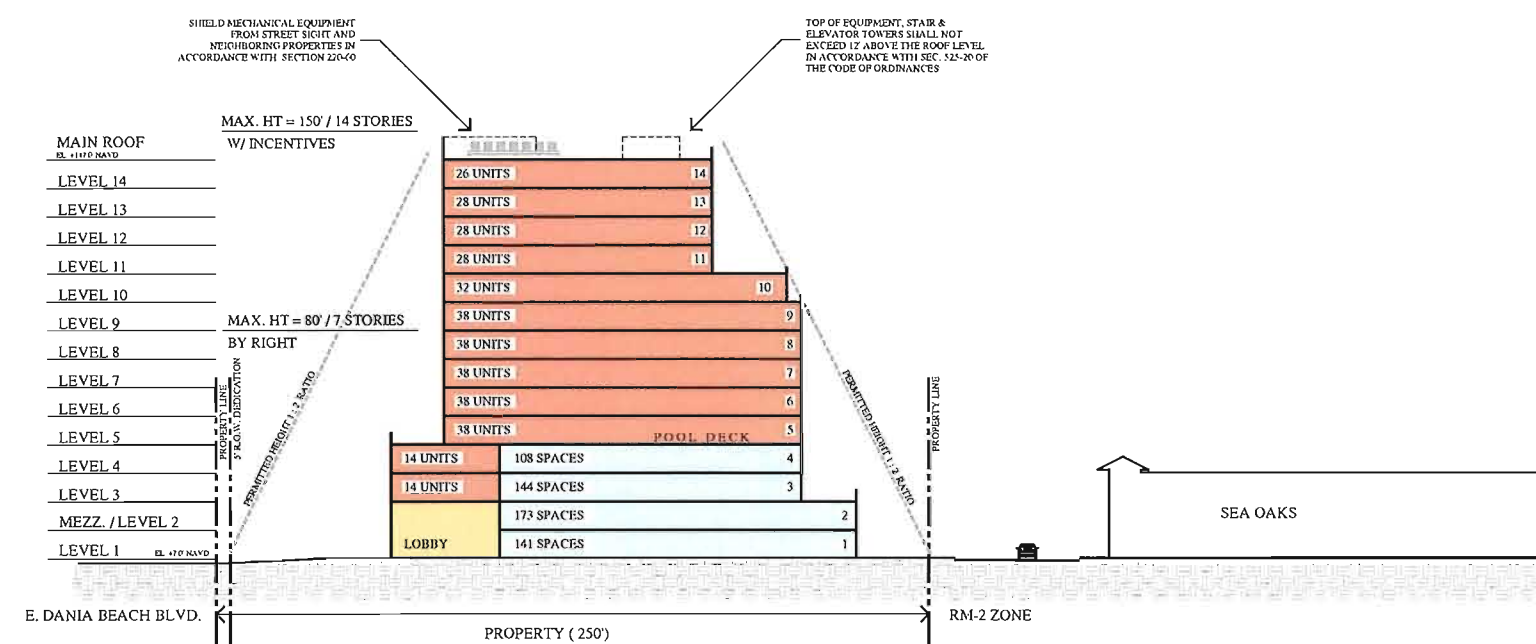


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OVERALL ROOF PLAN

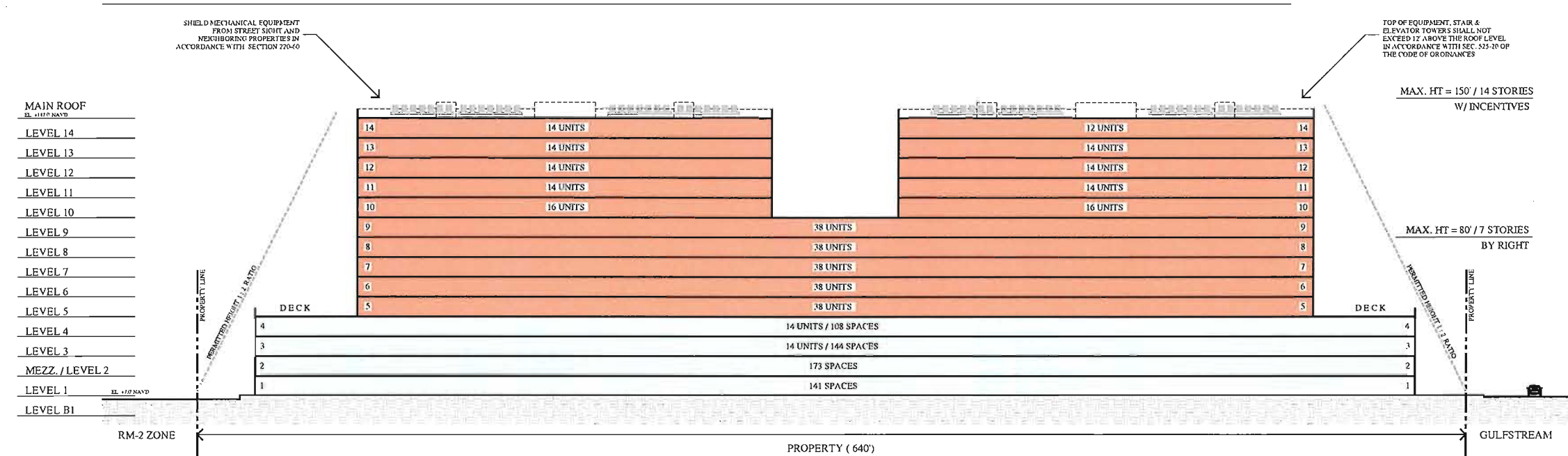
DRAWN	
CHECKED	
DATE	1-18-17
SCALE	1"=30'-0"
JOB NO.	
SHEET	

A11



CONCEPTUAL BUILDING SECTION AT WEST TOWER

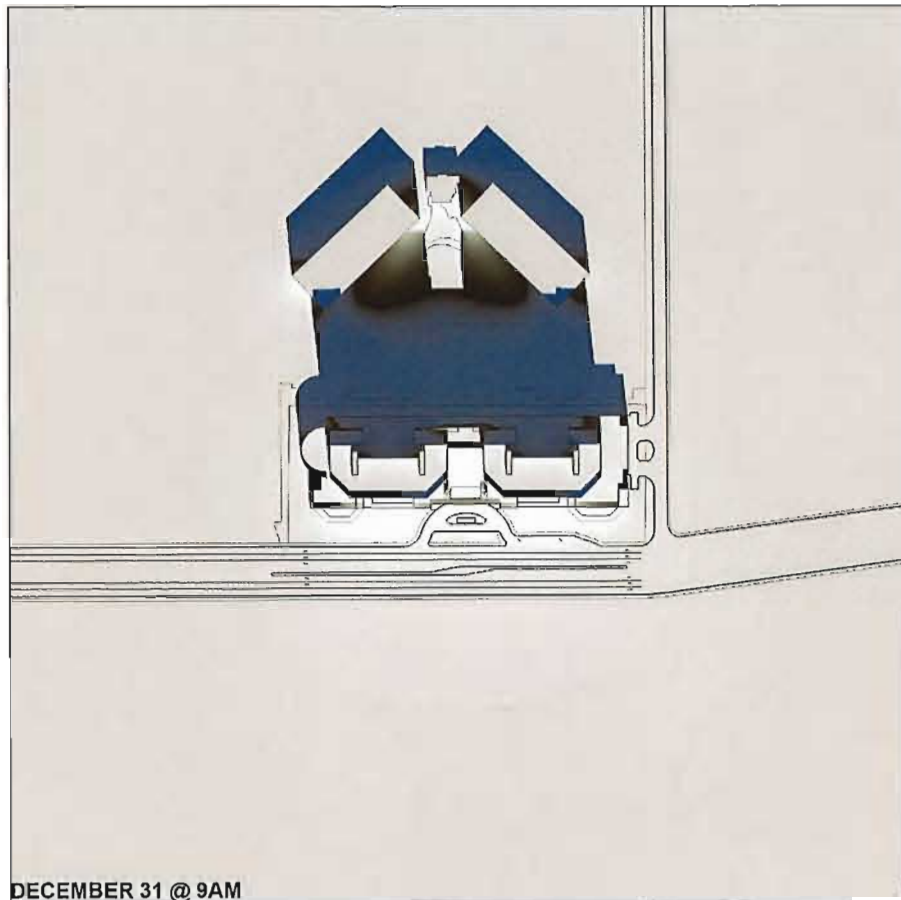
360 UNITS / 566 PARKING SPACES



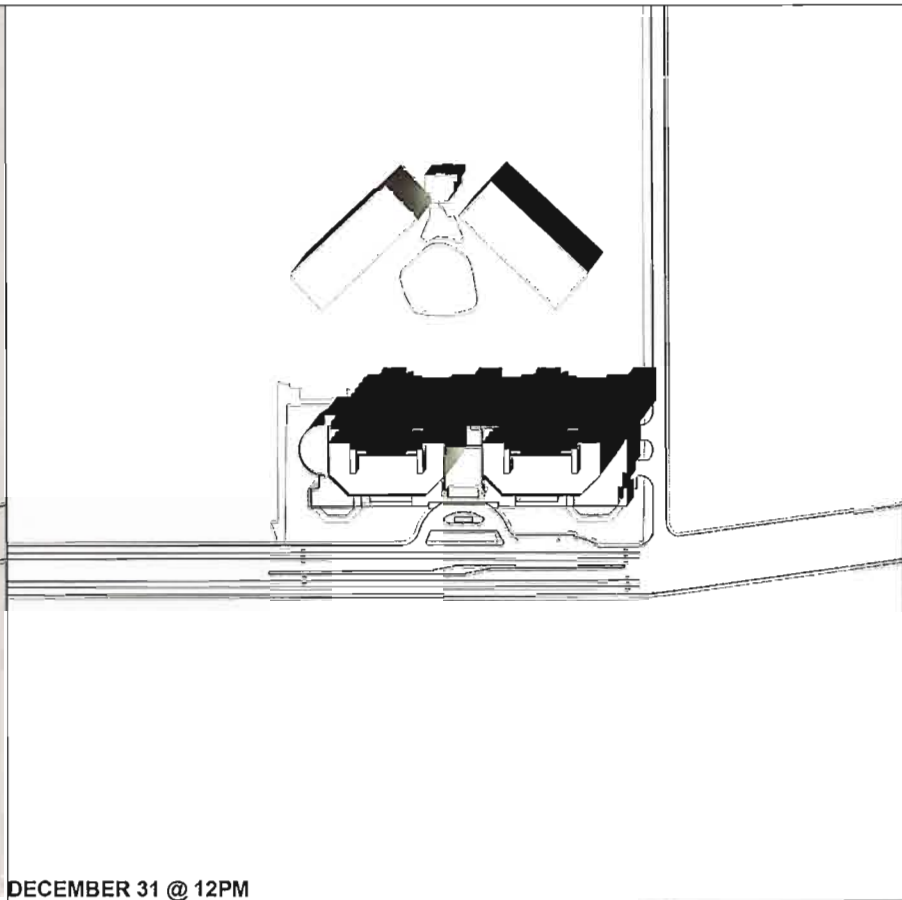
CONCEPTUAL BUILDING SECTION

360 UNITS / 566 PARKING SPACES

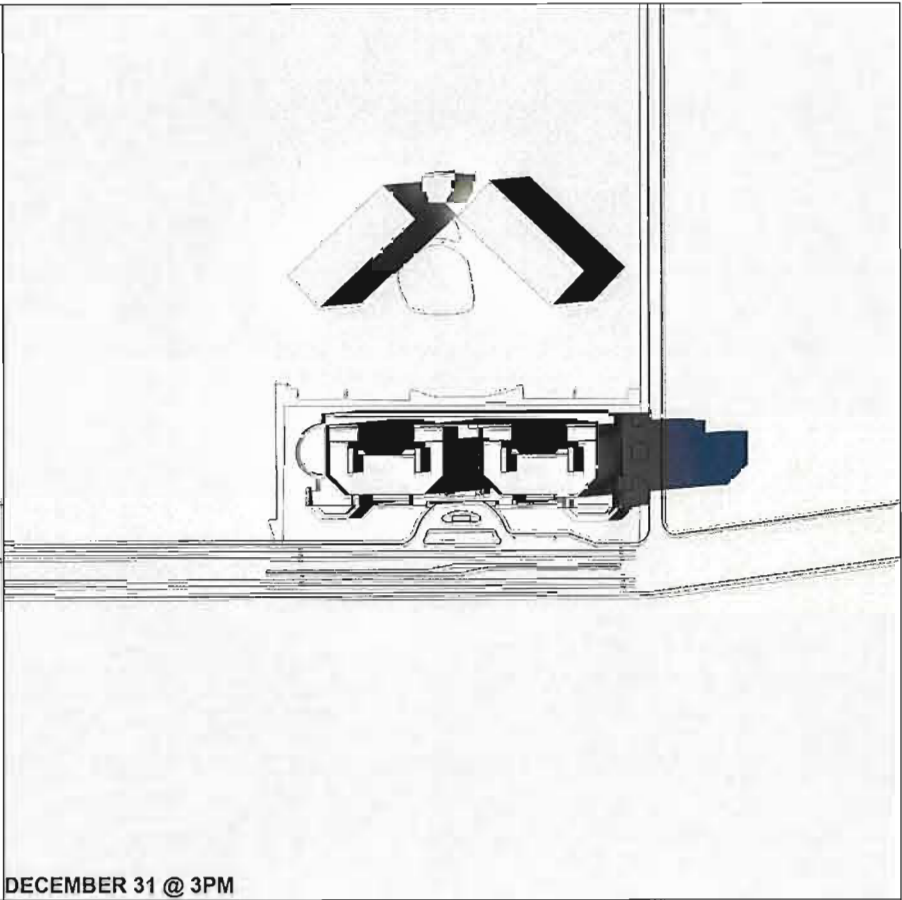




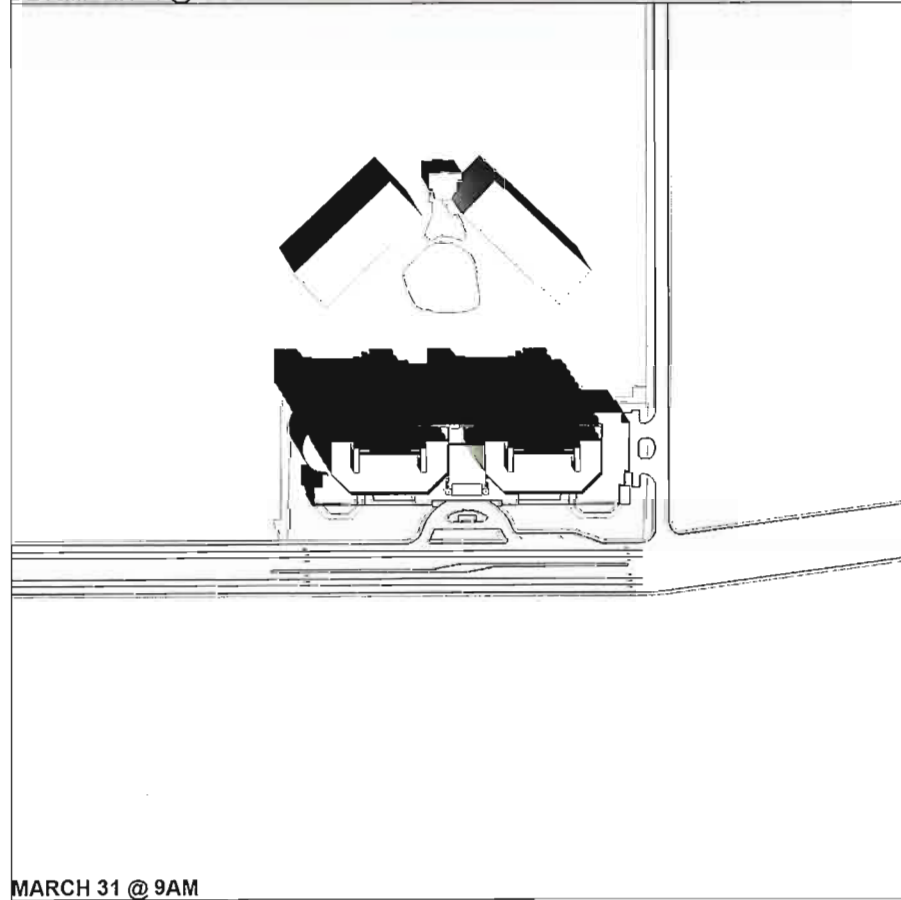
DECEMBER 31 @ 9AM



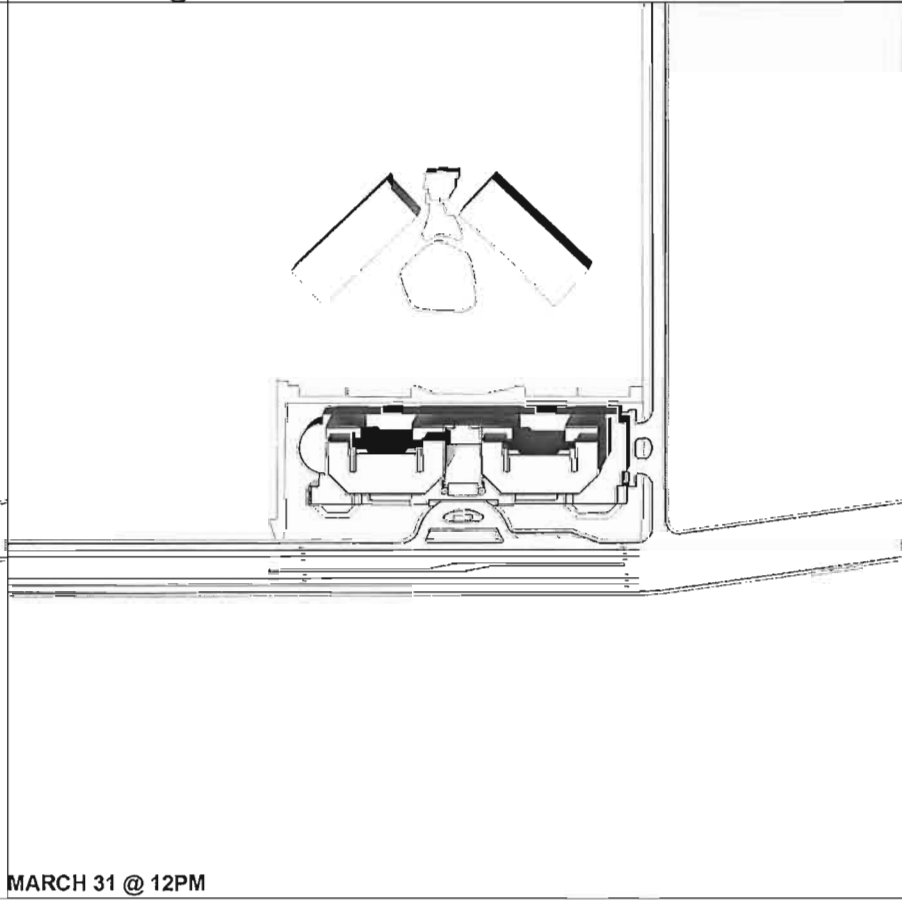
DECEMBER 31 @ 12PM



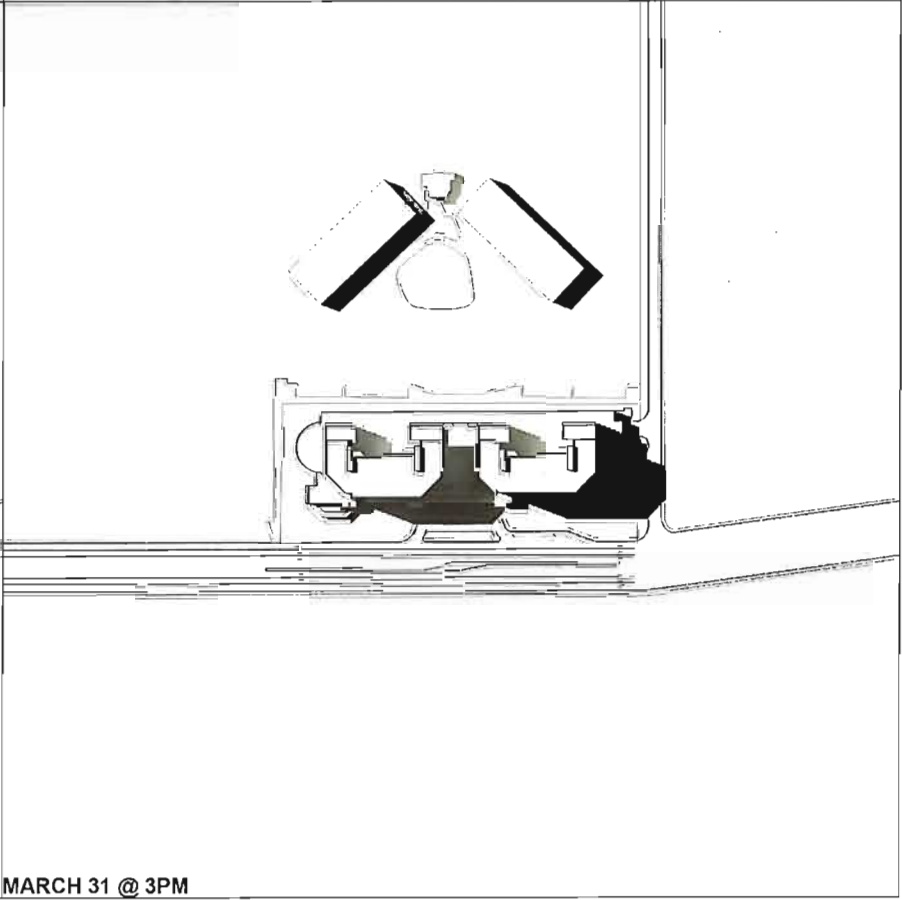
DECEMBER 31 @ 3PM



MARCH 31 @ 9AM
/SEPTEMBER



MARCH 31 @ 12PM
/SEPTEMBER



MARCH 31 @ 3PM
/SEPTEMBER



GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.

3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.

4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS: ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.

5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

NOTES AND SPECIFICATIONS:

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DANIA BEACH PUBLIC WORKS DEPARTMENT, BROWARD COUNTY PUBLIC WORKS DEPARTMENT, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.), UNLESS OTHERWISE NOTED.

D. EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE SPECIFIC PURPOSE SURVEY PREPARED BY POLICE LAND SURVEYORS, INC., DATED MARCH 28, 2016.

E. SITE TRIANGLES ARE BASED ON FDOT INDEX 546 WITH DESIGN SPEED OF 35 MPH FOR GULFSTREAM ROAD AND 45 MPH FOR DANIA BEACH BLVD.

LEGEND

- STOP SIGN (R1-1)
- NO PARKING SIGN (R8-3A)
- LOADING ZONE SIGN (R8-3CP)
- DO NOT ENTER SIGN (R5-1)
- NO PARKING FIRE LANE (R7-9A)
- DRIVEWAY VOLUMES
- 10 AM PEAK HOUR
- (98) PM PEAK HOUR
- [105] DAILY

PROPOSED SCREENING WALL. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS.

N87°48'38"E 640.20'

LIMITS OF MILLING AND RESURFACING

PROPOSED EDGE OF PAVEMENT

PROPOSED TYPE F CURB (TYP.)

MEET AND MATCH EXISTING EDGE OF PAVEMENT

GULFSTREAM ROAD (NE 7TH AVENUE)

PROPOSED 12" WHITE 5" O.C. (TYP.)

PROPOSED 24" WHITE STOP BAR (TYP.)

PROPOSED 32 LF OF 4" DOUBLE YELLOW

PROPOSED DEPRESSED CURB AT PEDESTRIAN CROSSING WITH DETECTABLE WARNINGS PER FDOT INDEX 300, (SIDEWALK FLUSH WITH PAVEMENT)

PROPOSED TURN LANE

PROPOSED DEPRESSED CURB AT PEDESTRIAN CROSSING WITH DETECTABLE WARNINGS PER FDOT INDEX 300, (SIDEWALK FLUSH WITH PAVEMENT)

PROPOSED TYPE F CURB

PROPOSED 5" CONCRETE SIDEWALK (TYP.)

REMOVE EXISTING CATCH BASIN AND REPLACE WITH NEW CURB INLET 1/4 PER FOOT INDEX 200 AND 210.

PROPOSED NEW ASPHALT PAVEMENT (TYP.)

DANIA BEACH BOULEVARD (STATE ROAD A-1-A)

LIMITS OF MILLING AND RESURFACING

PROPOSED ADA CURB RAMP TYPE CR-4 PER FDOT INDEX 304 W/ DETECTABLE WARNINGS

MEET AND MATCH EXIST. CONCRETE SIDEWALK

PROPOSED 6" CONCRETE SIDEWALK (TYP.)

PROPOSED TYPE F CURB (TYP.)

PROPOSED ADA CURB RAMP TYPE CR-4 PER FDOT INDEX 304 W/ DETECTABLE WARNINGS

PROPOSED R/W DEDICATION

PROPOSED 6" YELLOW (TYP.)

PROPOSED ADA CURB RAMP TYPE CR-4 PER FDOT INDEX 304 W/ DETECTABLE WARNINGS

PROPOSED 6" CONCRETE SIDEWALK (TYP.)

PROPOSED R/W DEDICATION

EXISTING R/W

PROPOSED ADA CURB RAMP TYPE CR-4 PER FDOT INDEX 304 W/ DETECTABLE WARNINGS

PROPOSED ADA CURB RAMP TYPE CR-4 PER FDOT INDEX 304 W/ DETECTABLE WARNINGS

SITE DISTANCE TRIANGLES (DANIA BEACH BLVD.)

DANIA BEACH BOULEVARD (STATE ROAD A-1-A)

SITE DISTANCE TRIANGLES (GULFSTREAM ROAD)

LANGAN

110 East Broward Boulevard, Suite 1500, Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA
CALIFORNIA ILLINOIS INDIANA OHIO TEXAS VIRGINIA
ARIZONA ARKANSAS COLORADO FLORIDA GEORGIA IOWA KANSAS
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NORTH DAKOTA SOUTH CAROLINA SOUTH DAKOTA TENNESSEE
UTAH VERMONT VIRGINIA WISCONSIN WYOMING
LANGAN ENGINEERING, INC. is an Equal Opportunity Employer
FL CERTIFICATE OF AUTHORIZATION No. 00056601

Project

DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD
DANIA BEACH
FLORIDA

Drawing Title

CIVIL SITE PLAN

Project No.

330016001

Date

08/03/2016

Scale

1"=30'

Drawn By

ATS

Checked By

MPC/LR

Submission Date

08/03/2016

Drawing No.

330016001

Date

08/03/2016

Scale

1"=30'

Drawn By

ATS

Checked By

MPC/LR

Submission Date

08/03/2016

Sheet of

C-3.0

Date	Description	No.
9/26/16	Revised Per City Comments	2
8/3/15	Revised Per City Comments	1
REVISIONS		

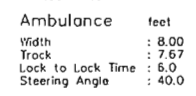
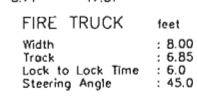
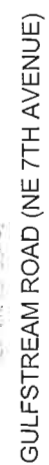
SIGNATURE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

DATE SIGNED

08/03/2016

08/03/2016

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SIGNATURE		DATE SIGNED
MICHAEL CARR		
PROFESSIONAL ENGINEER FL Lic. No. 72424		

Project

DANIA BEACH RESIDENCES

601 DANIA BEACH BOULEVARD
DANIA BEACH

BROWARD FLORIDA

Project No. 330016001	
Date 08/03/2016	
Scale 1"=30'	
Drawn By ATS	Checked By MPC/LR
Submission Date 08/03/2016	

Drawing No.	
C-9.0	
Sheet	of

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.
	TRaverse POINT (FOR FIELD INFORMATION ONLY)
	PALM TREE
	MAHOGANY TREE
	GUMBO LIMBO TREE
	TAMARIND TREE
	STRANGLER FIG TREE
	UNIDENTIFIED TREE

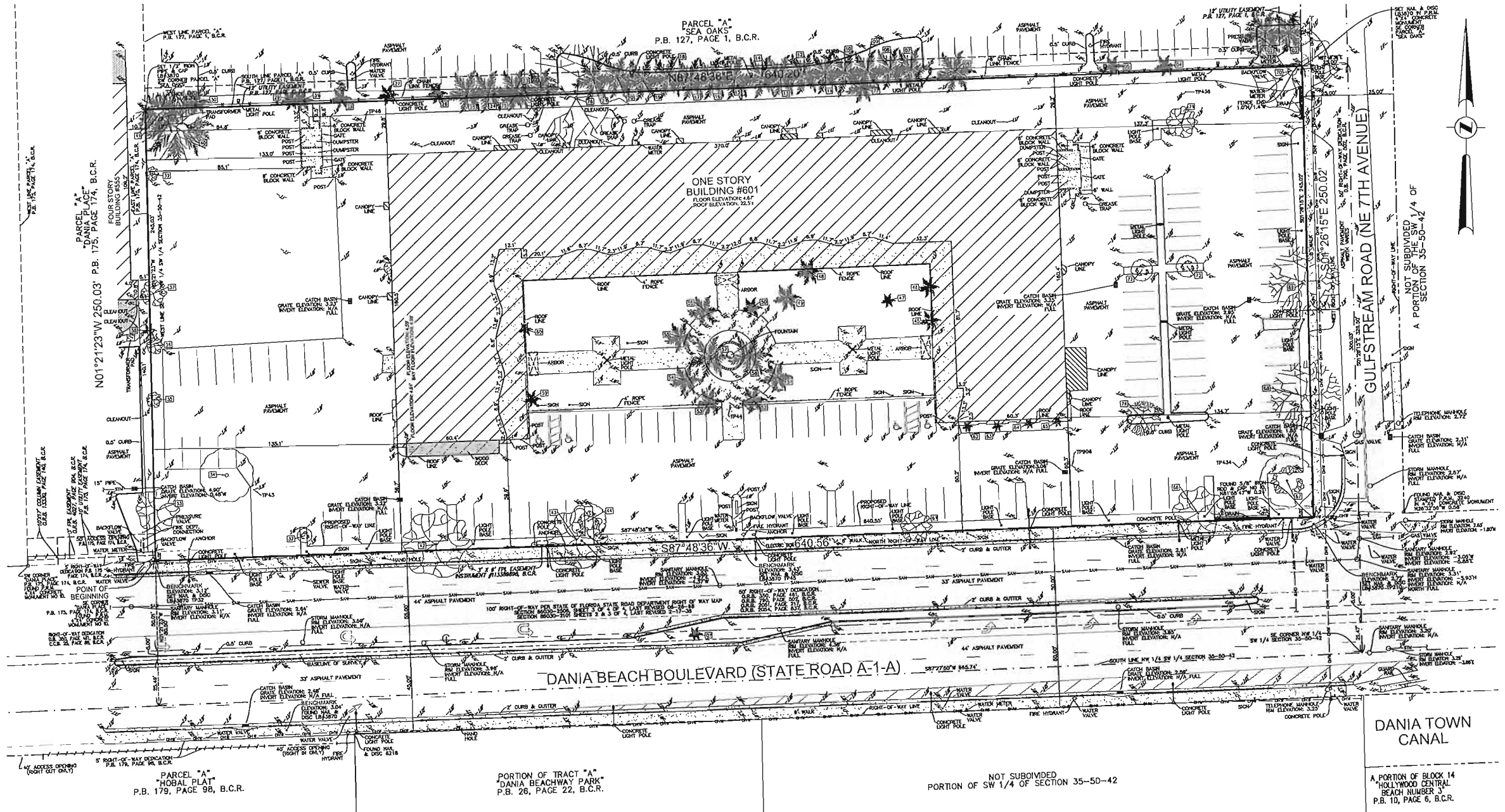
TREE TABLE

Tree Number	Botanical Name	Common Name	DBH (Inches)	Canopy (Feet)	Height (Feet)	Land Use
1		palm	12	25	30	
2		palm	12	25	30	
3		palm	12	25	30	
4		palm	6	12	25	
5		queen palm	14	25	30	
6	Roystonea regia	royal palm	14	25	30	
7	Roystonea regia	royal palm	13	25	30	
8	Roystonea regia	royal palm	14	25	30	
9	Roystonea regia	royal palm	14	25	30	
10	Roystonea regia	royal palm	15	25	30	
11	Roystonea regia	royal palm	13	25	30	
12	Roystonea regia	royal palm	13	25	30	
13	Roystonea regia	royal palm	14	25	30	
14	Roystonea regia	royal palm	13	25	30	
15	Roystonea regia	royal palm	15	25	30	
16	Roystonea regia	royal palm	20	25	35	
17	Roystonea regia	royal palm	14	25	30	
18	Roystonea regia	royal palm	18	25	30	
19	Roystonea regia	royal palm	15	25	30	
20	Roystonea regia	royal palm	15	25	28	
21	Roystonea regia	royal palm	14	25	20	
22	Roystonea regia	royal palm	13	25	35	
23	Roystonea regia	royal palm	14	25	30	
24	Roystonea regia	royal palm	13	25	28	
25	Roystonea regia	royal palm	14	25	30	
26	queen palm	queen palm	6	12	14	
27	queen palm	queen palm	6	12	18	
28	queen palm	queen palm	6	12	18	
29	queen palm	queen palm	6	12	15	
30	Sabal palmetto	cabbage palm	12	15	20	
31	Sabal palmetto	cabbage palm	14	15	25	
32	Bursera simaruba	gumbo limbo	7	8	8	
33	undetermined	undetermined	13	25	18	
34	Ficus aurea	strangler fig	24	30	18	
35	undetermined	undetermined	7	8	18	
36	undetermined	undetermined	6	10	14	
37	undetermined	undetermined	7	15	18	
38	palm	palm	7	8	20	
39	undetermined	undetermined	14	20	20	
40	tamarind	tamarind	10	20	30	
41	tamarind	tamarind	6	25	25	
42	undetermined	undetermined	14	20	25	
43	undetermined	undetermined	13	25	25	
44	Bursera simaruba	gumbo limbo	7	12	15	
45	Sabal palmetto	cabbage palm	14	12	18	
46	Sabal palmetto	cabbage palm	14	12	18	
47	Sabal palmetto	cabbage palm	6	8	8	
48	Sabal palmetto	cabbage palm	15	16	18	
49	Sabal palmetto	cabbage palm	15	16	16	
50	queen palm	queen palm	6	12	20	
51	queen palm	queen palm	6	18	20	
52	queen palm	queen palm	6	16	16	
53	queen palm	queen palm	6	16	16	
54	queen palm	queen palm	6	18	18	
55	queen palm	queen palm	6	18	20	
56	queen palm	queen palm	6	18	20	
57	Roystonea regia	royal palm	20	25	25	
58	Roystonea regia	royal palm	17	25	22	
59	Sabal palmetto	cabbage palm	11	10	18	
60	Sabal palmetto	cabbage palm	10	8	10	
61	undetermined	undetermined	9	18	18	
62	palm	palm	4	6	6	
63	palm	palm	4	6	6	
64	palm	palm	4	6	6	
65	palm	palm	4	6	6	
66	undetermined	undetermined	9	30	20	
67	Bursera simaruba	gumbo limbo	14	30	30	
68	undetermined	undetermined	24	20	35	
69	undetermined	undetermined	27	20	35	
70	undetermined	undetermined	60	50	45	
71	undetermined	undetermined	8	18	13	
72	Bursera simaruba	gumbo limbo	5	12	9	
73	Bursera simaruba	gumbo limbo	5	12	14	
74	undetermined	undetermined	11	20	18	
75	Sabal palmetto	cabbage palm	17	15	17	
76	undetermined	undetermined	20	20	45	
77	Sabal palmetto	cabbage palm	16	18	22	

NOTES:

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- FLOOD ZONE: AE; BASE FLOOD ELEVATION: 6 FEET; PANEL 12DD34-D567H; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 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.
- 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.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: LANGAN ENGINEERING & ENVIRONMENTAL.
- 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'.
- THIS SITE CONTAINS 123 TOTAL PARKING SPACES (119 REGULAR & 4 DISABLED).
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

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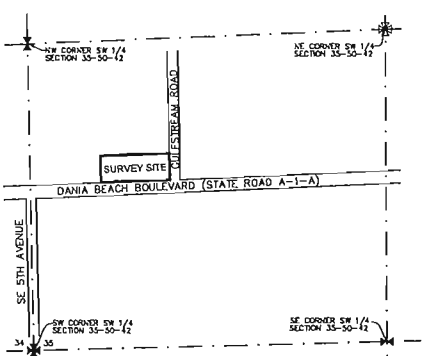


LEGAL DESCRIPTION:

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 21°23'03" 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", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD (NE 7TH AVENUE) AS RECORDED IN DEED BOOK 790, PAGE 502, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°26'15" EAST ON SAID WEST RIGHT-OF-WAY LINE FOR 250.02 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS RECORDED IN DEED BOOK 350, PAGE 461, OFFICIAL RECORDS BOOK 790, PAGE 502, OFFICIAL RECORDS BOOK 2051, PAGE 217 AND OFFICIAL RECORDS BOOK 2054, PAGE 837, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID DANIA BEACH BOULEVARD (STATE ROAD NO. A-1-A) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86030-2101, SHEETS 2 AND 3 OF 4, LAST REVISED 2-17-36 AND SECTION 86030-2506, SHEETS 3 AND 4, LAST REVISED 6-26-68; THENCE SOUTH 87°48'36" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 640.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 180081 SQUARE FEET (4.1341 ACRES).



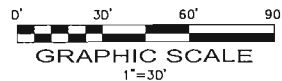
LOCATION MAP
NOT TO SCALE

CERTIFICATION

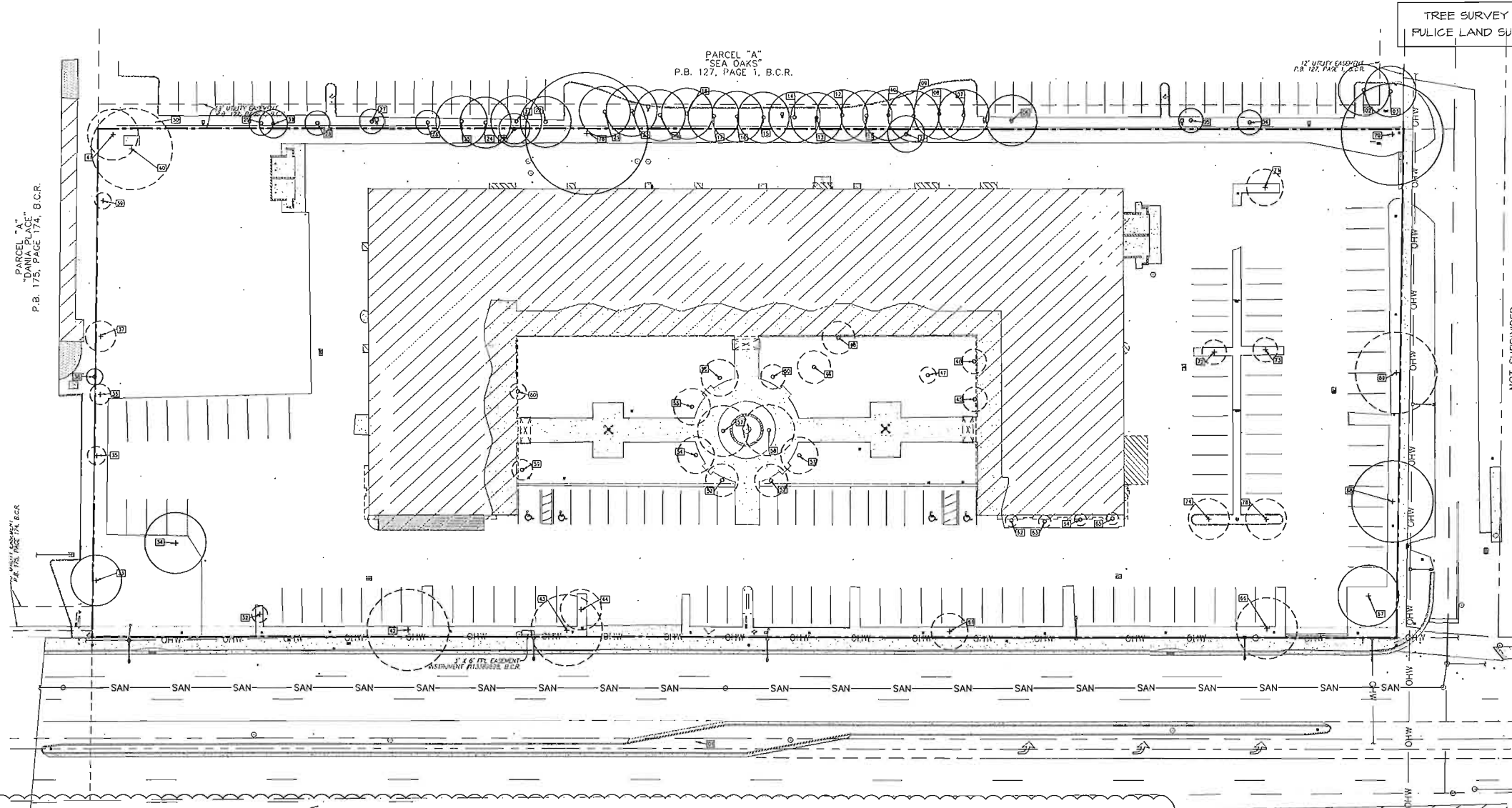
I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



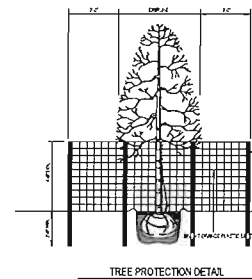
CALM SITE 601 EAST DANIA BEACH BOULEVARD DANIA BEACH, BROWARD COUNTY FLORIDA 33004	
SPECIFIC PURPOSE SURVEY (TREE SURVEY)	
PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
DRAWN BY: B.E.	SCALE: 1" = 30'
CHECKED BY: J.F.P.	FILE: LANGAN ENGINEERING AND ENVIRONMENTAL
SURVEY DATE: 03/28/16	ORDER NO.: 60842



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>	Foxtail 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>	Lygmy Date Palm - d	4	6	28	6	POOR	REMOVE	106.30
63	<i>Phoenix roebelenii</i>	Lygmy Date Palm - d	4	6	28	6	POOR	REMOVE	84.24
64	<i>Phoenix roebelenii</i>	Lygmy Date Palm - d	4	6	28	6	POOR	REMOVE	117.94
65	<i>Phoenix roebelenii</i>	Lygmy 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>	Manilla 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					10,806 SF				19,589.27



TREE CANOPY MITIGATION/REPLACEMENT CALCULATIONS

TOTAL CANOPY REMOVED: 16,201 SF
(10,806 SF X 1.5 (NEW DEVELOPMENT))

TREES AND PALMS: 11,444.5 SF
SPECIMEN TREES AND PALMS: 4,754.5 SF

CANOPY MITIGATION PROVIDED ON SITE: 14,100 SF
(21 CATEGORY 1A TREES AND 24 CATEGORY 2 TREES)

ON-SITE MITIGATION DEFICIT: 2,101 SF
(CONTRIBUTION TO TREE PRESERVATION TRUST FUND - 2,101 SF X \$1.50 / SF = \$3,151.50)

SPECIMEN TREE REMOVED: TREE # 39, 45, 46, 48, 49, 51, 58, 59, 64, 75

ESTIMATED VALUE OF SPECIMEN TREES REMOVED: \$19,589.27

SPECIMEN TREE MITIGATED ON-SITE: \$4,800
(9 CATEGORY 1A TREES AND 2 CATEGORY 2 TREES = 4,800 SF OR \$4,800)

CONTRIBUTION FOR SPECIMEN TREES: \$14,789.27

TOTAL CONTRIBUTION TO TREE PRESERVATION TRUST FUND: \$17,152.11



SCALE: 1" = 30'-0"

DANIA BEACH RESIDENCES

601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA

TREE DISPOSITION PLAN

REVISIONS:
OCTOBER 13, 2016

AUGUST 01, 2016
DATE
I.A.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET

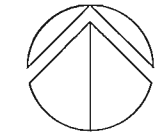
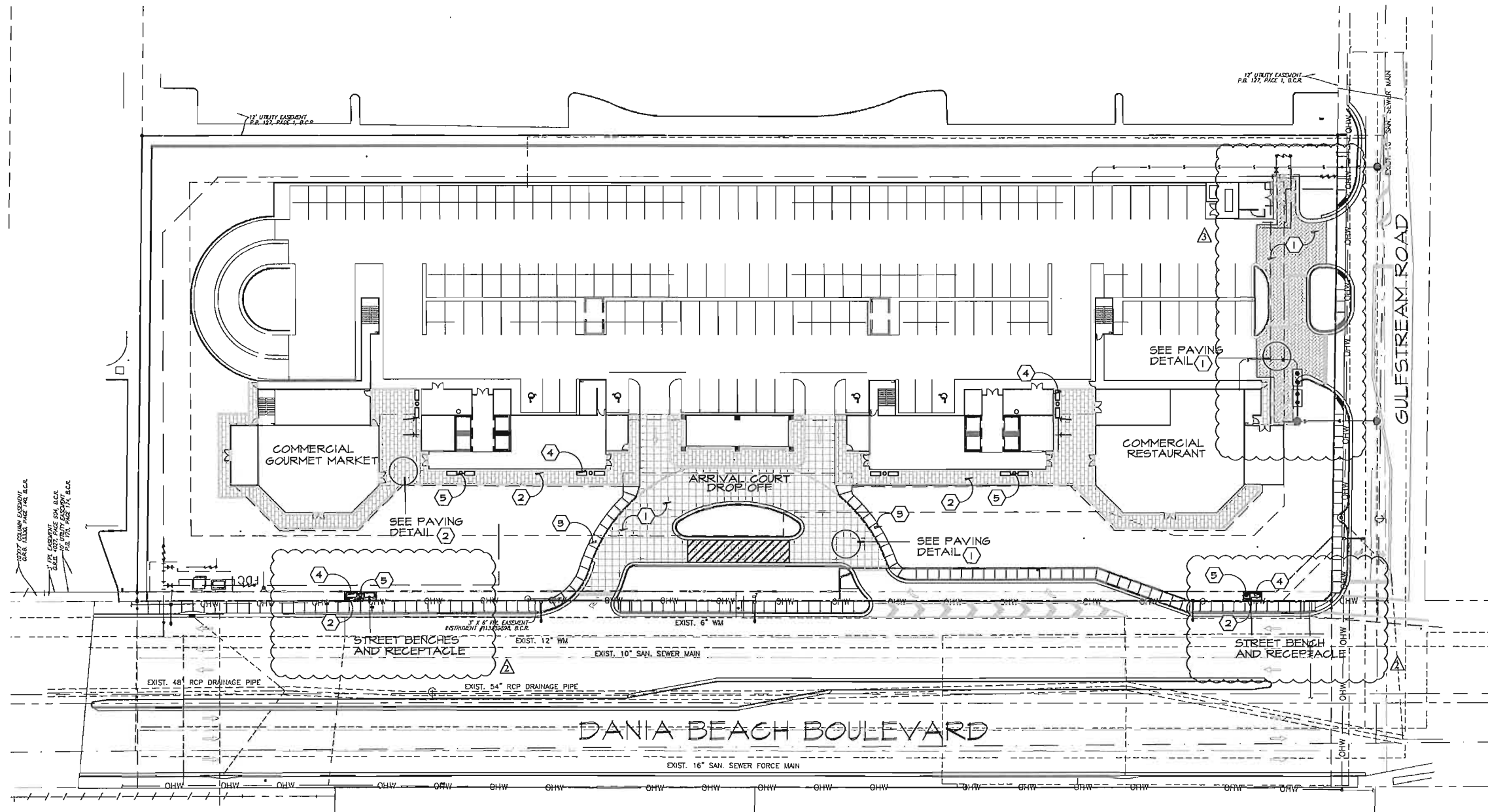
TD-1

SITE PLAN
SUBMITTAL



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: landscapearchitect@dsboca.com



SCALE: 1" = 30'-0"



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and planners

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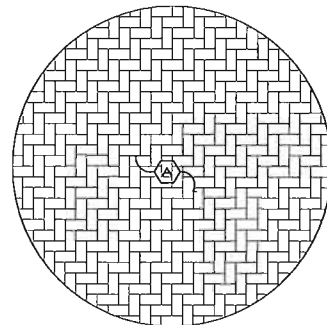
DANIA BEACH RESIDENCES

601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA

HARDSCAPE MATERIALS AND FURNITURE PLAN

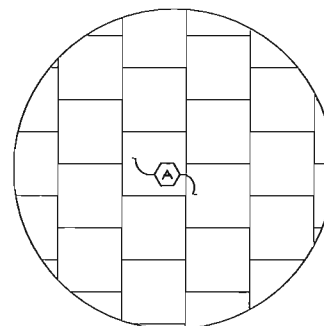
HARDSCAPE MATERIALS SPECIFICATIONS

- 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 ON A 1" SAND SETTING BED OVER A 98% 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 98% 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" x 12" PLAZA TILE PAVER, "OCEANSIDE"
SHELL STONE FINISH (COLOR: CREAM)



4 (15) PROPOSED BENCH BY
LANDSCAPE FORMS



5 (8) PROPOSED TRASH
RECEPTACLE
BY VICTOR STANLEY

REVISIONS:	
1	OCTOBER 13, 2016
2	JANUARY 16, 2017

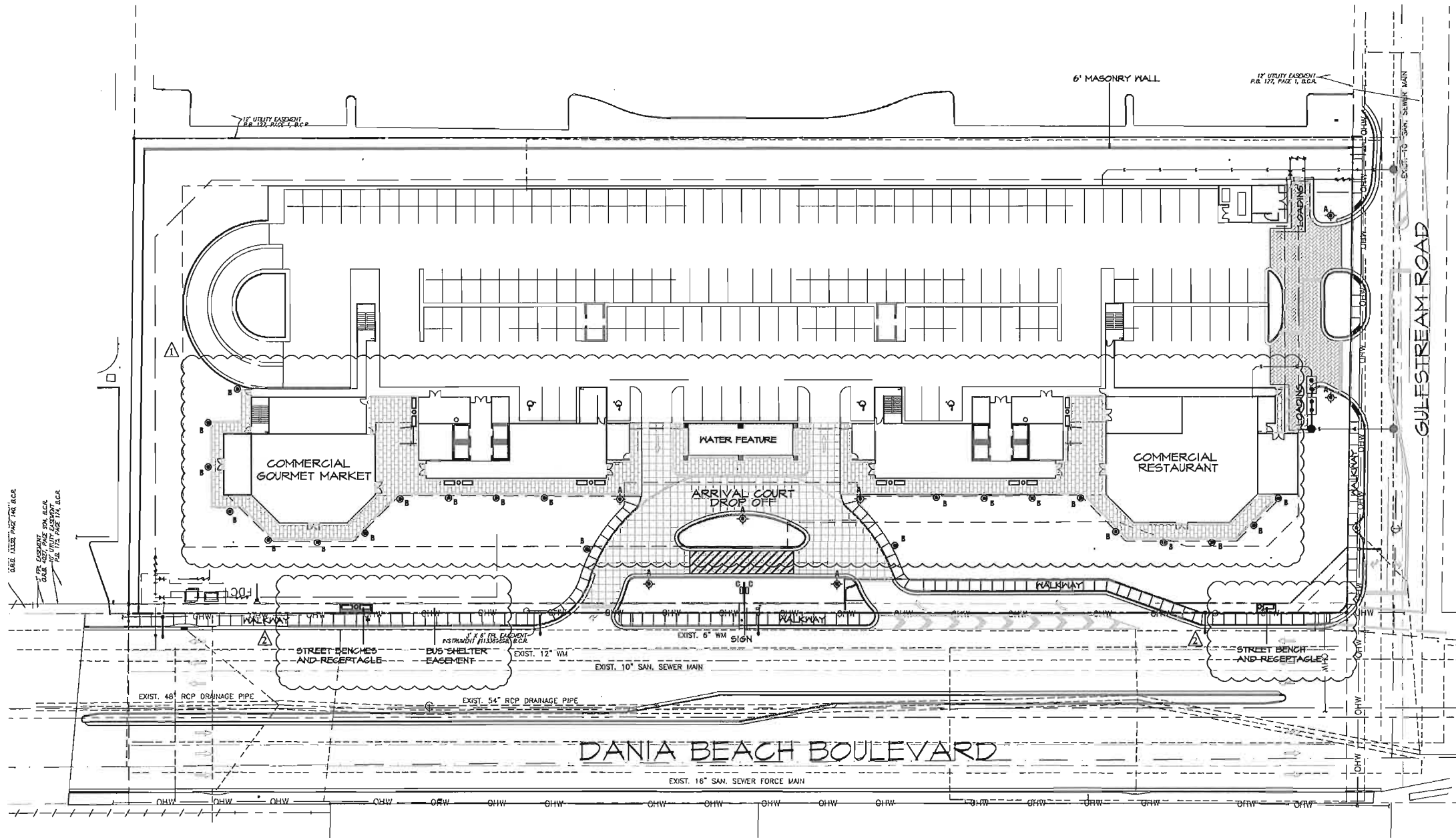
AUGUST 01, 2016
DATE
J.A.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET

LH-1

SITE PLAN
SUBMITTAL



A - ROADWAY / MOTORCOURT LIGHT POST

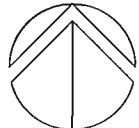


B - PATHWAY BOLLARD LIGHT



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	PWW-EDG-3M-P4-02-E-UL-525-40K	22	LED	120/277	GROUND
C	GARCO	DF7-SP-HFL-70MH-120-BRY	2	70 PAR MH	120/277	GROUND
						REMARKS
						ROADWAY / MOTORCOURT LIGHT POST
						PATHWAY BOLLARD LIGHT
						SIGN WALL FLOOD LIGHT



SCALE: 1" = 30'-0"



landscape architects and planners

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Fax. 561.362.4749
email: kandscapearchitect@dsboca.com

DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
LIGHTING PLAN

REVISIONS:	
1	AUGUST 01, 2016
2	OCTOBER 13, 2016

MAY 2, 2016
DATE
I.A.
DRAWN BY:
J.G.
APPROVED BY:

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SHEET

LL-1

SITE PLAN
SUBMITTAL

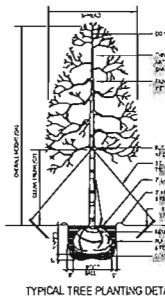
1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-643-0423 or 305-235-5098 a minimum of five (5) days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separate 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's drip line. 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 954-643-0423 or 305-235-5098 to obtain permit information.
5. Landscape contractor shall notify Sunline One Call of Florida, Inc. at 1-800-423-4770 a minimum of two (2) full business days prior to digging. Landscape Contractor is responsible for avoiding damage 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

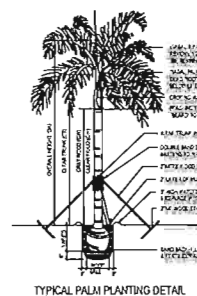
> 8 12 inches per inch of trunk diameter

Transplanted trees with undamaged root balls may be rejected by the City Arborist and replacement trees may be required.

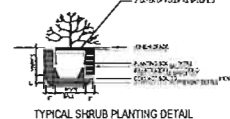
- a. A temporary irrigation system shall be provided during and for the first forty (40) days after root pruning.
 - b. All planting must follow planting specifications and details shown on plan.
 - c. Substitutions of plant species or specification must be approved in writing by the Dania Beach City 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 begin after acceptance of the plants by the City Arborist.
 13. 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 drying plant 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 fluorescent colored tape.
 19. 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 placed touching or within six (6) inches of the trunk or palm.
 20. 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 soil is augmented with topsoil. 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 three point five (3.5) inches below surrounding paved surface 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 5' 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.

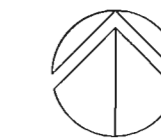
GENERAL NOTES

- * A 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% muck 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.

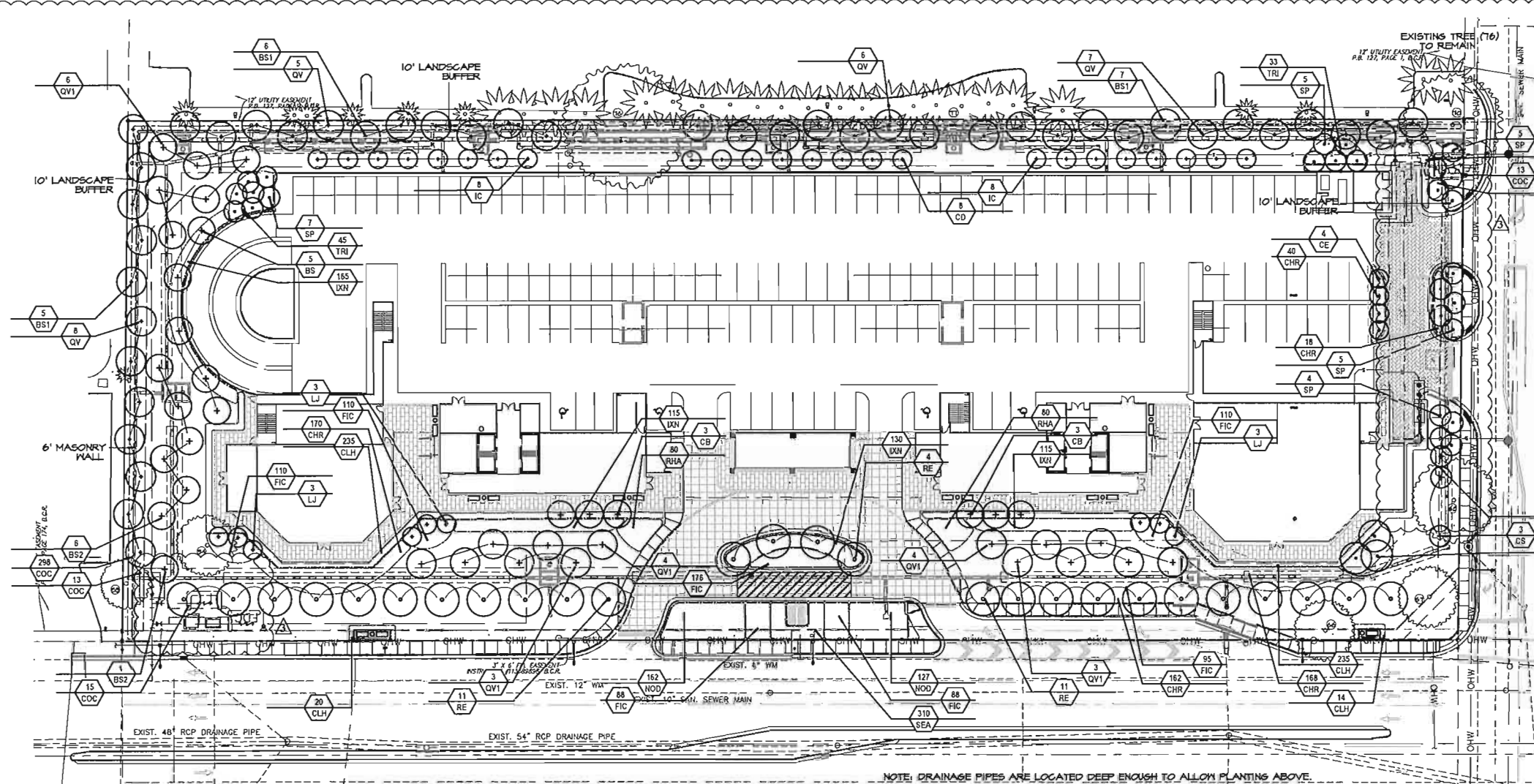
PLANT MATERIAL REQUIREMENTS (EXCLUDING ROYAL AND SABAL USED AS STREET LANDSCAPING)

CODE REQUIREMENTS	REQUIRED	PROVIDED
SHADE / CANOPY TREES	MIN. 40% (29 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	79

NOTE: NO TREE REMOVAL ACTIVITIES WILL TAKE PLACE PRIOR TO OBTAINING A TREE REMOVAL PERMIT.



SCALE: 1" = 30'-0"



NOTE: DRAINAGE PIPES ARE LOCATED DEEP ENOUGH TO ALLOW PLANTING ABOVE.

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS	REQUIRED	PROVIDED
275-100(E) VIA LANDSCAPE ABUTTING BUILDING 5' LANDSCAPE AREA OR EQUIVALENT S.F. ADJACENT TO BUILDING (145 L.F. X 5' BUFFER = 725 SF)	725 SF	725 SF
301-20 STREET LANDSCAPING ALONG DANIA BEACH BLVD - ROYAL PALMS 20' O.C. (546.6' / 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 (13710 X 20% = 2634 SF)	2634 SF	9500+ 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 5 L.F. ON RESIDENTIAL SIDE OF WALL NORTH SIDE - 640.2' / 40' = 16 TREES PER ROW = 32 TREES TOTAL 640.2' / 5' = 128.04 SHRUBS WEST SIDE - 250' / 40' = 6.25 TREES PER ROW = 13 TREES TOTAL 250' / 5' = 50.0 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 470 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: 31 CATEGORY 1A TREES AND 24 CATEGORY 2 TREES TOTAL NUMBER OF MITIGATION TREES PROVIDED ON SITE:	16,209 SF -	- 14,000 SF 45 TREES
TREES - OVERALL SITE REQUIREMENTS (INCLUDES PALMS USED FOR STREET LANDSCAPING) SHRUBS - OVERALL SITE REQUIREMENTS	115 TREES 731 SHRUBS	113 TREES 1,000+ SHRUBS
SHRUBS PLANTED 24" O.C. 50% OF REQUIRED TREES SHALL BE NATIVE (EXCLUDING PALMS IN 301-20) - 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

KEY	QTY.	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK. SPA.	REMARKS	1.16.17
BS*	5	Bursera simaruba Gumbo Limbo	12'	6'	2.5' Cal.	Full canopy	
BS1*	18	Bursera simaruba Gumbo Limbo	14'	7'	3' Cal.	Full canopy	
BS2*	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*	8	Coccoloba diversifolia Pigeon Plum	12-14'	8-10'	5-6'	Full canopy	
CE*	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*	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'	6-10'	multi-trunk	Full canopy	
QV*	31	Quercus virginiana Live Oak	14'	7'	3' Cal.	100 gallon	
QV1*	22	Quercus virginiana Live Oak	16'	8'-10'	4" Cal.	Full canopy	
RE*	26	Roystonia elata Florida Royal Palm	25'	6' grey wood		Matched oa. hts.	
SP*	26	Sabal palmetto Cabbage Palm	8-14'			Stagg. ht. groups, tied heads	
CHR*	680	Chrysobalanus icaco 'Red-Tip' Cocoplum	24"	18-20"	2' o.c.	Full cont.	
CLH*	504	Clusia rosea 'Hedge' Dwarf Pitch Apple Hedge	24"	20-22"	full to base	2' o.c.	Full cont.
COC*	339	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	180	Raphiolepis 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*	118	Tripsacum dactyloides Fakahatchee Grass	30-36"	30-38"	3' o.c.	Full clump	

NOTE: COCONUT PALMS ARE NOT COUNTED TOWARDS LANDSCAPE REQUIREMENTS

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and planners

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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:

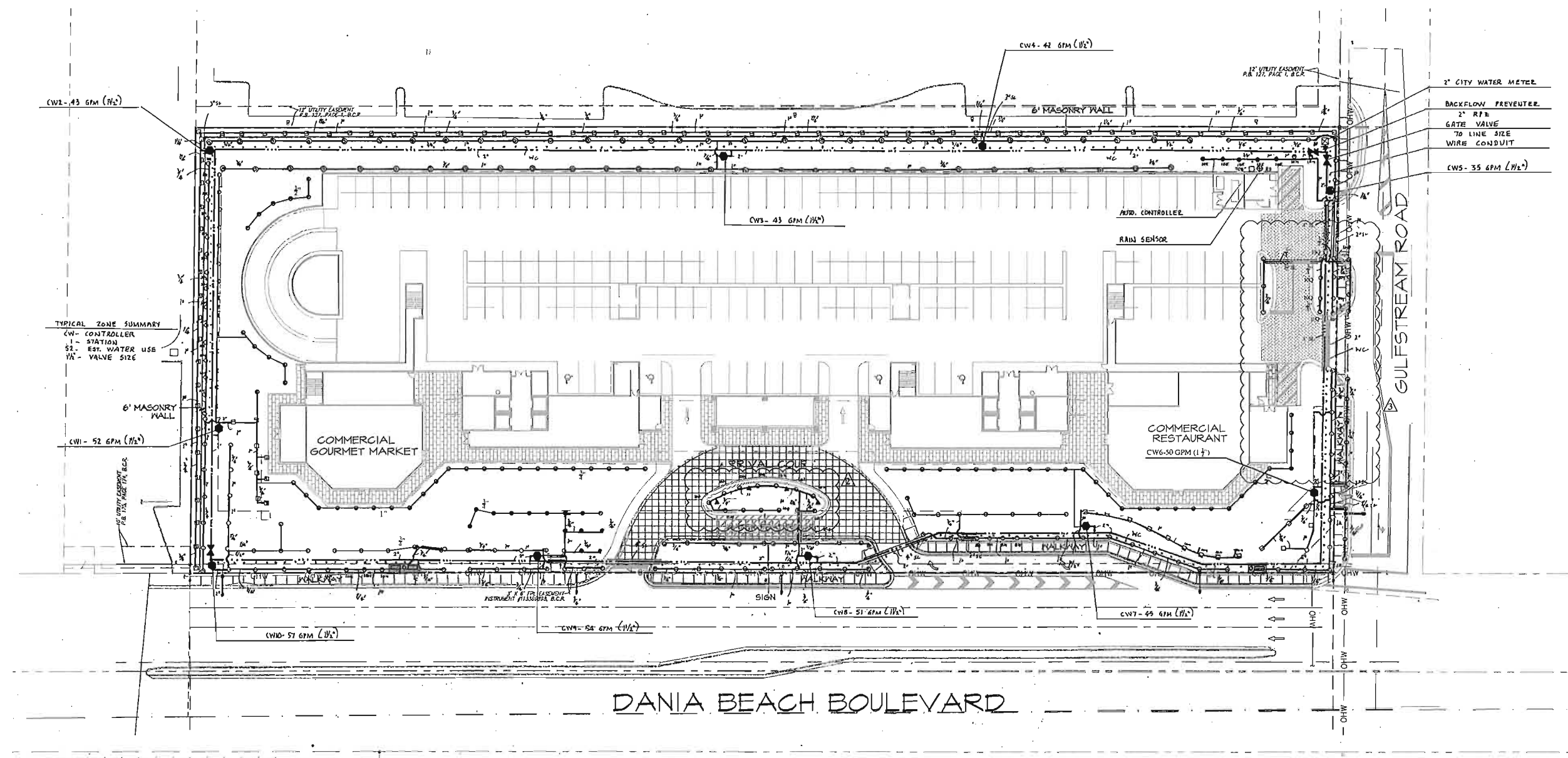
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SHEET

LP-1

SITE PLAN
SUBMITTAL

DANIA BEACH RESIDENCES
601 DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
IRRIGATION PLAN



SCALE: 1" = 30'-0"

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

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
▲	PCN-10	HUNTER FLOOD BUBBLER	09
▲	PRS-00-MSBN-50	HUNTER STREAM BUBBLER	07
▲	PRS-00-S-CST-B	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	01
■	PROS-00-LCS-515	HUNTER SHRUB SPRAY	04
■	PROS-00-SS-530	HUNTER SHRUB SPRAY	71
■	PROS-00-RCS-15Q	HUNTER SHRUB SPRAY	02
■	PROS-00-RCS-15T	HUNTER SHRUB SPRAY	01
■	PROS-00-RCS-15H	HUNTER SHRUB SPRAY	03
■	PROS-00-RCS-15T	HUNTER SHRUB SPRAY	03
○	PROS-06-10Q	HUNTER 6" POP-UP/SPRAY NOZZLE	37
○	PROS-06-10H	HUNTER 6" POP-UP/SPRAY NOZZLE	01
○	PROS-06-10F	HUNTER 6" POP-UP/SPRAY NOZZLE	02
○	PROS-06-12V	HUNTER 6" POP-UP/SPRAY NOZZLE	02
○	PROS-06-12Q	HUNTER 6" POP-UP/SPRAY NOZZLE	01
○	PROS-06-12T	HUNTER 6" POP-UP/SPRAY NOZZLE	01
○	PROS-06-12H	HUNTER 6" POP-UP/SPRAY NOZZLE	05
○	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	01
○	PROS-06-15Q	HUNTER 6" POP-UP/SPRAY NOZZLE	01
○	PROS-06-15T	HUNTER 6" POP-UP/SPRAY NOZZLE	34
○	PROS-06-15H	HUNTER 6" POP-UP/SPRAY NOZZLE	09
○	PROS-12-12Q	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	02
○	PROS-12-12H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	02
○	PROS-12-12Q	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	01
○	PROS-12-12H	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	04
○	PROS-12-15V	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	05
○	PROS-12-15Q	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	11
○	PROS-12-15T	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	04
○	PROS-12-15H	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	26
○	PROS-12-15T	RAIN BIRD 12" POP-UP/SPRAY NOZZLE	01
○	PROS-06-MP2000-60	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
▼	RPZ(2")	FEBCO BACKFLOW PREVENTER	01
NOT SHOWN		PAIGE THIN WBE	AS REQUIRED
NOT SHOWN		#12 AVG COMMON	
NOT SHOWN		#14 AVG CONTROL	
NOT SHOWN		SCH 40 GALVANIZED STEEL	AS REQUIRED
NOT SHOWN		SCH 40 PVC	AS REQUIRED
NOT SHOWN		MAIN LINE	
NOT SHOWN		SLEEVES	
NOT SHOWN		SPRINKLER RISERS	
NOT SHOWN		PVC FITTINGS	
NOT SHOWN		WIRE CONDUIT	
NOT SHOWN		TYPE 1120 PVC LATERALS	AS REQUIRED
NOT SHOWN		SOR 26, CL 160 (1" LARGER)	
NOT SHOWN		SOR 21, CL 200 (3/4")	
NOT SHOWN		GATE VALVE (TO LINE SIZE)	03
NOT SHOWN		VALVE BOX	13
NOT SHOWN		GROUNDING LOCATION	01
NOT SHOWN		CITY WATER METER	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

STA	VALVE	SPRINKLER	VALVE	WATER	RUN	WEEKLY
ID	TYPE	SIZE	SIZE	DEMAND	*TIME	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

REFER TO PLAN
2" WATER METER
60 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.
IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED MAY 2, 2016.
CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 30'.

THE WATER SOURCE SHALL BE A 2" WATER METER.

BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS-CONNECTION CONTROL. A REDUCED PRESSURE BACKFLOW PREVENTER HAS BEEN SPECIFIED.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING 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 HARDESCAPED 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 HARDESCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING SIZES.

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 SHALL BE 1" AND LARGER SHALL BE SOR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SOR 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. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

SPRINKLERS SHALL BE HUNTER PRO SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH. TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUND COVER AND LOW SHRUBS. SHRUB HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED IN NARROW LANDSCAPED AREAS.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY OR MP ROTOR NOZZLE AS SHOWN.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDESCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDESCAPED 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 1/2" 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 AVG THIN TYPE WHICH SHALL BE:

(1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

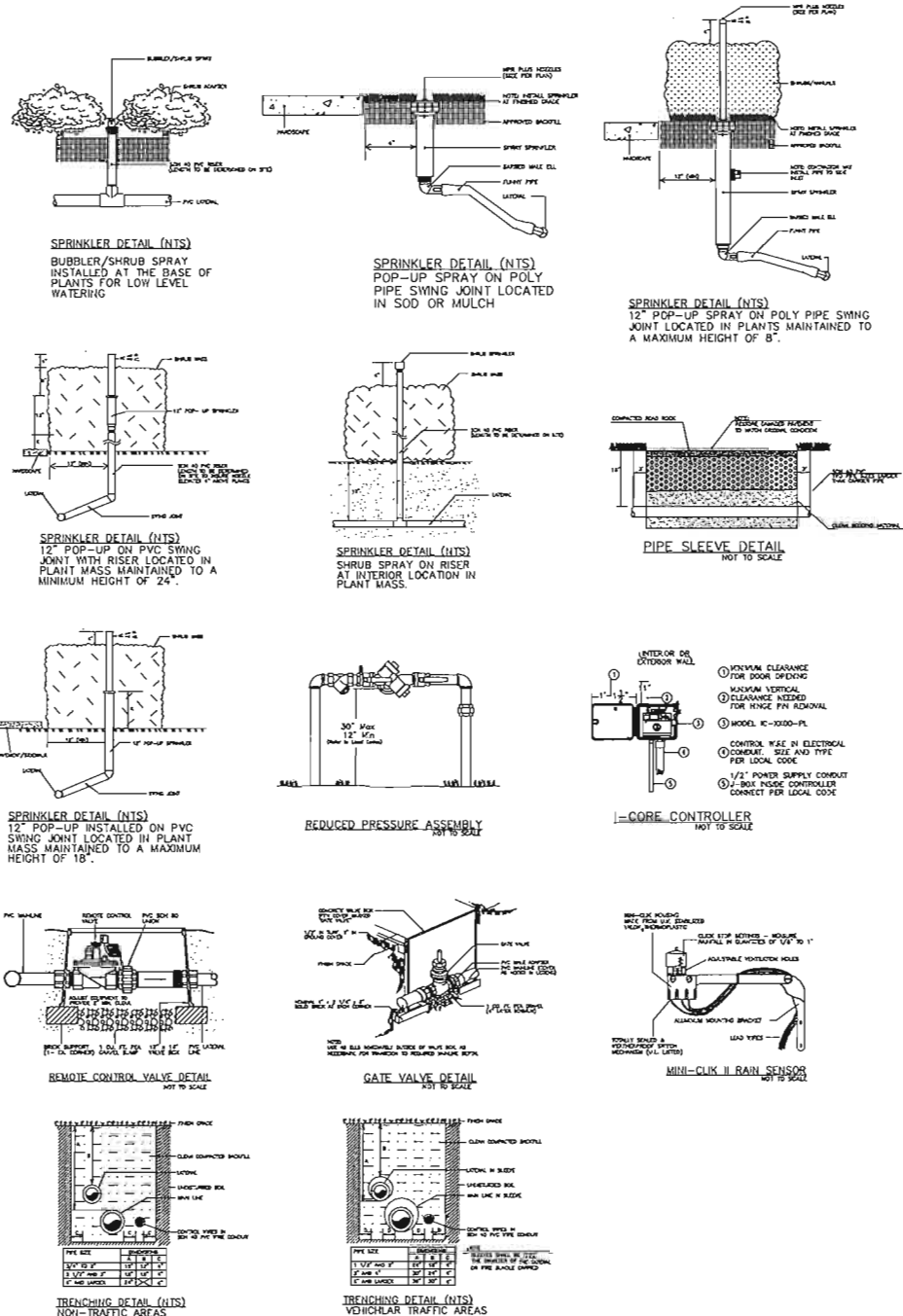
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

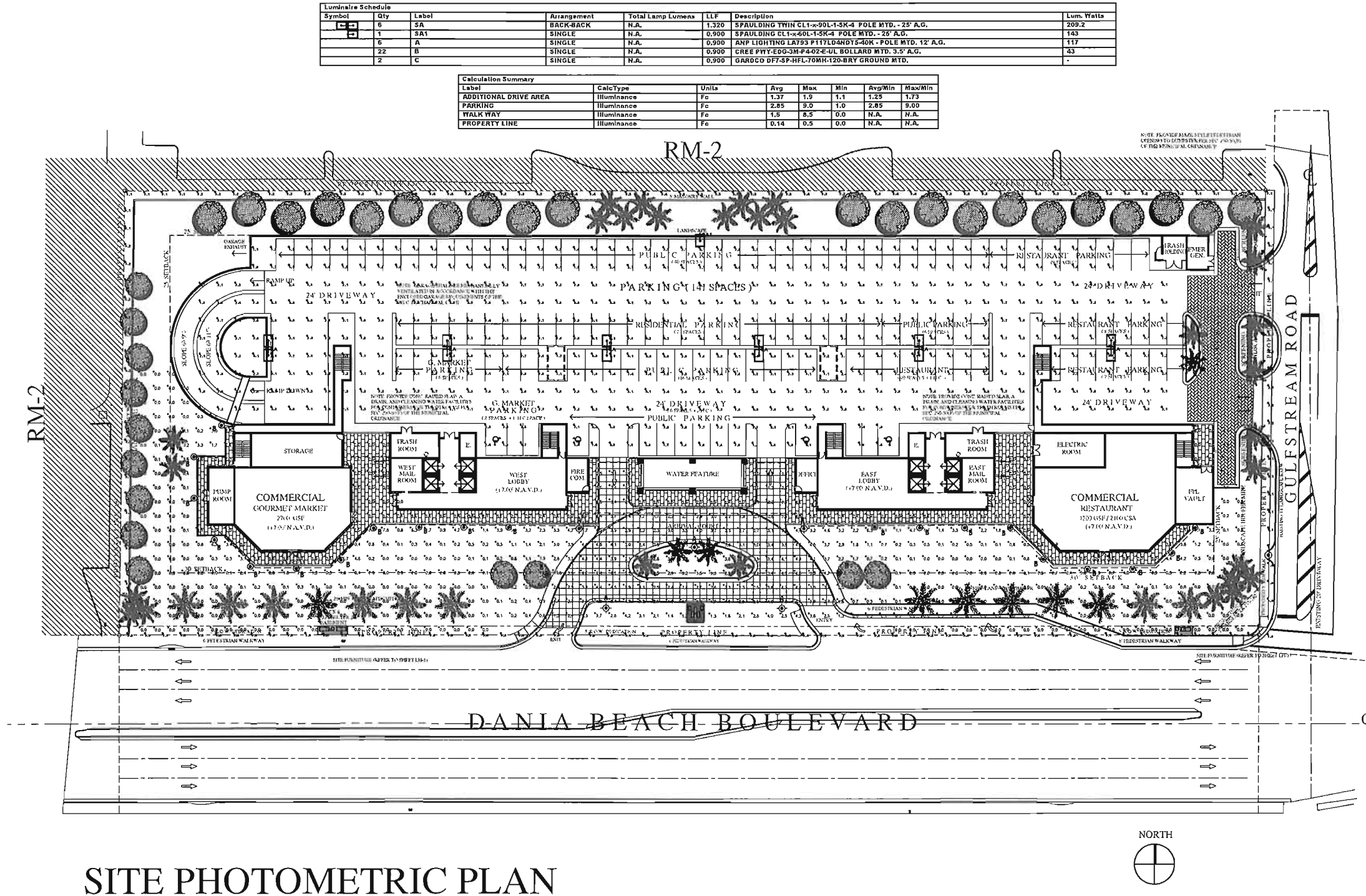
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 IN./WK.





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	SA	BACK-BACK	N.A.	1.320	SFAULDING TWIN CL1-x60L-1-SK-4 POLE MTD. - 25' A.G.
	1	SA1	SINGLE	N.A.	0.900	SFAULDING CL1-x60L-1-SK-4 POLE MTD. - 25' A.G.
	6	A	SINGLE	N.A.	0.900	ANP LIGHTING LA793 F117LD4ND15-40K - POLE MTD. 12' A.G.
	22	B	SINGLE	N.A.	0.900	CREE PHY-EDG-3M-P4-02-E-UL BOLLARD MTD. 3.5' A.G.
	2	C	SINGLE	N.A.	0.900	GARCO DFT-SP-HFL-70MM-120-BRY GROUND MTD.
						Lum. Watts
						289.2
						143
						117
						43
						-

Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Avg/Min
ADDITIONAL DRIVE AREA	Illuminance	Fc	1.37	1.5	1.1	1.25
PARKING	Illuminance	Fc	2.85	9.0	1.0	2.85
WALK WAY	Illuminance	Fc	1.5	8.5	0.0	N.A.
PROPERTY LINE	Illuminance	Fc	0.14	0.5	0.0	N.A.

SITE PHOTOMETRIC PLAN

SCALE: 1"=30'-0"

YAHYA CONSULTANTS, INC.

5516 NW 58TH AVE
TEL: (954) 263-9318
RYEHIA@MYACC.NET
RAMZI R. YEHIA
FLORIDA LICENSE #84833
CERT. OF AUTH. #27115
PROJECT #16-014

QUALITY & PROJECT SERVICES

DATE 8-21-15
SCALE 1"=30'-0"
JOB NO.
SHEET

ROBERT M. SWEDROE ARCHITECTS - PLANNERS, AIA, PA.
ALL RIGHTS RESERVED 305

THE ARCHITECTURAL, DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF ROBERT M. SWEDROE ARCHITECTS - PLANNERS, AIA, PA. THEIR USE FOR THE REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

601 DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA

ROBERT M. SWEDROE
ARCHITECTS
PLANNERS

13000 DISCOVERY BOULEVARD, SUITE 600 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2975

SITE PHOTOMETRIC PLAN

CRASH
CHECKED
DATE 8-21-15
SCALE 1"=30'-0"
JOB NO.
SHEET

PH1

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from: January 10, 2017 and January 24, 2017

Requested Action (Identify appropriate Action or Motion)

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.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Resolution , Plat



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

DATE: February 14, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **PL-39-16:** The applicant Pulice Land Surveyors, Inc., on behalf of the property owner Calm Properties, LLC, is requesting plat approval for a property located at 601 East Dania Beach Boulevard.

**REQUEST
PLAT**

To establish a perimeter plat with multiple access points, 360 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, posted and noticed pursuant to Article 610 of the Land Development Code (LDC.)

The subject property, located at 601 E Dania Beach Boulevard, is approximately four and a half (4.5) gross acres and on the northwest corner of East Dania Beach Boulevard and Gulfstream Road (current location of Danians Shopping Center). This property is proposed for a mixed-use development consisting of 360 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 February 14, 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.
4. Amend the note on the plat to identify the number of residential units consistent with the site plan.

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.

On January 24, 2017 the City Commission continued this item at the applicant's request.

STAFF RECOMMENDATION

Approve the resolution.



*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 - SBrown + 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 coverall 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.

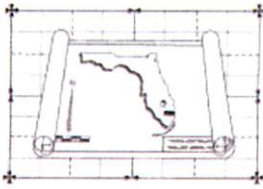
Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

GS:mh

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

(6)

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

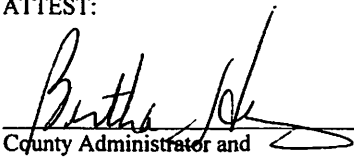
- 4.7 Choice of Law; Waiver of Jury Trial: Any controversies or legal problems arising out of this transaction and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the state courts of the Seventeenth Judicial Circuit of Broward County, 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.

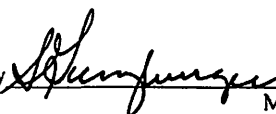
COUNTY

ATTEST:


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

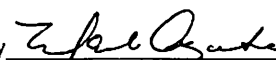


BROWARD COUNTY, through its
Board of County Commissioners

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 Telecitty
Miriam 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.

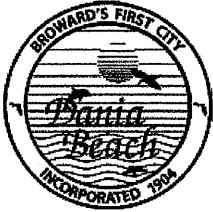
(CORPORATE SEAL)



APPROVED AS TO FORM:

By Thomas J. Ansbrosio
THOMAS J. ANSBRO
CITY ATTORNEY

MA/
6/9/11
RACdania-a01
#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 PULICE LAND SURVEYORS, INC (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

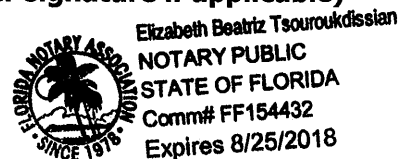
BEFORE ME THIS 9th DAY OF March, 2016

By:

CARLOS HORCASITAS
(Print name of person acknowledging)

—
(Joint owner signature if applicable)

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



Personally known — or Produced Identification FL DL H622-100-59-215-0

Type of identification produced: — or Drivers License —

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

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 360 high-rise residential 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 subject to the conditions referenced in Section 3.

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.
4. Amend the note on the plat to identify the restriction of 360 residential units consistent with the approved Site Plan.

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 February 14, 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: _____
PRINT NAME: _____ PRINT NAME: _____
WITNESS: _____ TITLE: _____
PRINT NAME: _____ 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

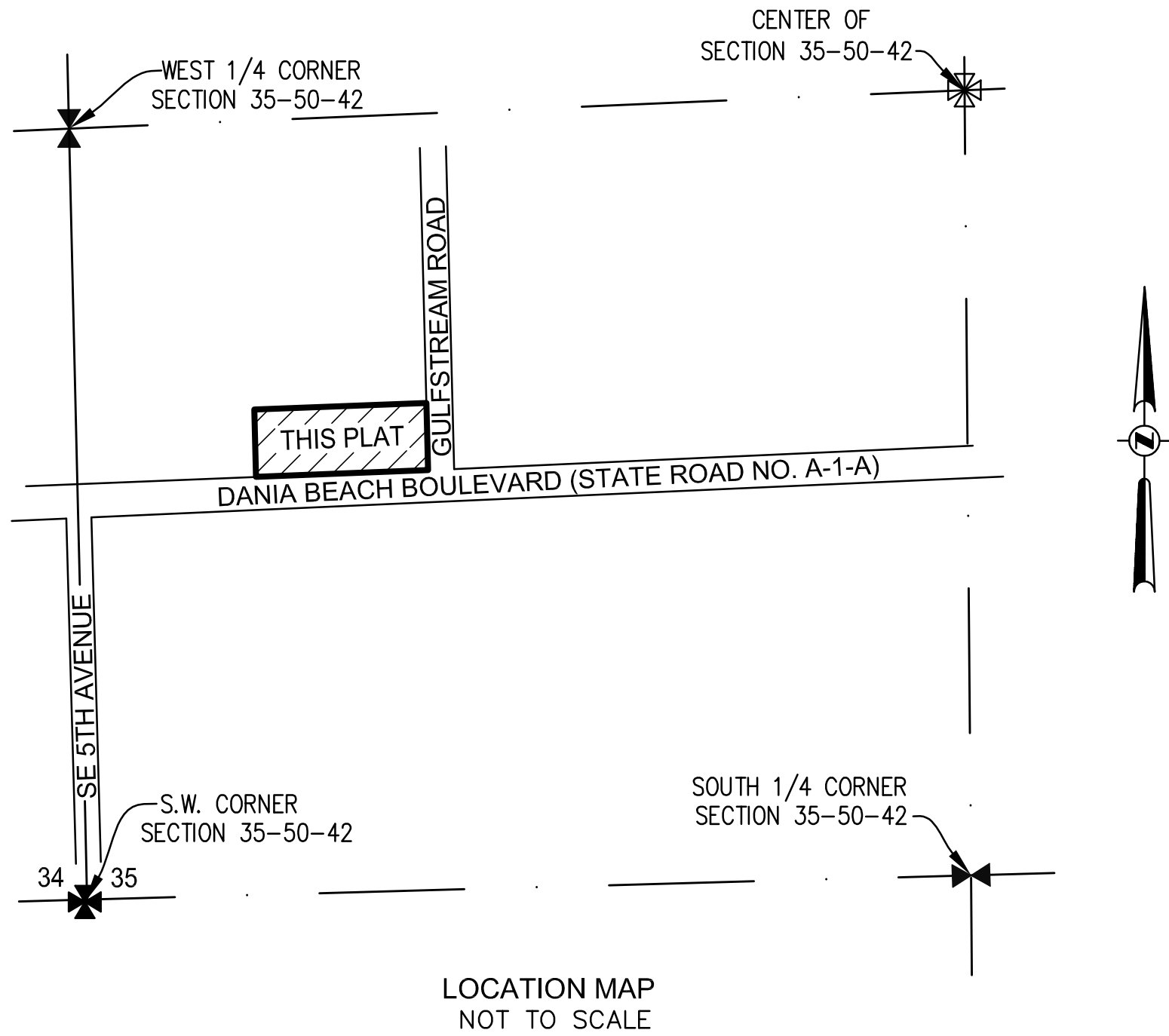
ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

"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

"CALM"

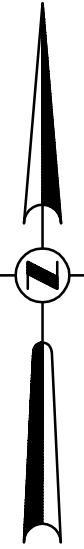
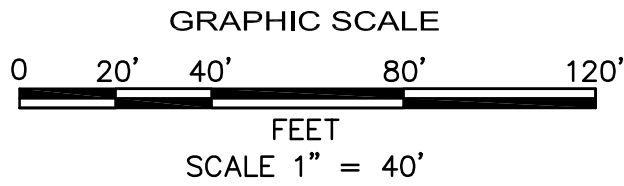
A SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MARCH, 2016

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SURVEYORS NOTES:

1) THIS PLAT IS RESTRICTED TO 386 HIGH RISE UNITS AND 12,000 SQUARE FEET OF COMMERCIAL USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

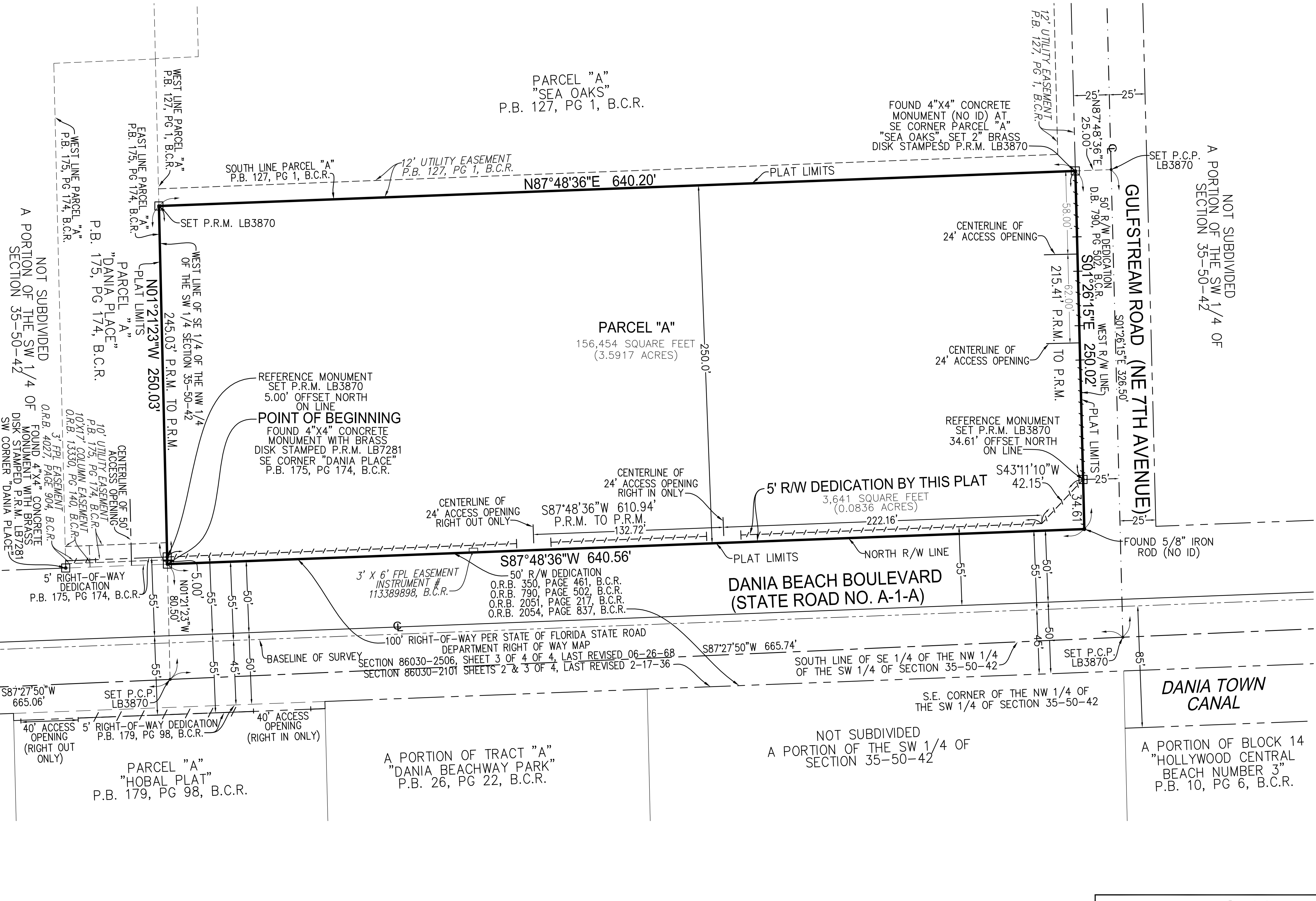
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

3) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", "DANIA PLACE", PLAT BOOK 175, PAGE 174, B.C.R. BEING N01°21'33"W.

LEGEND:

P.R.M. □	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P. ⊙	DENOTES: PERMANENT CONTROL POINT
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
----	DENOTES: NON-VEHICULAR ACCESS LINE
F.D.Q.T.	DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
✠	DENOTES: SECTION CORNER
⊕	DENOTES: QUARTER SECTION CORNER
⊙	DENOTES: CENTERLINE
C.C.B.	DENOTES: COUNTY CLERK'S BOOK
D.B.	DENOTES: DEED BOOK
R/W	DENOTES: RIGHT-OF-WAY



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-37-03 MOD) SUBMITTED BY FOREST VIEW ESTATES, LLC, FOR PROPERTY LOCATED AT SW 35TH AVENUE AND FOREST VIEW CIRCLE, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Resolution, Site Plan



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

DATE: February 14, 2017

TO: Robert Baldwin, City Manager

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

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

SUBJECT: **SP-37-03MOD A** Forest View Estates, LLC, the Applicant, is requesting approval for a site plan modification to allow the construction of a new private recreational facility to be located at 3517 Forest View Circle.

REQUEST

SITE PLAN MODIFICATION

To add a recreational facility and outdoor court to an existing site plan.

PROPERTY INFORMATION

EXISTING ZONING: Planned Residential Development District (PRD1)

LAND USE DESIGNATION: Low (5) Residential

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

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

The subject property is approximately six and a half (6.5) gross acres and located at the northeast corner of the master site plan of the Forest View residential project. East of the subject property is SW 35 Avenue, and to the west is Ashwood Circle.

SITE PLAN MODIFICATION

The master site plan for the project was approved in 2003 for 31 single family homes and has since been modified to include the subject parcel as a private recreation space. The subject property will have a 1,400 square foot facility with accessory uses including an outdoor court and pool. The facility is to be used by the residents of Forest View only. No additional variances have been requested at this time.

DEVELOPMENT REVIEW COMMITTEE

The site plan modification request 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:

1. The application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.
2. Submit a final plat drawing as recorded with the Broward County Clerk's Office prior to issuance of a building permit.
3. Provide Park Impact Fee prior to issuance of a building permit.

CITY COMMISSION PREVIOUS ACTION

On July 8, 2003, the City Commission approved the plat for the master site plan.

On November 12, 2003, the City Commission approved the master site plan and a variance.

On September 14, 2004, the City Commission approved a plat modification for the property on first reading. On October 12, 2004, the City Commission approved the plat modification on second reading.

On November 23, 2004, the City Commission approved the rezoning of the property on first reading. On January 11, 2005, the City Commission approved the rezoning of the property on second reading.

On January 11, 2005, the City Commission approved a Site Plan Modification and variance for the master site.

On August 9, 2005, the City Commission approved variance for the master site plan.

On November 8, 2005, the City Commission approved a site plan modification for the subject property.

On January 27, 2015, the City Commission approved a request to transfer and convey a parcel, which was previously dedicated to the City as a Park, back to the Forest View applicant.

On November 10, 2015, the City Commission approved a plat note amendment for the master site.

On March 8, 2016, the City Commission approved a vacation for this project on first reading. On March 22, 2016, the City Commission approved a vacation for this project on second reading.

STAFF RECOMMENDATION

Approve the resolution.



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

January 5th, 2017

City of Dania Beach
c/o Building Development Department
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

RE: Forest View Recreational Facility – Sp-37-03MOD A
3517 Forest View Circle
Dania Beach, FL 33312

This is in response to the DRC Comments : 12/22/16

Landscape Plan Review 12/12/2016

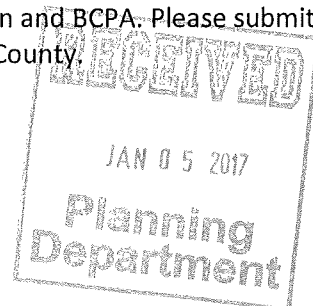
1. Add a note stating that a Tree Removal/Relocation Permit will be obtained from the City of Dania Beach prior to any tree relocations
Response: Refer to Landscape Plan, sheet L-1, Dania Notes #9.
2. Provide PDF copy of Plans to Daniel Parobok at daniel.parobok@metriceng.com
Response: Electronic copy of drawings will be hand delivered and emailed.

Engineering Plan Review 12/14/2016

1. Estimate of pm peak hour trip based on latest ITE manual
Response: Please refer to traffic statement from engineer.
2. Provide copy of stormwater calculations
Response: Refer to attached calculation.
3. Provide drawings file (dwg) disks of the approved site plan in Florida State Plan Coordinate (NAD 83) This should be address as part of final submittal.
Response: Refer to civil drawing C-1 dated 11/28/16

Planning and Zoning Comments 12/21/2016

1. Platting: Property lines are different from previous site plan and BCPA. Please submit recorded plat. Provide Proof of plat modification application to the County.
Response: Please refer to attachment #1.
2. Provide signature page from owner of the property.
Response: Please refer to attachment #2.



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
T 954.961.6806 • F 954.961.6807 • www.synalovski.com

FILE COPY



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

3. Provide Quit Claim Deed per previous DRC comments.
Response: Please refer to attachment #3.
4. Provided approved parking variance.
Response: N/A.
5. Provide HOA Documentation addressing maintenance and ownership of the community center.
Response: Please refer to attachment #5.
6. Account Balance:
Response: Please refer to attachment #6.
7. Water: Provide projected water and sewer demand.
Response: Please refer to attachment #7 – dated 08/31/15.
8. Impact Fees:
Response: Please refer to attachment #8.
9. Traffic Study:
Response: Please refer to traffic statement from engineer- attachment #9.
10. Open Spaces Impact Fee:
Response: Please refer to attachments #6 & #8 for payment to date. Note: additional payment of \$1,825 per unit will be made for all future building permits.
11. Parking:
Response: N/A.
12. Parking Spaces:
Response: N/A.
13. Signs: provide copy of all proposed signs
Response: No signs are proposed.
14. The proximity to the airport will require FAA/BCAD review and approval
Response: We have contacted William Castillo from Broward County Aviation Department and have sent all plans for review and approval. Attached please find email of comunitcation.
15. Bicycle parking required: Please adjust number required and provided bicycle parking spaces per comment #12 above.



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Response: Bicycle Parking calculations provided on sheet AS-101. Each bicycle stand will hold 2 bicycles. Two bicycle stands are provided in the project.

16. Public outreach:

Response: Every existing homeowner and prospective buyer has been informed about the proposed recreational facility.

17. Email resolution and Legal Description for Site Plan in word format to acarrie@daniabeachfl.gov.
4 weeks prior to public hearing dated

Response: Resolution and legal description has been emailed.

18. Must provide latest revised set of plans on disk prior to going to public hearing :

Response: See attached CD.

In advance, we thank you for your attention to this matter. Do not hesitate to contact us should you have any questions with the above.

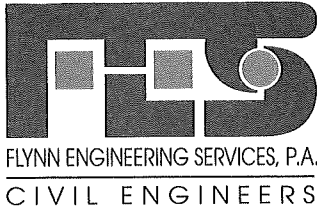
Respectfully,

Manuel Synalovski, AIA, LEED AP

Principal

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
T 954.961.6806 • F 954.961.6807 • www.synalovski.com



January 03, 2017

Planning and Zoning Department
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

RE: **FOREST VIEW ESTATES RECREATIONAL FACILITY**
FES #04-0457.02
Forest View Circle & SW 35th Avenue

To Whom It May Concern:

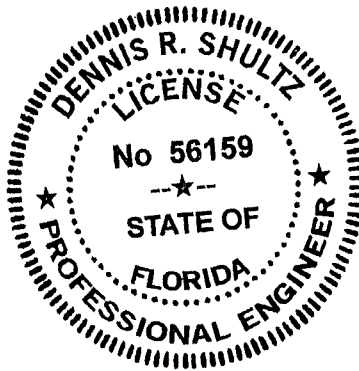
The proposed Recreational Facility is only intended for the beneficial use of the residents of Forest View Estates. Therefore no additional traffic impact will be generated by this proposed facility.

Please feel free to contact us should you have any questions or concerns with the above.

Sincerely,

FLYNN ENGINEERING SERVICES, P.A.

Dennis Shultz, P.E.



710

Return recorded copy to:

PLAT REL

Plat Book 175, Page 182

Planning and Redevelopment Regulation Division
Governmental Center West
1 North University Drive
Building A, Suite 102
Plantation, FL 33324

Document prepared by:
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
JANE STORMS

**NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND
ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT
"A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH
WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

FOREST VIEW ESTATES, LLC A FLORIDA LIMITED LIABILITY COMPANY, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the FOREST VIEW ESTATES PLAT Plat, Plat No./Clerk's File No. 005-MP-05, hereinafter referred to as "PLAT," which PLAT was approved by the Board of County Commissioners of Broward County on FEBRUARY 7, 2006; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of JANUARY 26, 2016;

CAF#358
Rev. 2/5/2015

1
Approved BCC 1/26/16 #17
Submitted By PRRD
RETURN TO DOCUMENT CONTROL



(8)

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the PLAT being amended are not parties to this Agreement, DEVELOPER hereby agrees to indemnify, defend, and hold BROWARD COUNTY harmless from any claims or causes of action brought by owners and/or mortgagees of property within the PLAT as a result of this Agreement for Amendment of Notation on the Plat. This indemnification obligation shall run with the land and bind DEVELOPER's successors and assigns.
4. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is 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 notice:

For the COUNTY:

Director
Environmental Protection and Growth Management Department
Governmental Center West
1 North University Drive
Building A, Suite 102
Plantation, FL 33324

For the DEVELOPER:
FOREST VIEW ESTATES, LLC

2645 NE 207TH STREET

AVENTURA, FL 33180

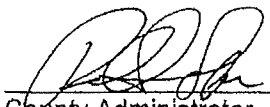
5. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.

6. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement 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 sits, and shall be governed by the laws of the state of Florida.
7. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 26 day of January, 2016, and DEVELOPER, signing by and through its manager, duly authorized to execute same.

COUNTY

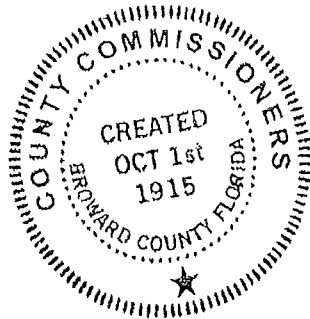
ATTEST:

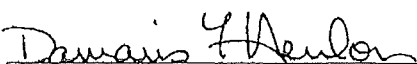

County Administrator, as Ex-
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By 
Mayor
24th day of March, 2016

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



By 
Assistant County Attorney
Damaris Y. Henlon

11th day of March, 2016

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (If partnership):

Alina Avakian
(Signature)
Print name: AVAKIAN, ALINA.

Soe Lyn Ares
(Signature)
Print name: SOE LYN ARES -

FOREST VIEW ESTATES, LLC.
Name of Developer (corporation/partnership)

By Adolfo D. Avakian
(Signature)
Print name: ADOLFO. D. AVAKIAN
Title: MANAGER

Address: 2645 NE 20TH STREET
AVENTURA FL 33180

22 day of JULY, 2015

ATTEST (if corporation):

(Secretary Signature)
Print Name of Secretary: _____
(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
COUNTY OF Dade) SS.

The foregoing instrument was acknowledged before me this 22 day of July, 2015, by A.D. Avakian, as Manager of Forest View Estates LLC, a Florida corporation/partnership, on behalf of the corporation/ partnership. He or she is:

☒ personally known to me, or
☐ produced identification. Type of identification produced _____

(Seal)

My commission expires:

NOTARY PUBLIC:

Lucy A. Mendez
Print name: Lucy Mendez

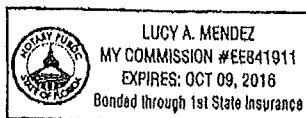


EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF THE PLAT KNOWN AS "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS AND A 0.284 ACRE PARK.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS AND A 0.284 ACRES OF PRIVATE RECREATION USE WHICH IS ANCILLARY TO THE RESIDENTIAL UNITS.

EXHIBIT "B" - CONTINUED

PLEASE CHECK THE APPROPRIATE BOX OR BOXES.

☐**Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by _____, 20____, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by _____, 20____, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. 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.

☒**Air Navigation Hazards.**

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

3.

QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Eduardo M. Soto, Esq.
Weiss Serota Helfman Bierman Cole & Popok, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, Florida 33134

Tax Folio No.: 504231270320

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19 day of FEBRUARY, 2015, from CITY OF DANIA BEACH, FLORIDA, a Florida municipal corporation, whose mailing address is 100 W. Dania Beach Blvd., Dania Beach, Florida 33004, hereinafter referred to as "Grantor", and FOREST VIEW ESTATES, LLC, a Florida limited liability company, whose mailing address is Two Datan Center, 9130 S. Dadeland Blvd., Suite 1600, Miami, Florida 33156, hereinafter referred to as "Grantee".

(Wherever used herein, the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of Corporations.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever; provided however that this Property is subject to the terms and conditions of, and shall be used in the manner as set forth in that certain CITY OF DANIA

BEACH, FLORIDA Resolution No. 2015-009.

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

WITNESSES:

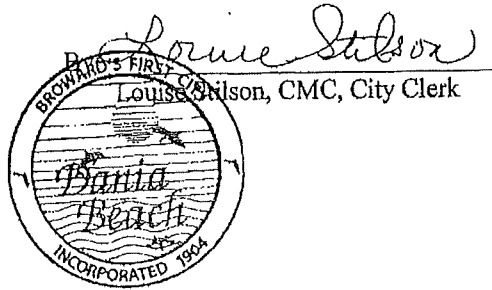
Tom Schneider
Tom Schneider
Print Name
Joan Lampkin
Joan Lampkin
Print Name

GRANTOR:

CITY OF DANIA BEACH, a Florida
municipal corporation

By: [Signature]
Name: Marco A. Salvino, Sr.
Title: Mayor

ATTEST:



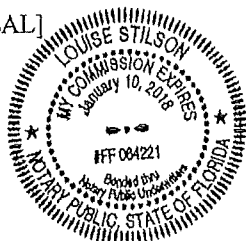
APPROVED AS TO FORM AND
CORRECTNESS:

By: [Signature]
Thomas J. Ansbro, City Attorney

STATE OF FLORIDA)
SS:
COUNTY OF BROWARD)

The foregoing instrument was sworn to and acknowledged before me this 19 day of FEBRUARY, 2015, by Marco A. Salvino, Sr., as Mayor of the City of Dania Beach, a Florida municipal corporation, on behalf of the corporation, who (check one) ☒ is personally known to me or ☐ has produced a Florida drivers license as identification.

[SEAL]



Louise Stilson
Notary Public, State of Florida
LOUISE STILSON
Print Name
Commission Expires: 1-10-18

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL "P" FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175 PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "P"; THENCE SOUTH 01°14'41" WEST ALONG THE EAST LINE OF SAID PARCEL "P", A DISTANCE OF 121.62 FEET;

THENCE NORTH 89°30'44" WEST ALONG THE SOUTH LINE OF SAID PARCEL "P", A DISTANCE OF 103.40 FEET;

THENCE NORTH 00°29' 16" EAST ALONG THE WEST LINE OF SAID PARCEL "P", A DISTANCE OF 116.25 FEET;

THENCE NORTH 87°34'05" EAST ALONG THE NORTH LINE OF SAID PARCEL "P", A DISTANCE OF 105.15 FEET;

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA; CONTAINING 12,391 SQUARE FEET (0.289 ACRES) MORE OR LESS.

(5)

This instrument prepared by:

Melissa Groisman, Esq.
Snyder Groisman P.A.
21500 Biscayne Boulevard
Suite 401
Aventura, FL 33180

Record and return to:
Snyder Groisman P.A.
21500 Biscayne Boulevard
Suite 401
Aventura, FL 33180

[Space above line reserved for recording office use]

This Supplement refers to the Declaration of Covenants and Restrictions of FOREST VIEW ESTATES , which Declaration was recorded in O.R. Book 44786, at Page 494-555, of the Public Records of Broward County, Florida.

**FIRST SUPPLEMENT AND FIRST AMENDMENT TO DECLARATION OF COVENANTS AND
RESTRICTIONS
FOR
FOREST VIEW ESTATES**

THIS First Supplement and First Amendment to Declaration of Covenants and Restrictions of Forest View Estates (the "SUPPLEMENT") is made as of _____, 2014, by FOREST VIEW ESTATES, a Florida limited liability company (the "DECLARANT")

WITNESSETH:

WHEREAS, Stirling LLC, a Florida limited liability company, the developer preceding FOREST VIEW ESTATES, a Florida limited liability company (the "DECLARANT") caused to be recorded a Declaration of Covenants and Restrictions for Forest View Estates, in Official Records Book 44786 , at Page 494 , of the Public Records of Broward County, Florida (the "DECLARATION"); and

WHEREAS, Paragraph 2.2.1 of the DECLARATION provides that the DECLARANT may, for a period of twenty (20) years, from time to time bring other lands under the provisions hereof, or remove lands (COMMON AREAS, LOTS or both) by recorded supplemental declarations (which shall not require the consent of OWNERS or the ASSOCIATION or any mortgagee) and thereby add to or delete from the SUBJECT PROPERTY; and

WHEREAS, Paragraph 11.1 of the DECLARATION provides that the DECLARANT may, so long as DECLARANT owns any portion of the SUBJECT PROPERTY, amend the DECLARATION from time to time, by DECLARANT and without the consent of the ASSOCIATION or by any OWNER; and

WHEREAS, DECLARANT owns various LOTS within the SUBJECT PROPERTY and may therefore amend the DECLARATION without the consent of the ASSOCIATION; and

WHEREAS, Declarant owns certain property located adjacent to the SUBJECT PROPERTY as described on attached Exhibit "A" (such real property hereinafter referred to as the "FIRST SUPPLEMENTAL PROPERTY"); and

WHEREAS, DECLARANT desires to annex the FIRST SUPPLEMENTAL PROPERTY with the SUBJECT PROPERTY so that the terms, conditions, covenants and restrictions set forth in the DECLARATION shall apply to the FIRST SUPPLEMENTAL PROPERTY;

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, DECLARANT hereby supplements and amends the DECLARATION as follows:

1. The above recitations are true and correct and are incorporated herein in their entirety.
2. Annexation of Supplemental Property. The FIRST SUPPLEMENTAL PROPERTY is hereby annexed into the DECLARATION as supplemented and amended hereby, and all terms, conditions, covenants and restrictions set forth in the DECLARATION shall be applicable to the FIRST SUPPLEMENTAL PROPERTY.
3. Common Areas. Because the FIRST SUPPLEMENTAL PROPERTY is now intended to be developed for use as a recreational facility for the benefit of the Association, the FIRST SUPPLEMENTAL PROPERTY is hereby deemed a COMMON AREA pursuant to Paragraph 1.7 of the DECLARATION and Exhibit "C" of the DECLARATION is supplemented with Exhibit "A" of this SUPPLEMENT.
4. Recreational Facilities. Paragraph 7.23 of the DECLARATION is appended to provide:
 - a. Recreational Facilities. Upon the completion of the planned recreational facilities and swimming pool ("RECREATIONAL FACILITIES") on the FIRST SUPPLEMENTAL PROPERTY, the RECREATIONAL FACILITIES are available for use by the OWNERS, their lessees and their respective family members and guests. No guest of any OWNER shall be permitted to use the RECREATIONAL FACILITIES unless accompanied by an OWNER or lessee. Any damage to the buildings or to the common elements or equipment caused by any OWNER, lessee or their respective guests, contractors or invitees, shall be repaired at the expense of the responsible OWNER. The RECREATIONAL FACILITIES are deemed a COMMON AREA and as such, all maintenance and operations, including trash pickup, cleaning, and parking, shall be managed by the ASSOCIATION and all associated expenses will be deemed COMMON EXPENSES.
5. Swimming Pool. Paragraph 7.24 of the DECLARATION is amended in its entirety to provide:
 - a. SWIMMING POOL: OWNERS, their lessees and their guests using the swimming pool shall do so at their own risk. OWNERS, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:
 - i. OWNERS and lessees are prohibited from bringing children under sixteen (16) years of age to the swimming pool and leaving them as they are expected to personally supervise their children.
 - ii. Swimming in the pool is permitted only between the hours posted.
 - iii. A child who cannot safely swim may not be brought to the swimming pool unless accompanied, at all times, by an adult. Such a child cannot enter the swimming pool unless accompanied by an adult who is at the pool in proper bathing attire.
 - iv. All persons using the swimming pool must be appropriately attired.
 - v. All persons must shower thoroughly before entering the swimming pool.
 - vi. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
 - vii. Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.
 - viii. Animals are not permitted in the general swimming pool area.
 - ix. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
 - x. Beverage or food is not to be consumed pool side, except with the permission of the Board of Directors.

- xi. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.
- xii. Children who are not toilet trained, whether wearing diapers or not, are prohibited from entering the swimming pool.

6. **No Further Changes.** Except as expressly set forth herein, the DECLARATION shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, DECLARANT has executed this SUPPLEMENT this ____ day of _____, 2014.

FOREST VIEW ESTATES, a Florida
limited liability company

By: _____
Name: _____
Title: Manager

Print name of witness

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by A. **DANIEL AVAKIAN**, as Manager of **FOREST VIEW ESTATES, LLC**, a Florida limited liability company, on behalf of the Company, who ☐ are personally known to me or ☐ produced as identification.

Notary Public, State of Florida
My commission expires:

Print name of notary public
Print name of witness

Print name of witness

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____, 200, by _____, as _____ of _____, on behalf of the _____, who ☐ is personally known to me or ☐ produced _____ as identification.

My commission expires:

Notary Public, State of Florida

Print name of notary public

Exhibit "A"

Legal Description for FIRST SUPPLEMENTAL PROPERTY

(1)

(2016-V-01)

RESOLUTION TO ADOPT VACATION

WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised in accordance with law, a public hearing was held in the Commission Meeting Room No. 422, Broward County Governmental Center located at 115 South Andrews Avenue, Fort Lauderdale, Florida, on Thursday, September 15, 2016, at 2:00 P.M., to consider the advisability of renouncing and disclaiming all rights of the County and the public to vacate and abandon, discontinue, and close a portion of the plat pertaining to a public park dedication as depicted on the Forest View Estates Plat, according to the Plat thereof, as recorded in Plat Book 175, Page 182, of the Public Records of Broward County and situated north of SW 35 Avenue and Stirling Road in Dania Beach, said lands situate, being and lying in Broward County, Florida, described as follows:

Sketch and legal descriptions attached hereto and made a part hereof as

Exhibit "A."

WHEREAS, after hearing all interested parties and determining that the proposed action will not materially interfere with the County road system or adversely affect the interests of the citizens of Broward County, and will not affect the ownership of or deprive any person convenient access to his/her premises, in accordance with the Florida Statutes (as amended from time to time) it was determined that it would be in the best interest of all concerned to renounce, disclaim, release, vacate and abandon any right to the County and the public to and in the aforementioned land as described in Exhibit "A" attached hereto, all situate, lying and being in Broward County, Florida, NOW, THEREFORE,

BE IT RESOLVED by the Board of County Commissioners of Broward County, Florida that:

1. Vacation. Said Board hereby renounces, disclaims, releases, and abandons any right to the County and the public to and in the following described land, all situate, lying and being in Broward County, Florida:

Sketch and legal descriptions attached hereto and made a part hereof as Exhibit "A."

2. Effective Date: This Resolution shall take effect upon recordation in the public records of Broward County, Florida.

ADOPTED and Effective this 15th day of September, 2016. # 7-PH

(6)

EXHIBIT A



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33361

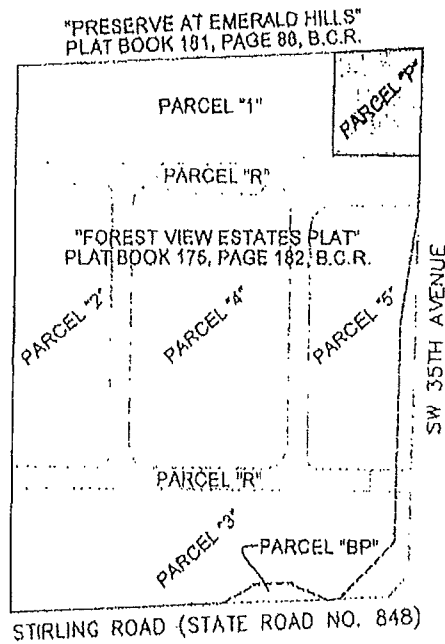
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PARCEL "P" OF "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 12,391 SQUARE FEET, 0.2845 ACRES.



LOCATION MAP
NOT TO SCALE

NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF PARCEL "P", BEING S01°14'41"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: FOREST VIEW ESTATES LLC

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 59421

DATE: 07/20/15

PARCEL "P"

DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: FOREST VIEW ESTATES

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

12/1/18

[illegible]

20.

FOREST VIEW ESTATES (RECREATIONAL FACILITY MODIFICATION)

FES Project No. 04-0457.02

I. GENERAL INFORMATION

Overall Site Analysis

PROPOSED LAND USAGE

A. TOTAL ACREAGE =	296,326 SF =	6.80 AC	
B. BUILDING COVERAGE =	86,210 SF =	1.98 AC	29%
C. TOTAL ROADS & WALKS =	96,286 SF =	2.21 AC	32%
D. TOTAL IMPERVIOUS =	182,496 SF =	4.19 AC	62%
E. % WATER QUALITY IMPERVIOUS =			46%
F. PERVIOUS AREA =	113,830 SF =	2.61 AC	38%
			100%

PERMITTED LAND USAGE (SWM2005-069-3)

A. TOTAL ACREAGE =	296,326 SF =	6.80 AC	
B. BUILDING COVERAGE =	1,870 SF =	0.04 AC	1%
C. TOTAL ASPHALT & WALKS =	0 SF =	0.00 AC	0%
D. TOTAL IMPERVIOUS =	1,870 SF =	0.04 AC	1%
E. % WATER QUALITY IMPERVIOUS =			0%
F. PERVIOUS AREA =	294,456 SF =	6.76 AC	99%
			100%

II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

$$1"/12 \text{ *Total Acreage} = 0.57 \text{ AC-FT} = 6.80 \text{ AC-IN}$$

B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERVIOUS

$$2.5" \times \% \text{ Imperv.} = 0.65 \text{ AC-FT} = 7.79 \text{ AC-IN}$$

III. WATER QUANTITY CRITERIA

A. COMPUTE MAX ALLOWABLE EXF TRENCH FOR SITE

$$3.2"/12 \text{ *Total Acreage} = 1.81 \text{ AC-FT} = 21.77 \text{ AC-IN}$$

**FOREST VIEW ESTATES
RECREATIONAL FACILITY MODIFICATION**

FES Project No. 04-0457.02

I. GENERAL INFORMATION

Recreational Parcel Only Site Analysis

PROPOSED LAND USAGE FOR MODIFICATION OF RECREATIONAL PARCEL ONLY

A. TOTAL ACREAGE =	12,405 SF =	0.28 AC	
B. BUILDING COVERAGE =	830 SF =	0.02 AC	7%
C. TOTAL EXISTING WALKS=	522 SF =	0.01 AC	4%
C1. TOTAL DECK & WALKS=	3,209 SF =	0.07 AC	26%
C2. TOTAL BASKETBALL COURT=	2,104 SF =	0.05 AC	17%
C3. TOTAL POOL & SPA=	663 SF =	0.02 AC	5%
D. TOTAL IMPERVIOUS =	7,328 SF =	0.17 AC	59%
E. % WATER QUALITY IMPERVIOUS =			56%
F. PERVIOUS AREA =	5,077 SF=	0.12 AC	41%
			100%

PERMITTED LAND USAGE FOR RECREATIONAL PARCEL ONLY (SWM 2005-069-3)

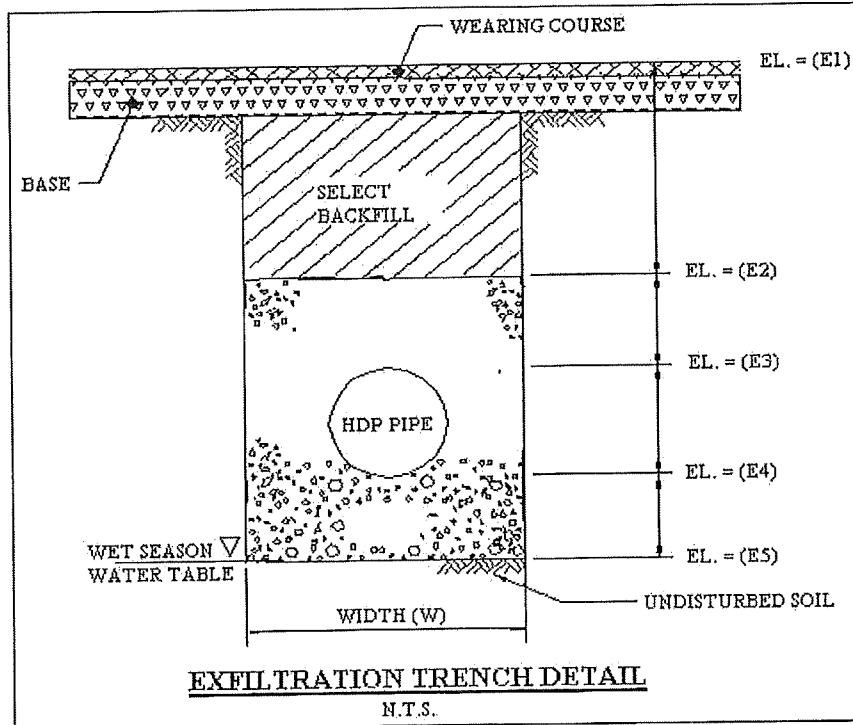
A. TOTAL ACREAGE =	12,405 SF =	0.28 AC	
B. BUILDING COVERAGE =	0 SF =	0.00 AC	0%
C. TOTAL ASPHALT & WALKS=	522 SF =	0.01 AC	4%
D. TOTAL IMPERVIOUS =	522 SF =	0.01 AC	4%
E. % WATER QUALITY IMPERVIOUS =			4%
F. PERVIOUS AREA =	11,883 SF=	0.27 AC	96%
			100%

II. WATER QUALITY CRITERIA

PROVIDED IN EXISTING EXFILTRATION TRENCH AS PART OF MASTER DRAINAGE SYSTEM

FOREST VIEW ESTATES RECREATIONAL FACILITY MODIFICATION

FES Project No. 04-0457.02



E1 = 7.00 ft. NGVD
E2 = 4.50 ft. NGVD
E3 = 3.25 ft. NGVD
E4 = 2.00 ft. NGVD
E5 = -0.50 ft. NGVD

Water Table = 2.00 ft. NGVD
Width (W) = 10.00 ft.

$k_1 = 1.23E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $k_2 = 1.16E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $K = (k_1 + k_2) / 2 = 1.20E-04$ cfs / ft² - ft. head

L = Length Required (lineal feet) (To be solved for)
K = $1.20E-04$ cfs / ft² - ft. head (Hydraulic Conductivity)
 $D_U = 2.50$ ft. (Non-Saturated Trench Depth)
 $D_S = 2.50$ ft. (Saturated Trench Depth)
 $H_2 = 5.00$ ft. (Depth to water table)
W = 10.00 ft. (Width of Trench)
V = 21.77 ac-in (Volume to be treated)

$D_U = E2 - (\text{The Shallower of Water Table or } E5)$
 $D_S = (\text{The Shallower of Water Table or } E5) - E5$
 $H_2 = E1 - (\text{The Shallower of Water Table or } E5)$

$$L = \frac{V}{K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U} = \frac{21.77}{0.0112 + 0.0035} = 1483 \text{ LF}$$

L = 1589 lineal feet of trench provided for water quality

$$\begin{aligned} V &= L \times [K(H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + (0.000139)WD_U] = 1589 \times (0.0112 + 0.0035) \\ &= 23.32 \text{ acre-inches treated} \\ &= 1.94 \text{ acre-feet treated} \end{aligned}$$

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Client: SRS ARCHITECTS
Job Number: 04-0457-02
Design Engineer: DRS

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Project Location: DANIA BEACH

Section / Township (S) / Range (E): 31/50/42 Plat Book / Page: _____ City: Dania Beach County: Broward State: Florida

Project Description: THESE ARE THE POST DEVELOPMENT SITE CONDITIONS

Total Project Acreage: 6.80 Acres
Total Drainage Basin (with offsite): 6.80 Acres

Federal Insurance Rate Map Information: Map No. 120031C0303 F Date: 8-18-92 Zone: X Elev: N/A

Hydrogeologic Information:

RAINFALL DATA from SPWMD Tech. Pub. 81-3 May, 1981	1 Day Storm Event			3 Day Storm Event			Less Trench
	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	Rainfall Inches	Runoff Inches	Runoff Ac-Ft	
100 Year Return Period	13.00	9.87	5.59	17.67	14.39	8.15	6.24
25 Year Return Period	10.50	7.49	4.24	14.27	11.09	6.38	4.37
10 Year Return Period	8.50	5.63	3.19				
5 Year Return Period							
3 Year Return Period							

For Runoff estimation use USDA SCS formula
Runoff (in.) $Q = (P - 0.2S)^2$

Where: P = accumulated rainfall (in.)
S = Soil Storage Value

SUMMARY OF FLOOD ROUTING	Broward County maps	Calculated 1 Day Storm Event		Calculated 3 Day Storm Event	
		Peak Stage	Peak Discharge	Peak Stage	Peak Discharge
100 Year Return Period	7.00			9.00	0.00
25 Year Return Period				8.62	0.00
10 Year Return Period	6.00	7.33	0.00		
5 Year Return Period					
3 Year Return Period					

Water Table Elevation (ft) = 2.00

Compacted Ground storage table

Depth to water table (ft)	1.00	2.00	3.00	4.00
Ground storage (in)	0.45	1.88	4.95	8.18

Mean depth to ground water table (ft) = 5.75 (Pervious Area)

Soil Storage (S) Value = 3.14

Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and bldgs. is not considered, per SPWMD.

Time of Conc. (hr) = 1.00

Water Quality Storage Requirements:

Based on Total Drainage Basin Acreage (with offsite)	Ac-Ft
1" x Area	0.57
2.5" X % Imp. X Area (less bldg. & water. For water quality)	0.65
2.5" X % Imp. X Area (Total site less water areas)	0.87
.5" X Area (Pretreatment - Commercial projects Only)	0.28

Based on Project Drainage Acreage (NO offsite)	Ac-Ft
1" x Area	0.57
2.5" X % Imp. X Area (less bldg. & water. For water quality)	0.65
2.5" X % Imp. X Area (Total site less water areas)	0.87
.5" X Area (Pretreatment - Commercial projects Only)	0.28

STORAGE SOURCE	Basin Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)	Project Storage (Ac-Ft)	Equivalent Wet Detention (Ac-Ft)
Retention				
Dry Detention				
Wet Detention				
Total Less Trench	0.60	0.00	0.60	0.00
Ex Trench + R Tank	1.91	1.91	0.00	0.00
Total	1.91	1.91	0.60	0.00

Storage from ___ ft. to ___ ft.

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 1 - Site Acreage Information

LAND USES	Input Information						Imperv. Paved Acres	Perv. Acres	Bldgs. Acres	Non Bldgs. Acres	Water Lake Acres	Perv. Area Avg. Ft.
	Acres	High Elev.	Low Elev.	% Imperv Paved	% Bldgs	% Water						
1 BUILDING	1.980	9.00	9.00	0.00	100.00	0.00	0.00	0.00	1.98	0.00	0.00	0.00
2 DRIVES/WALKS/ POOL DECKS	2.210	8.40	7.00	100.00	0.00	0.00	2.21	0.00	0.00	2.21	0.00	0.00
3 LANDSCAPED/GREEN	2.610	8.50	7.00	0.00	0.00	0.00	0.00	2.61	0.00	2.61	0.00	7.75
4												
5												
6												
7												
8												
9												
10												
11												
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19												
20												
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22												
23												
24												
25												
26												
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28												
PROJECT TOTALS / AVERAGE	6.800	9.00	7.00	32.50	20.12	0.00	2.21	2.61	1.98	4.82	0.00	0.00
OFFSITE AREAS IN THIS BASIN												
29												
30												
31												
32 NONE	0.000	8.00	2.00				0.00	0.00	0.00	0.00	0.00	0.00
33												
34												
35												
36												
37												
38												
39												
40												
41												
OFFSITE TOTALS / AVERAGE	0.00	8.00	2.00									#####
42 INFILTRATION TRENCH												
BASIN TOTALS / AVERAGE	6.80	9.00	2.00	32.50	20.12	0.00	2.21	2.61	1.98	4.82	0.00	7.75

Basin % Imper. for Water Quality Purposes = 45.85
Drainage Basin % Impervious (incl. Bldg., No lakes) = 61.62

Project % Imper. for Water Quality Purposes = 45.85
Project % Impervious (incl. Bldg., No lakes) = 61.62

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 2 - Stage - Storage Information

LAND USES	Surface storage (Ac-Ft)											
	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
1 BUILDING	2.00	3.00	4.00	5.00	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50
2 DRIVES/WALKS/ POOL DECKS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.79	1.77	2.87	3.98
3 LANDSCAPED/GREEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.87	1.96	3.26	4.57
4												
5												
6												
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27												
28												
PROJECT TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	1.66	3.73	6.14	8.55
OFFSITE AREAS IN THIS BASIN												
29												
30												
31												
32 NONE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33												
34												
35												
36												
37												
38												
39												
40												
41												
OFFSITE TOTALS / AVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 EXFILTRATION TRENCH	0.00	0.38	0.76	1.15	1.53	1.72	1.91	1.91	1.91	1.91	1.91	1.91
TOTAL	0.00	0.38	0.76	1.15	1.53	1.72	1.91	2.32	3.57	5.64	8.05	10.46

Drainage Basin

SFWMD allowable discharge:

8.06

CFS

Receiving Water Body

Project Acreage:

6.80

Runoff Formula: $Q = (72 /$

$Q = \text{Allowable runoff (CFS)}$

$A = \text{Drainage Area (Square Miles)}$

Table 3 - Stage / Discharge Data	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.	Elev.
Stage (feet)	2.00	3.00	4.00	5.00	6.00	6.50	7.00	7.50	8.00	8.50	9.00	9.50
Discharge (CFS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004
Table 4 - Soil Storage Information

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY
Date: 9/23/15

	LAND USES	Depth to Water Table	Ground Storage Under Pervious	
			Inches	Ac-Ft
1	BUILDING	0.00	0.00	0.00
2	DRIVES/WALKS/ POOL DECKS	0.00	0.00	0.00
3	LANDSCAPED/GREEN	5.75	8.18	1.78
4				
5				
6				
7				
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14				
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16				
17				
18				
19				
20				
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22				
23				
24				
25				
26				
27				
28				
PROJECT TOTALS / AVERAGE			8.18	1.78
OFFSITE AREAS IN THIS BASIN				
29				
30				
31				
32	NONE	0.00	0.00	0.00
33				
34				
35				
36				
37				
38				
39				
40				
41				
OFFSITE TOTALS / AVERAGE			0.00	0.00
42				
TOTAL/AVERAGE			8.18	1.78

Soil Storage Value (S) = Storage under pervious area / Total Area
Soil Storage under pavement and buildings is not considered in computations

S= 3.14

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Exfiltration Trench Design Information:

Hydraulic Conductivity Determination:

FALLING HEAD OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Height of water @ T1 (Ft)				
Height of water @ T2 (Ft)				
Saturated hole depth (Ft)				
Time, T2 - T1 (Sec)				
Hydraulic conductivity (Cfs/Ft ²)				

Avg.

USUAL OPEN HOLE	Test 1	Test 2	Test 3	Test 4
Diameter of test hole (Ft)				
Depth to water table (Ft)				
Saturated hole depth (Ft)				
Stabilized flow rate (Gpm)				
Hydraulic conductivity (Cfs/Ft ²)				

Avg.

Exfiltration Trench Information:

INPUT INFORMATION	
Depth To Top Of Trench (Ft)	
Trench Width (Ft)	
Trench Height (Ft)	
Low Pavement Elevation	
Avg. Hydraulic Conductivity (Cfs/Ft ²)	
Saturated Trench Depth	
Non-Saturated Trench Depth	
Volume Required (Ac-Ft)	
Depth To Water Table or Trench Bottom (Ft)	
Length Required (Ft)	
Length Provided (Ft)	

Flynn Engineering

Civil Engineering Services
 Ft. Lauderdale, FL; (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program
 Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 5 - Stage - Discharge Information 100 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Sec (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sunq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.64	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.95	0.03	0.12	0.07	0.01	0.00	0.01	2.03	0.00	0.00	0.00
16.00	0.10	1.26	0.11	0.11	0.15	0.05	0.00	0.05	2.13	0.00	0.00	0.00
20.00	0.12	1.59	0.22	0.29	0.21	0.11	0.00	0.11	2.29	0.00	0.00	0.00
24.00	0.15	1.90	0.37	0.35	0.25	0.19	0.00	0.19	2.49	0.00	0.00	0.00
28.00	0.18	2.37	0.62	0.62	0.45	0.31	0.00	0.31	2.82	0.00	0.00	0.00
32.00	0.22	2.82	0.90	0.46	0.51	0.47	0.00	0.47	3.24	0.00	0.00	0.00
36.00	0.25	3.28	1.21	0.50	0.53	0.64	0.00	0.64	3.69	0.00	0.00	0.00
40.00	0.29	3.74	1.55	0.53	0.59	0.83	0.00	0.83	4.18	0.00	0.00	0.00
44.00	0.32	4.21	1.91	0.84	0.62	1.03	0.00	1.03	4.69	0.00	0.00	0.00
48.00	0.36	4.67	2.27	0.53	0.64	1.24	0.00	1.24	5.23	0.00	0.00	0.00
52.00	0.40	5.25	2.75	1.19	0.89	1.48	0.00	1.48	5.85	0.00	0.00	0.00
56.00	0.50	6.45	3.78	2.50	2.03	1.97	0.00	1.97	7.07	0.00	0.00	0.00
58.00	0.57	7.44	4.66	3.53	2.99	2.39	0.00	2.39	7.53	0.00	0.00	0.00
59.00	0.63	8.16	5.32	5.20	3.94	2.68	0.00	2.68	7.64	0.00	0.00	0.00
59.50	0.68	8.81	5.92	8.21	5.36	2.88	0.00	2.88	7.72	0.00	0.00	0.00
59.75	0.85	11.01	7.97	56.33	11.34	3.11	0.00	3.11	7.82	0.00	0.00	0.00
60.00	1.02	13.20	10.05	57.12	21.43	3.56	0.00	3.56	8.00	0.00	0.00	0.00
60.50	1.09	14.14	10.97	12.37	21.78	4.51	0.00	4.51	8.23	0.00	0.00	0.00
61.00	1.13	14.64	11.45	6.54	16.26	5.23	0.00	5.24	8.40	0.00	0.00	0.00
62.00	1.18	15.30	12.09	3.80	8.85	6.17	0.00	6.17	8.61	0.00	0.00	0.00
64.00	1.24	16.11	12.87	2.42	3.49	7.01	0.00	7.01	8.79	0.00	0.00	0.00
68.00	1.31	17.04	13.78	1.39	1.60	7.68	0.00	7.68	8.92	0.00	0.00	0.00
72.00	1.36	17.67	14.39	1.04	1.05	8.07	0.00	8.07	9.00	0.00	0.00	0.00
Peak stage						9.00	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Table 6 - Stage - Discharge Information 25 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Sec (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sunq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.25	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.51	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.77	0.01	0.04	0.02	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	1.02	0.04	0.06	0.08	0.02	0.00	0.02	2.05	0.00	0.00	0.00
20.00	0.12	1.28	0.11	0.18	0.12	0.05	0.00	0.05	2.14	0.00	0.00	0.00
24.00	0.15	1.53	0.20	0.23	0.16	0.10	0.00	0.10	2.27	0.00	0.00	0.00
28.00	0.18	1.91	0.37	0.43	0.30	0.18	0.00	0.18	2.49	0.00	0.00	0.00
32.00	0.22	2.28	0.57	0.33	0.35	0.29	0.00	0.29	2.77	0.00	0.00	0.00
36.00	0.25	2.65	0.79	0.36	0.38	0.42	0.00	0.42	3.10	0.00	0.00	0.00
40.00	0.29	3.02	1.04	0.39	0.43	0.55	0.00	0.55	3.45	0.00	0.00	0.00
44.00	0.32	3.40	1.30	0.62	0.46	0.70	0.00	0.70	3.84	0.00	0.00	0.00
48.00	0.36	3.77	1.57	0.43	0.48	0.85	0.00	0.85	4.23	0.00	0.00	0.00
52.00	0.40	4.24	1.93	0.90	0.67	1.04	0.00	1.04	4.71	0.00	0.00	0.00
56.00	0.50	5.21	2.72	1.92	1.55	1.41	0.00	1.41	5.68	0.00	0.00	0.00
58.00	0.57	6.01	3.40	2.73	2.31	1.73	0.00	1.73	6.32	0.00	0.00	0.00
59.00	0.63	6.59	3.91	4.05	3.05	1.95	0.00	1.95	7.05	0.00	0.00	0.00
59.50	0.68	7.12	4.37	6.41	4.17	2.11	0.00	2.11	7.24	0.00	0.00	0.00
59.75	0.85	8.89	5.99	41.30	8.88	2.29	0.00	2.29	7.46	0.00	0.00	0.00
60.00	1.02	10.66	7.64	45.21	16.85	2.64	0.00	2.64	7.63	0.00	0.00	0.00
60.50	1.09	11.42	8.36	9.83	17.18	3.40	0.00	3.40	7.93	0.00	0.00	0.00
61.00	1.13	11.82	8.74	5.21	12.85	3.97	0.00	3.97	8.10	0.00	0.00	0.00
62.00	1.18	12.36	9.25	3.03	7.91	4.71	0.00	4.71	8.27	0.00	0.00	0.00
64.00	1.24	13.01	9.88	1.93	2.79	5.38	0.00	5.38	8.44	0.00	0.00	0.00
68.00	1.31	13.77	10.60	1.11	1.25	5.90	0.00	5.90	8.56	0.00	0.00	0.00
72.00	1.36	14.27	11.09	0.83	0.84	6.21	0.00	6.21	8.62	0.00	0.00	0.00
Peak stage						8.62	At hour	72.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
 Ft. Lauderdale, FL; (954) 522-1004

Sanita Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 7 - Stage - Discharge Information

10 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Subh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
Peak stage						2.00	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Table 8 - Stage - Discharge Information

5 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Subh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (Feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
Peak stage						2.00	At hour	0.00				
Peak discharge						0.00	At hour	0.00				

Flynn Engineering

Civil Engineering Services
Ft. Lauderdale, FL (954) 522-1004

Santa Barbara Urban Hydrograph Flood Routing, based on South Florida Water Management District Program

Project: FOREST VIEW ESTATES - RECREATIONAL FACILITY

Date: 9/23/15

Table 9 - Stage - Discharge Information

3 - YEAR STORM EVENT

TIME STEP (HOUR)	Rain Fall Ratio	Rain C*P (In)	Q Scs (In)	Inst Q In (Cfs)	Sbuh Q (Cfs)	Tot Q In (Ac-Ft)	Sumq Out (Ac-Ft)	Stored Vol (Ac-Ft)	Stage Lk-Up (feet)	Inst Q Lkup (Cfs)	Avg. Q Out (Cfs)	Step Qout (Ac-Ft)
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
4.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
8.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
12.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
16.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
20.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
24.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
28.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
32.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
36.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
40.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
44.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
48.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
52.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
56.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
58.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.50	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
59.75	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
60.50	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
61.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
62.00	1.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
64.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
68.00	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00
72.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	0.00

Peak stage	2.00	At hour	0.00
Peak discharge	0.00	At hour	0.00

CITY OF DANIELA BEACH
700 / SOFT COST: 702 · Project: 70211 · Land De



8/28/2003

1006

35,100.00

Southtrust Bank

Park Impact Fee - Re: SP-37-03

35,100.00



190322 (4-03)



DISBURSEMENT REQUEST

COMPANY: STIRLING

DATE REQUESTED: 08/28/03 DATE REQUIRED: 08/28/03

PAYEE: CITY OF DANIA BEACH

COMMENTS: IMPACT FEES - REF # SP-37-03

INVOICES No. _____

ACCOUNT:

702-0000
7022

AMOUNT:

\$35,100.1

TOTAL: \$35,100.1

APPROVED BY: _____

CHECK No. _____

DATE: _____

STIRLING, LLC

August 28, 2003

City of Dania Beach
Planning and Zoning Department
100 West Dania Beach Blvd.
Dania Beach, Fl. 33004
Attn.: Corinne Church

Reference: SP-37-03

Dear Corinne:

Please find enclosed check in the amount of \$35,100.00 to pay the local park impact fee for our "Forest View Estates" project.

If you have any questions, please call me at (305) 692-2232.

Sincerely,

Daniel Sawicki

Carrie, Anne-Christine

From: Wray, Macee
Sent: Monday, January 30, 2017 3:24 PM
To: Carrie, Anne-Christine
Subject: FW: Forest View; Playground Equipment Payment

From: Manny Synalovski [mailto:msynalovski@synalovski.com]
Sent: Wednesday, February 18, 2015 12:27 PM
To: Ansbros, Tom; Alina Avakian; Stilson, Louise
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Schneider, Tom
Subject: Re: Forest View; Playground Equipment Payment

Thank You.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Ansbros, Tom
Sent: Wednesday, February 18, 2015 12:01 PM
To: Alina Avakian; Stilson, Louise; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Schneider, Tom
Subject: RE: Forest View; Playground Equipment Payment

No, I just signed the deed approving it as to legal form; City officials will now complete signing; City records it in County public records; recorded copy will be sent to you. Developer does not sign this, Alina. You need to work with the County on a plat note amendment, showing parcel as no longer dedicated as a park. You will pay recording costs (under \$50.00; they will reimburse City, Tom).

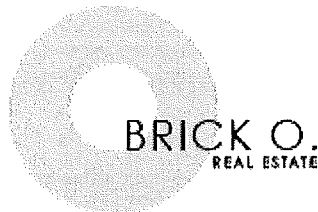
From: Alina Avakian [mailto:alina@bricko.net]
Sent: Wednesday, February 18, 2015 10:34 AM
To: Stilson, Louise; Ansbros, Tom; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Schneider, Tom
Subject: Re: Forest View; Playground Equipment Payment

Thank you.

Please let us know how to proceed in order to have the Quitclaim deed executed.

In the case that the developer needs to execute it first, please forward us a copy.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(788) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: "Stilson, Louise" <lstilson@ci.dania-beach.fl.us>

Date: Wednesday, February 18, 2015 at 8:43 AM

To: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>, Alina Avakian <alina@bricko.net>, Manny Synalovski <msynalovski@synalovski.com>

Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>, "Lampkin, Joan" <jlampkin@ci.dania-beach.fl.us>, "Satterfield, Nicki" <nsatterfield@ci.dania-beach.fl.us>, "Schneider, Tom" <tschneider@ci.dania-beach.fl.us>

Subject: RE: Forest View; Playground Equipment Payment

A Quitclaim deed was attached to the resolution.

From: Ansbro, Tom

Sent: Tuesday, February 17, 2015 6:31 PM

To: Alina Avakian; Manny Synalovski

Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Stilson, Louise; Schneider, Tom

Subject: RE: Forest View; Playground Equipment Payment

Marc, Corrine? Don't they need to a plat note to show the removal of the park dedication? Louise, Joan, did we have Quitclaim deed from City to them in agenda backup; to be executed now?

From: Alina Avakian [<mailto:alina@bricko.net>]

Sent: Tuesday, February 17, 2015 12:54 PM

To: Ansbro, Tom; Manny Synalovski

Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan; Satterfield, Nicki; Stilson, Louise; Schneider, Tom

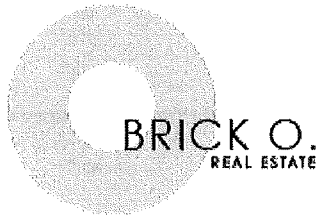
Subject: Re: Forest View; Playground Equipment Payment

Mr. Ansbro,

Thank you for your email, we really appreciate your help and time.

Please tell us what the next step is in the process.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>
Date: Tuesday, February 17, 2015 at 12:25 PM
To: Alina Avakian <alina@bricko.net>, Manny Synalovski <msynalovski@synalovski.com>
Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>, "Lampkin, Joan" <jlampkin@ci.dania-beach.fl.us>, "Satterfield, Nicki" <nsatterfield@ci.dania-beach.fl.us>, "Stilson, Louise" <lstilson@ci.dania-beach.fl.us>, "Schneider, Tom" <ttschneider@ci.dania-beach.fl.us>
Subject: RE: Forest View; Playground Equipment Payment

Alina, thanks for your patience. By copy of this message, I am confirming that the \$22,000.00 payment re park impact fees, required as a condition of approval of the return of the park land by the City to the developer has been satisfied (due to the \$35,000.00 payment from the developer which was confirmed as being received by the City some years ago). Louise, Tom, Corrine, Joan, please keep a copy of this message with the backup related the matter from 3-4 weeks ago

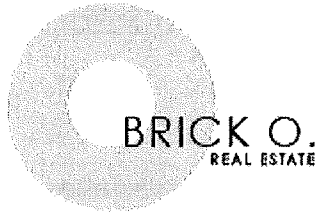
From: Alina Avakian [<mailto:alina@bricko.net>]
Sent: Monday, February 16, 2015 4:55 PM
To: Ansbro, Tom; Manny Synalovski
Cc: LaFerrier, Marc; Daniel@bricko.net; Lampkin, Joan
Subject: Re: Forest View; Playground Equipment Payment

Good afternoon Mr. Ansbro,

I am following up on your email as we haven't heard back from you yet.

Thank you for your assistance.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 892-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>

Date: Monday, February 9, 2015 at 12:50 PM

To: Alina Avakian <alina@bricko.net>, Manny Synalovski <msynalovski@synalovski.com>

Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>, "Lampkin, Joan" <jlampkin@ci.dania-beach.fl.us>

Subject: RE: Forest View; Playground Equipment Payment

I am awaiting final confirmation that the \$22K payment will not be required, Alina. IF you have not heard from me by Thursday, please contact me by e message.

From: Alina Avakian [<mailto:alina@bricko.net>]

Sent: Monday, February 09, 2015 10:13 AM

To: Manny Synalovski; Ansbro, Tom

Cc: LaFerrier, Marc; Daniel@bricko.net

Subject: Re: Forest View; Playground Equipment Payment

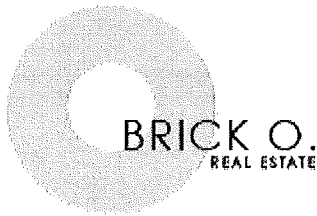
Good morning to all,

Hope you had a great weekend.

I am just following up on the email I sent on January 30th.

Please let me know if you have any comments or questions.

Thank you very much,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: Manny Synalovski <msynalovski@synalovski.com>
Date: Friday, January 30, 2015 at 4:19 PM
To: Alina Avakian <alina@bricko.net>, "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>
Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>, "Daniel@bricko.net" <Daniel@bricko.net>
Subject: Re: Forest View; Playground Equipment Payment

Thank You.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Alina Avakian
Sent: Friday, January 30, 2015 2:23 PM
To: Manny Synalovski; Ansbro, Tom
Cc: LaFerrier, Marc; Daniel@bricko.net
Subject: Re: Forest View; Playground Equipment Payment

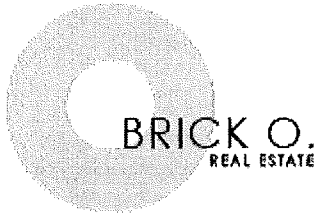
Dear Tom and Marc,

Attached please find:

1. Copy of the Minutes of the July 8, 2003, Dania Beach City Commission regular meeting – see page 4, item 9.1 where the ordinance was approved, subject to the payment of \$35,100 for park impact fees.
2. Copy of the check stub for \$35,100 check # 1006 dated 8/28/2003
3. Letter addressed to Corinne Church in reference to this payment dated 8/28/2003. This letter accompanied the check.
4. Copy of the September 2003 bank statement where you can see that the \$35,100 check cleared (highlighted in pink). If you zoom in, you will see that it's endorsed to the City of Dania Beach.

Please let me know if you have any questions.

Regards,



ALINA AVAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
C. +1(786) 715-2524 P. +1 (305) 692-2232
A. 2645 NE 207th St. Aventura, FL, 33180

From: Manny Synalovski <msynalovski@synalovski.com>
Date: Thursday, January 29, 2015 at 4:26 PM
To: "Ansbro, Tom" <tansbro@ci.dania-beach.fl.us>, Alina Avakian <alina@bricko.net>
Cc: "LaFerrier, Marc" <mLaFerrier@ci.dania-beach.fl.us>
Subject: Re: Forest View; Playground Equipment Payment

Alina may provide back up.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Ansbro, Tom
Sent: Thursday, January 29, 2015 3:28 PM
To: Manny Synalovski
Cc: LaFerrier, Marc
Subject: FW: Forest View; Playground Equipment Payment

FYI

From: Satterfield, Nicki
Sent: Thursday, January 29, 2015 9:06 AM
To: Ansbro, Tom; LaFerrier, Marc; Donnelly, Colin
Cc: Norena, Eleanor; Segal, Adam
Subject: RE: Forest View; Playground Equipment Payment

Hi All,

Finance is unable to confirm the payment of the \$35,100. This payment proceeds even the old HTE ERP system. Current electronic records only date back to 10/01/2003 which is when HTE started. This would have been processed in the even older system known as Citysoft.

State archive requirements do not require the City to keep records this far back. Two thoughts:

- Perhaps the building permit file contains a hard copy receipt which would have been brought to CD to indicate it was paid prior to issuance of permit
- Perhaps the building permit file indicates the fee which was to be collected; If this amount matches the documents provided below then perhaps they can produce the cancelled check (although this may be difficult) Otherwise the City will need to decide if there is sufficient documentation to "presume" it was paid.

Let's see what the building permit file has on record. The record retention for permits may be longer than Finance is required to keep for cash receipts.

Marc: Can you have one of your staff look into this for Tom?

Please let me know if I can assist in any other way.

Nicki

Nicki Satterfield
Finance Director
City of Dania Beach
954-924-6800 Ext 3609 (P)
954-922-5619 (F)
nsatterfield@ci.dania-beach.fl.us

From: Ansbro, Tom
Sent: Wednesday, January 28, 2015 6:31 PM
To: Satterfield, Nicki; LaFerrier, Marc; Donnelly, Colin
Subject: FW: Forest View; Playground Equipment Payment

Can we confirm receipt of the \$35K? If we can we need to release the applicant of an obligation to pay the 22K.

From: Manny Synalovski [<mailto:msynalovski@synalovski.com>]
Sent: Wednesday, January 28, 2015 6:09 PM
To: Alina Avakian; Ansbro, Tom
Cc: Daniel Avakian; Steve Hatzidakis
Subject: Re: Forest View

Alina,

Please contact the City Attorney, Mr. Tom Ansbro, and allow him to direct next steps.

Thank you, Manny.

Manny Synalovski, AIA, LEED AP
Synalovski Romanik Saye
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
O. 954.961.6806
C. 954.804.3515

From: Alina Avakian

Sent: Wednesday, January 28, 2015 4:32 PM

To: Manny Synalovski

Cc: Daniel Avakian; Steve Hatzidakis

Subject: Forest View

Dear all,

Here is a brief summary of the events at forest view.

Also attached is a copy of the check.

This is the impact fee that was paid when the project was approved for 12 homes. After we changed the site plan to 31 homes, we decided to let the City keep this money and use it to improve the park.

Please let me know who I need to talk to in the City so that we find this check. Thank you,

Alina

From: Stirling, LLC.

Date: 8/28/2003

Check Number: 1006

Amount: \$35,100

Memo: Impact Fee SP -37-03

Search Company or Help

My Shortcuts

Home

Calendar

Snapshots

Customers

Vendors

Employees

Online Banking

Docs

Reports

My Shortcuts

My Apps

Do Today 9/22/2014

View Balances

Run Favorite Reports

Do More With QuickBooks

Turn on Payroll

Accept Credit Cards

Order Checks & Supplies

Switch to QuickBooks Online

Main

Reports



Find



New



Save



Delete



Create a Copy



Memorize

BANK ACCOUNT

103 - Wachovia Bank, N.A.

PAY TO THE ORDER OF

CITY OF DANIA BEACH

Thirty-five thousand one hundred and 00/100*****:

ADDRESS

CITY OF DANIA BEACH

MEMO

Park Impact Fee - Re: SP-37-03

Expenses

\$35,100.00

Items

\$0.00

ACCOUNT

700 - SOFT COST:702 - Project:70212 - Impact Fees:

2003

June 24, 2003 – 1st plat presentation

July 08, 2003 – Plat approval \$35,100.00 park impact fee

September 23, 2003 – Request for variance. Lot size etc.

October 14, 2003 – To be continued on November 12, 2003

November 12, 2003 – Condition approval

2004

September 14, 2004 – Plat first reading

September 28, 2004 – To be continued on October 12. (Incomplete.)

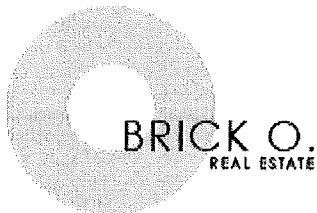
October 12, 2004 – Approval of plat. 2004-028 # Ordinance

-

2005

January 11, 2005 – Site plan approval 31 homes / Resolution # 2005-001

November 8, 2005 – Site plan modification / Resolution # 2005-176



ALINA AMAKIAN
PROJECT MANAGER
E. alina@bricko.net W. www.bricko.net
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A. 2645 NE 207th St. Aventura, FL, 33180

Carrie, Anne-Christine

From: Lunkins, Angel
Sent: Tuesday, January 31, 2017 9:20 AM
To: Carrie, Anne-Christine
Cc: Lajoie, Corinne
Subject: RE: Code check

No code violations, liens or fines. Thanks

Site Address 3517 FOREST VIEW CIRCLE, DANIA BEACH
Property Owner FOREST VIEW ESTATES LLC

Mailing Address 2645 NE 207 ST AVENTURA FL 33180

ID # 5042 31 27 0320

Angel Lunkins

Code Compliance Coordinator
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004
(954)924-6810 Ext. 3790

"Established in History, Preparing for Tomorrow"



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

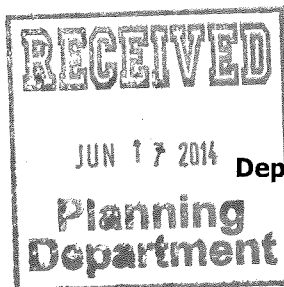
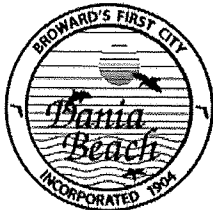
From: Carrie, Anne-Christine
Sent: Tuesday, January 31, 2017 8:55 AM
To: Lunkins, Angel
Cc: Lajoie, Corinne
Subject: Code check

Good morning Angel:

Are there any violations at 3517 Forest View Circle?

Thank you

Anne-Christine Carrie
Planner



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: Site Plan Modification

Date Rec'd: 6/17/14

Petition No.: SP-037-03 MOD

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: SW 35 Avenue & Forest View Circle

Lot(s): _____ Block: _____ Subdivision: Forest View Estates Plat

Recorded Plat Name: Forest View Estates

Folio Number(s): 5042 31 27 0320 Legal Description: Forest View Estates Parcel P AKA: PARK FOREST VIEW ESTATES

Applicant/Consultant/Legal Representative (circle one) Manuel Synalovski

Address of Applicant: 1800 Eller Drive, Ste. 500, Ft. Lauderdale, FL 33316

Business Telephone: 954 961 6806 Home: _____ Fax: 954 961 6807

E-mail address: msynalovski@synalovski.com

Name of Property Owner: Forest View Estates, LLC

Address of Property Owner: 2645 NE 207 Street, Aventura, FL 33180

Business Telephone: 305 692 2232 Home: _____ Fax: 305 692 7960

Explanation of Request: Repurpose existing park to a private community
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 0.284 Gross Acreage: _____ Prop. Square Footage: 12,391

Existing Use: Municipal Park Proposed Use: _____

facility (recreational use) for Forest View Estates (existing residential development).

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Manuel Synalowski (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*)

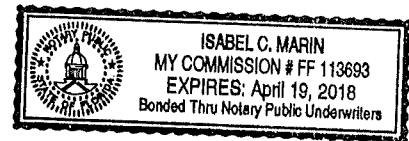
BEFORE ME THIS 13 DAY OF June, 2014

By:

Manuel Synalowski
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ☒ or Produced Identification _____

Type of identification produced: n/a 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.***

RESOLUTION NO. 2017-010

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION (SP-37-03 MOD A) SUBMITTED BY FOREST VIEW ESTATES, LLC, FOR PROPERTY LOCATED AT 3517 FOREST VIEW CIRCLE, IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled “Land Development Code” (the “LDC”), of Part 6, entitled “Development Review Procedures and Requirements,” Article 635-80, entitled “Site Plan Modification or Deviations,” states that site plan modification approval is required as a condition to the issuance of a building permit; and

WHEREAS, Forest View Estates, LLC, the Applicant, is requesting site plan modification approval to allow the construction of a new private community facility (recreational use) to be located at 3517 Forest View Circle in the City of Dania Beach, Florida;

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 Code,” Part 6 “Development Review Procedures and Requirements,” Article 635-80 “Site Plan Modification or Deviations,” the following Site Plan (SP-37-03 MOD A), a copy of which is attached and made a part of and incorporated into this Resolution by reference, is approved.

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

1. The application must be reviewed by the Broward County Aviation Department. The point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.
2. Submit a final plat drawing as recorded with the Broward County Clerk’s Office prior to issuance of a building permit.
3. Provide Park Impact Fee prior to issuance of a building permit.

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 February 14, 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

LEGAL DESCRIPTION FOREST VIEW ESTATES PLAT:

The West 1/2 of the East 1/2 of Lot 1, Block 3, less the portion lying within 53 feet of the South line of Section 31, Township 50 Range 42 and the East 1/2 of the East 1/2 of Lot 1, Block 3 of "REED LAND COMPANY", Plat Book 2, Page 32, of the Public Records of Dade County, Florida. Said lands situate, lying and being in Broward County, Florida. LESS the following described parcel:

BEGINNING at the intersection of a line 10.00 feet West of, and parallel with, the East line of the Southwest one-quarter (SW 1/4) of Section 31, Township 50 South, Range 42 East, and with a line 10.00 feet North of, and parallel with, the South line of said Section 31; Thence on an assumed bearing of South 87°47'36" West, along said parallel line, said line being further described as the North Right-of-Way line of Stirling Road, a distance of 158.13 feet; Thence North 00°58'20" East, along the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of said Tract 1, a distance of 43.07 feet; Thence North 87°47'36" East, along a line 53.00 feet North of, and parallel with, the South line of said Section 31, a distance of 114.74 feet; Thence North 44°30'46" East, a distance of 34.28 feet; Thence North 01°13'55" East, along a line 30.00 feet West of, and parallel with the East line of the Southwest one-quarter (SW 1/4) of said Section 31, a distance of 45.16 feet; Thence South 88°46'05" East, a distance of 20.00 feet; Thence South 01°13'55" West, along a line 10.00 feet West of, and parallel with, the East line of said Southwest one-quarter (SW 1/4) of Section 31, a distance of 110.58 feet, to the

POINT OF BEGINNING. LESS the following lands conveyed by Deed recorded in Official Records Book 20186, Page 857, of the Public Records of Broward County, Florida, being more particularly described as follows: That portion of Tract 1 of Block 3 of Section 31, Township 50 South, Range 42 East of "PLAT OF SEC'S 28, 29, 31 AND 32, T.50S, R42E", according to the plat thereof, as recorded in Plat Book 2, at Page 32, of the Public Records of Dade County, Florida, lying within the East 30 feet of the Southwest one-quarter of said Section 31, LESS those lands condemned by Broward County, Florida in Civil Action #80-11613.

TOGETHER WITH: The East 1/2 of the West 1/2 of Lot 1, Block 3, "REED LAND COMPANY", according to the plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida, LESS that portion lying within 53 feet of the South line of Section 31, Township 50 South, Range 42 East. Said land lying in Broward County, Florida.

LEGAL DESCRIPTION PARCEL "P":

Parcel "P" of "Forest View Estates Plat", According to the Plat thereof, as recorded in Plat Book 175, pages 182 and 183, of the Public Records of Broward County, Florida.
Said Lands situated, lying and being in the city of Dania Beach, Broward County, Florida and containing 12.391 square feet, 0.2845 acres.

SITE PLAN APPROVAL FOR:

FOREST VIEW
RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FLORIDA 33312



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.6806
F 954.961.6807
www.synalovskid.com

Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

ARCHITECT
SYNALOVSKI ROMANIK SAYE
1800 ELLER DRIVE
FT. LAUDERDALE, FLORIDA
33016 (954) 961-6806

CIVIL
FLYNN ENGINEERING SERVICES, P.A.
241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
(954) 522-1004

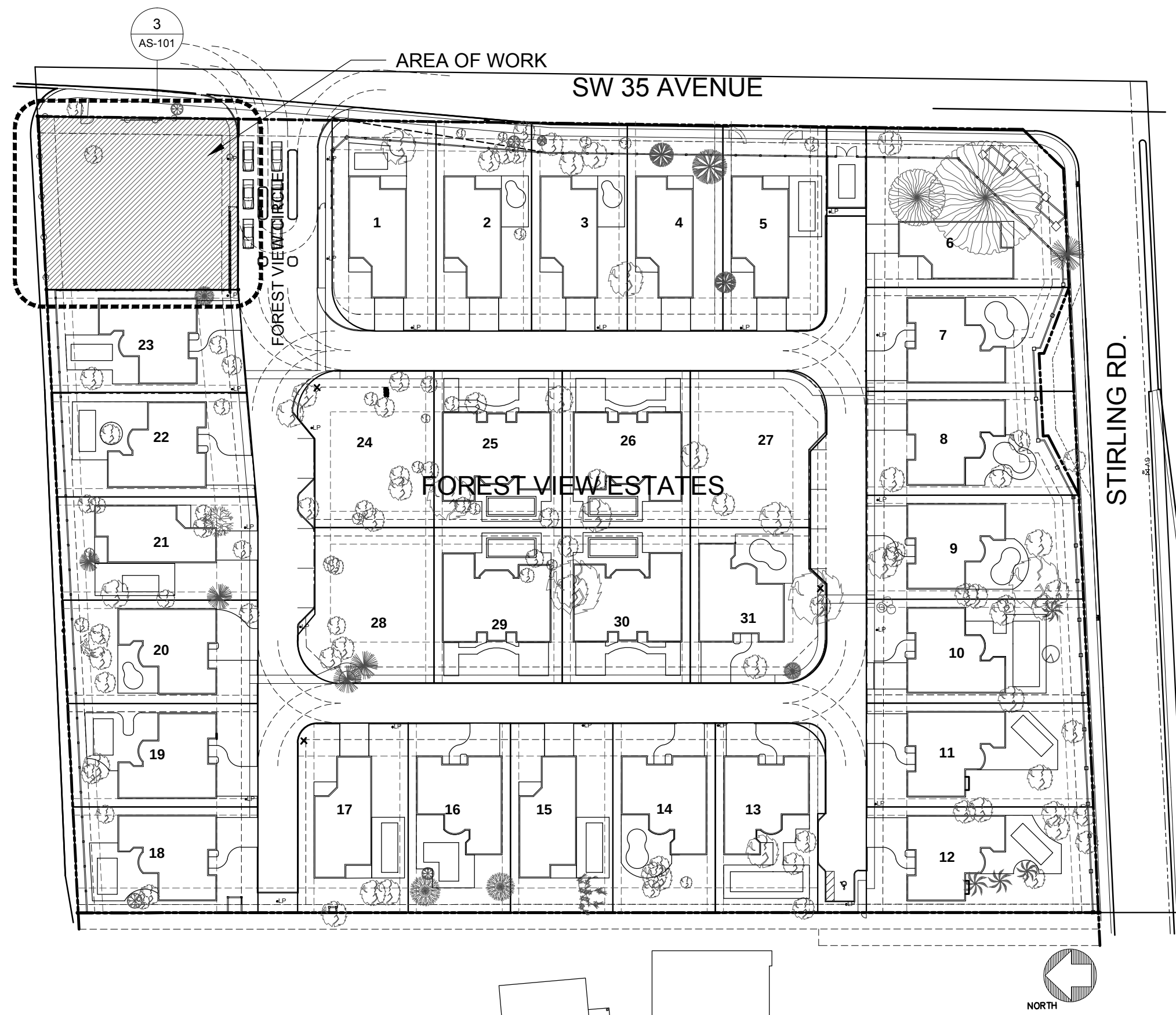
LANDSCAPE ARCHITECT
BRUCE CUMMINGS
235 COMMERCIAL BLVD. STE. 207
LAUDERDALE BY THE SEA, FL 33308
(954) 771-8184

5 CONSULTANTS

SHEET INDEX:

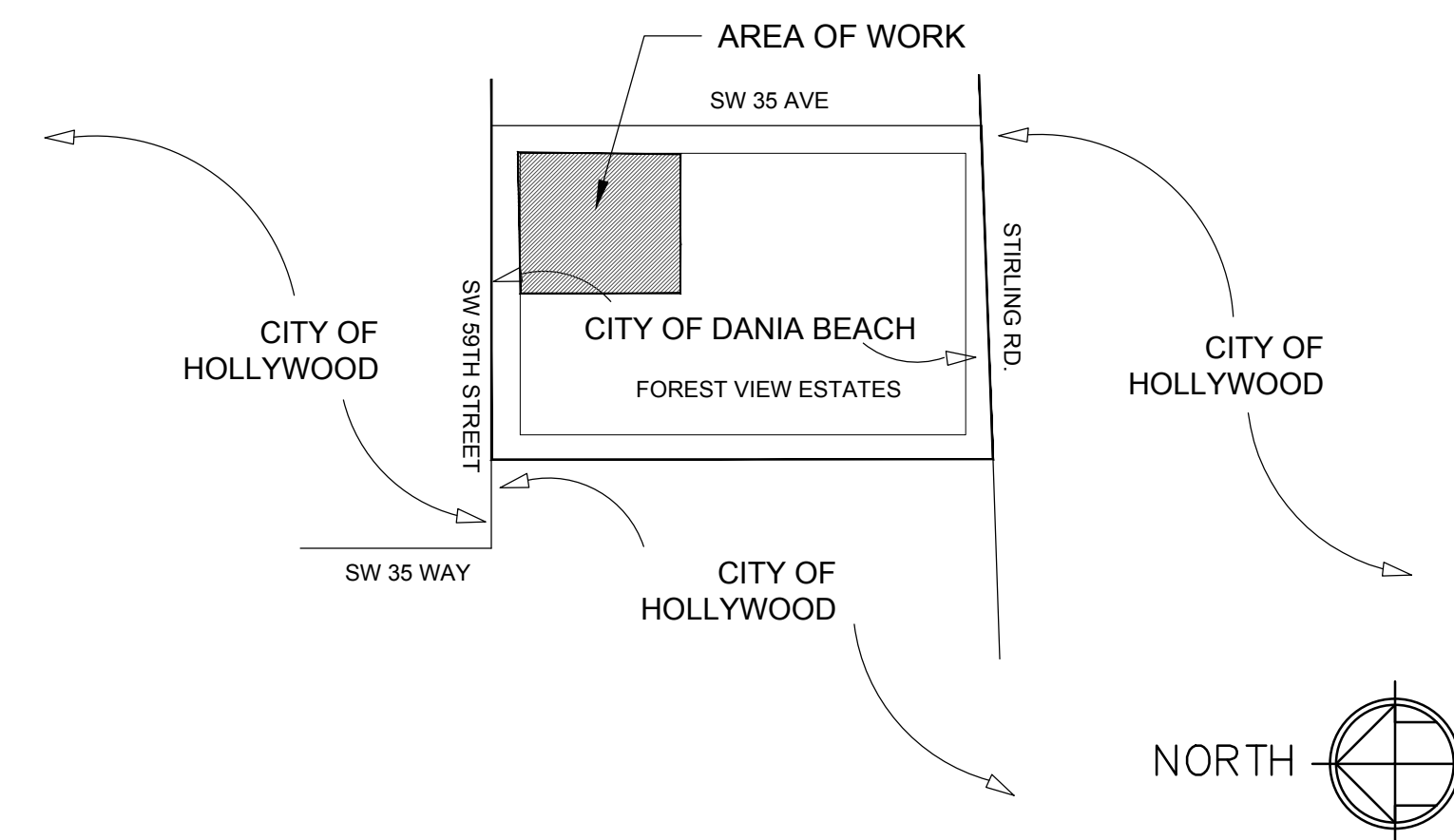
T-001 COVER SHEET
SURVEY
CIVIL COVER SHEET
C-1 CIVIL PAVING, GRADING AND
DRAINAGE PLAN
C-2 WATER AND SEWER PLAN
L-1 LANDSCAPE PLAN
IR-1 IRRIGATION PLAN
AS-101 SITE PLAN
A-101 FLOOR PLAN AND ELEVATIONS
PH-101 PHOTOMETRIC PLAN

4 DRAWING LIST
SCALE: N.A.

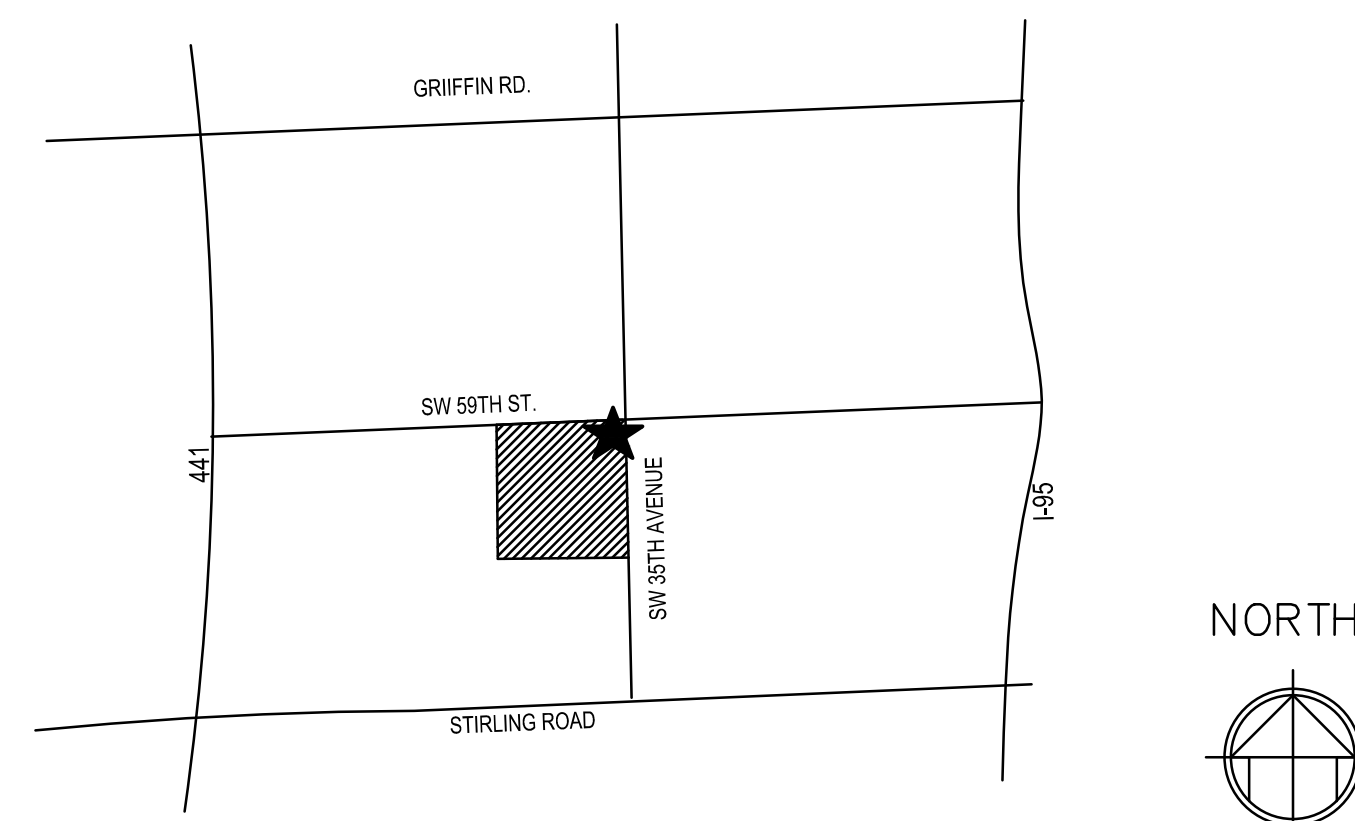


3 LOCATION PLAN
SCALE: N.A.

2 MUNICIPAL LIMITS
SCALE: N.T.S.



1 KEY PLAN
SCALE: N.T.S.



REV	DATE	DESCRIPTION
1	07/30/2014	10% COMMENTS
2	12/07/16	10% SUBMITTAL

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821
DRAWN BY: MO
CHECKED BY: MS
Copyright (c) by SYNALOVSKI ROMANIK SAYE
All Rights Reserved.

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T-001

FOREST VIEW ESTATES PLAT

A REPLAT OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 1, BLOCK 3, AND THE EAST HALF TRACT 1, BLOCK 3
"PLAT OF SEC.'S 28, 29, 31 AND 32, T. 50 S., R. 42 E.", - PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS
SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION

THE WEST 1/2 OF THE EAST 1/2 OF LOT 1, BLOCK 3, LESS THE PORTION LYING WITHIN 53 FEET OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 50 RANGE 42 AND THE EAST 1/2 OF THE EAST 1/2 OF LOT 1, BLOCK 3 OF "REED LAND COMPANY", PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE INTERSECTION OF A LINE 10.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND WITH A LINE 10.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 31;
THENCE ON AN ASSUMED BEARING OF SOUTH 87°47'36" WEST, ALONG SAID PARALLEL LINE, SAID LINE BEING FURTHER DESCRIBED AS THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD, A DISTANCE OF 158.13 FEET; THENCE NORTH 00°58'20" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SAID TRACT 1, A DISTANCE OF 43.07 FEET; THENCE NORTH 87°47'36" EAST, ALONG A LINE 53.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 114.74 FEET; THENCE NORTH 44°30'46" EAST, A DISTANCE OF 34.28 FEET; THENCE NORTH 01°13'55" EAST, ALONG A LINE 30.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 31, A DISTANCE OF 45.16 FEET; THENCE SOUTH 88°46'05" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 01°13'55" WEST, ALONG A LINE 10.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 31, A DISTANCE OF 110.58 FEET, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 20188, PAGE 857, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF TRACT 1 OF BLOCK 3 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF "PLAT OF SEC.'S 28, 29, 31 AND 32, T. 50S, R. 42E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING WITHIN THE EAST 30 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31, LESS THOSE LANDS CONDEMNED BY BROWARD COUNTY, FLORIDA IN CIVIL ACTION #80-11613.

TOGETHER WITH:
THE EAST 1/2 OF THE WEST 1/2 OF LOT 1, BLOCK 3, "REED LAND COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PORTION LYING WITHIN 53 FEET OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST.
SAID LAND LYING IN BROWARD COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS.

KNOW ALL MEN BY THESE PRESENTS THAT STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY, GLOBAL DEVELOPMENT, LLC, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "THE FOREST VIEW ESTATES PLAT", A REPLAT, ALL EASEMENTS, PUBLIC PARK AND LIFT STATION PARCEL ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: DANIEL SAWICKI, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 200__.

WITNESS: _____
PRINT NAME:

STIRLING, LLC, A FLORIDA LIMITED LIABILITY
COMPANY BY, GLOBAL DEVELOPMENT, LLC

WITNESS: _____
PRINT NAME:

BY: DANIEL SAWICKI, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS.

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DANIEL SAWICKI, MANAGER OF STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY, GLOBAL DEVELOPMENT LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 200__.

MY COMMISSION EXPIRES:

NOTARY SEAL

NOTARY PUBLIC

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34408, PAGE 1156 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SOUTHRUST BANK, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 200__.

WITNESS: _____
PRINT NAME:

SOUTHRUST BANK

WITNESS: _____
PRINT NAME:

BY: _____
PRINT NAME:
TITLE:

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS.

I HEREBY CERTIFY THAT ON THIS DAY PERSON'LLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF SOUTHRUST BANK TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH INDIVIDUAL AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 200__.

MY COMMISSION EXPIRES:

NOTARY SEAL

NOTARY PUBLIC

CITY OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH, HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____, 200__.

APPROVED: _____

CITY COMMISSION

THIS IS TO CERTIFY: THAT THIS PLAT OF "THE FOREST VIEW ESTATES PLAT" WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF DANIA BEACH, FLORIDA, BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____ A.D., 200__, AND THAT BY SAID RESOLUTION ALL THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

"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 FORM BROWARD COUNTY THAT ALL APPLICABLE IMPACTS FEES HAVE BEEN PAID OR ARE NOT DUE."

ATTEST: _____
CITY CLERK

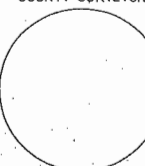
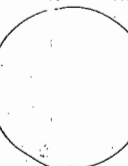
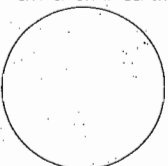
APPROVED: _____
MAYOR

CITY OF DANIA BEACH

COUNTY ENGINEER

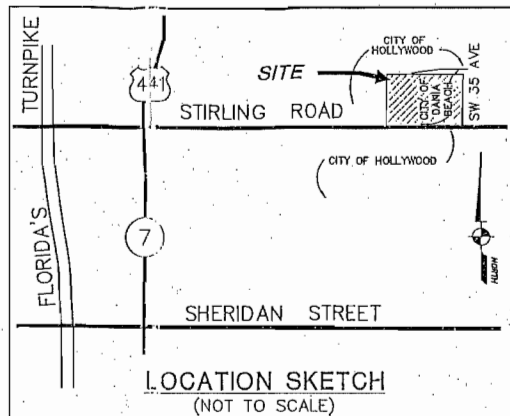
COUNTY SURVEYOR

SURVEYOR



PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.

SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 2004



BROWARD COUNTY ENGINEERING DIVISION

THIS IS TO CERTIFY:
THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200__.

BY: HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEER, REGISTRATION NO. 12506

BY: ERIC B. AUGUSTO
BROWARD COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 5695

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY THIS _____ DAY OF _____, 200__.

BY: _____
EXECUTIVE DIRECTOR OF DESIGNEE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200__.

BY: _____
ADMINISTRATOR OF DESIGNEE

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS IS TO CERTIFY:
THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200__.

BY: _____
DIRECTOR / 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.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS IS TO CERTIFY:
THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 200__, AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE

THIS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 4TH DAY OF JUNE, 2003. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

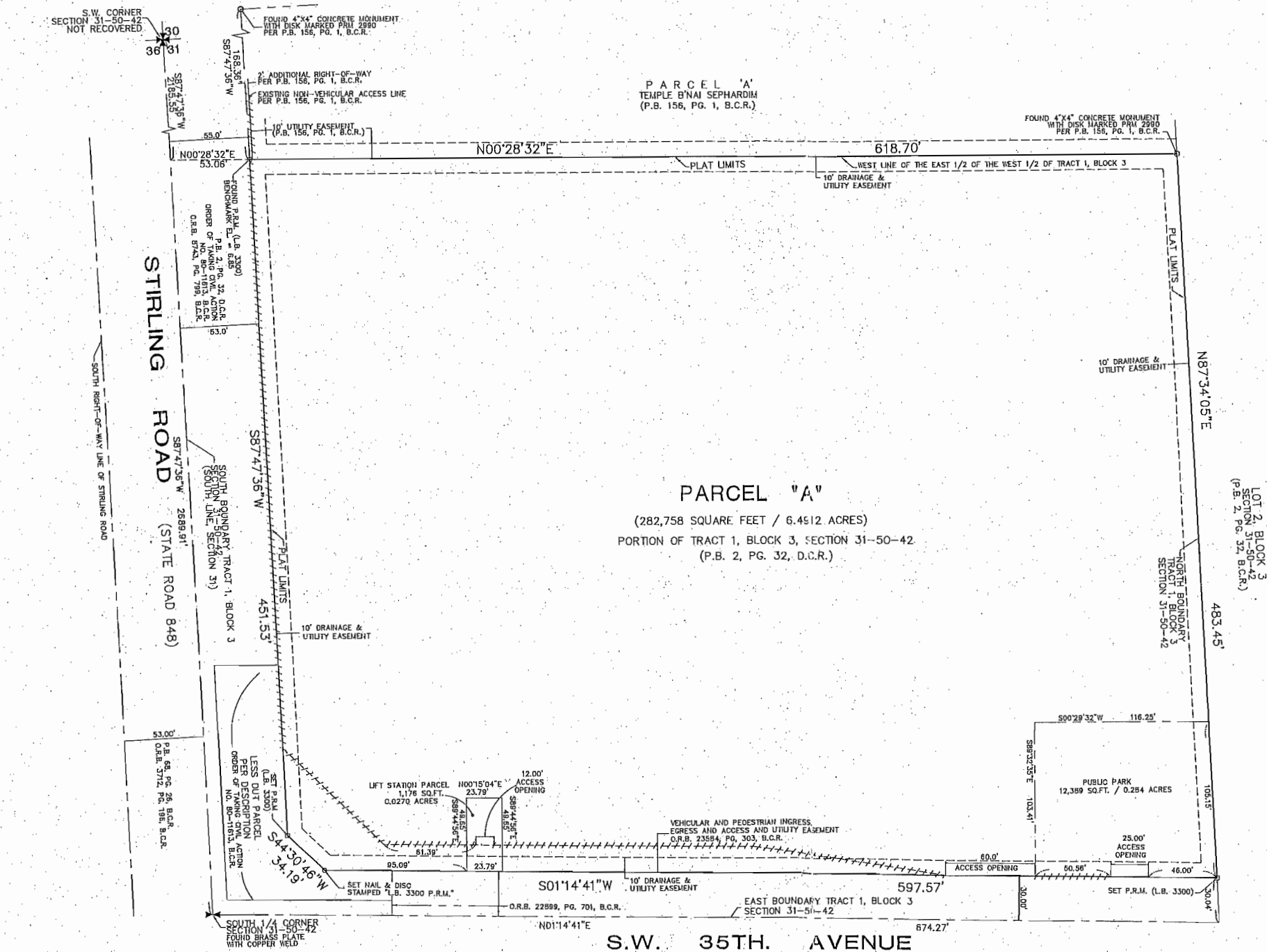
DATE: _____

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER L.B. 3300
50 S.W. 2ND. AVENUE, SUITE 102
BOCA RATON, FLORIDA, 33432

SEP 24 2004

PL-41-04

PREPARED BY:
JOHN T. DOGGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 2004



TABULAR DATA:	
TOTAL AREA THIS PLAT	296,323 SQUARE FEET / 6.8026 ACRES
PARCEL A	282,758 SQUARE FEET / 6.4912 ACRES
PUBLIC PARK	12,389 SQUARE FEET / 0.2844 ACRES
LIFT STATION PARCEL	1,176 SQUARE FEET / 0.0270 ACRES



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

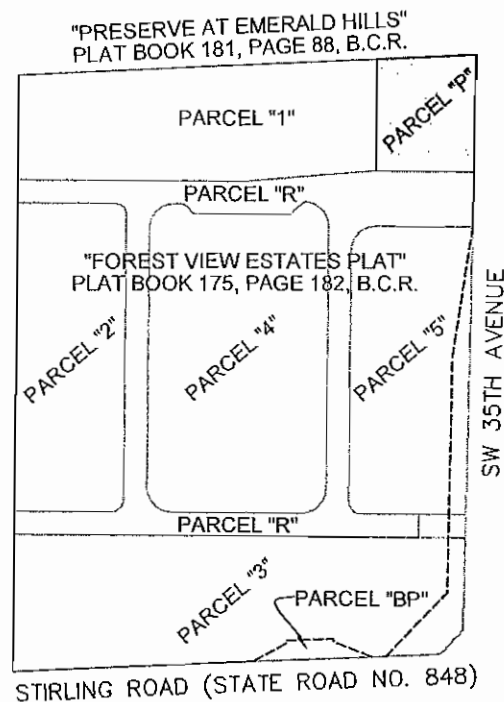
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PARCEL "P" OF "FOREST VIEW ESTATES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 182 AND 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 12,391 SQUARE FEET, 0.2845 ACRES.



LOCATION MAP

NOT TO SCALE

NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF PARCEL "P", BEING S01°14'41"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: FOREST VIEW ESTATES LLC

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 59421

DATE: 07/20/15

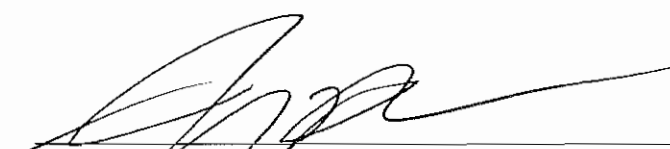
PARCEL "P"

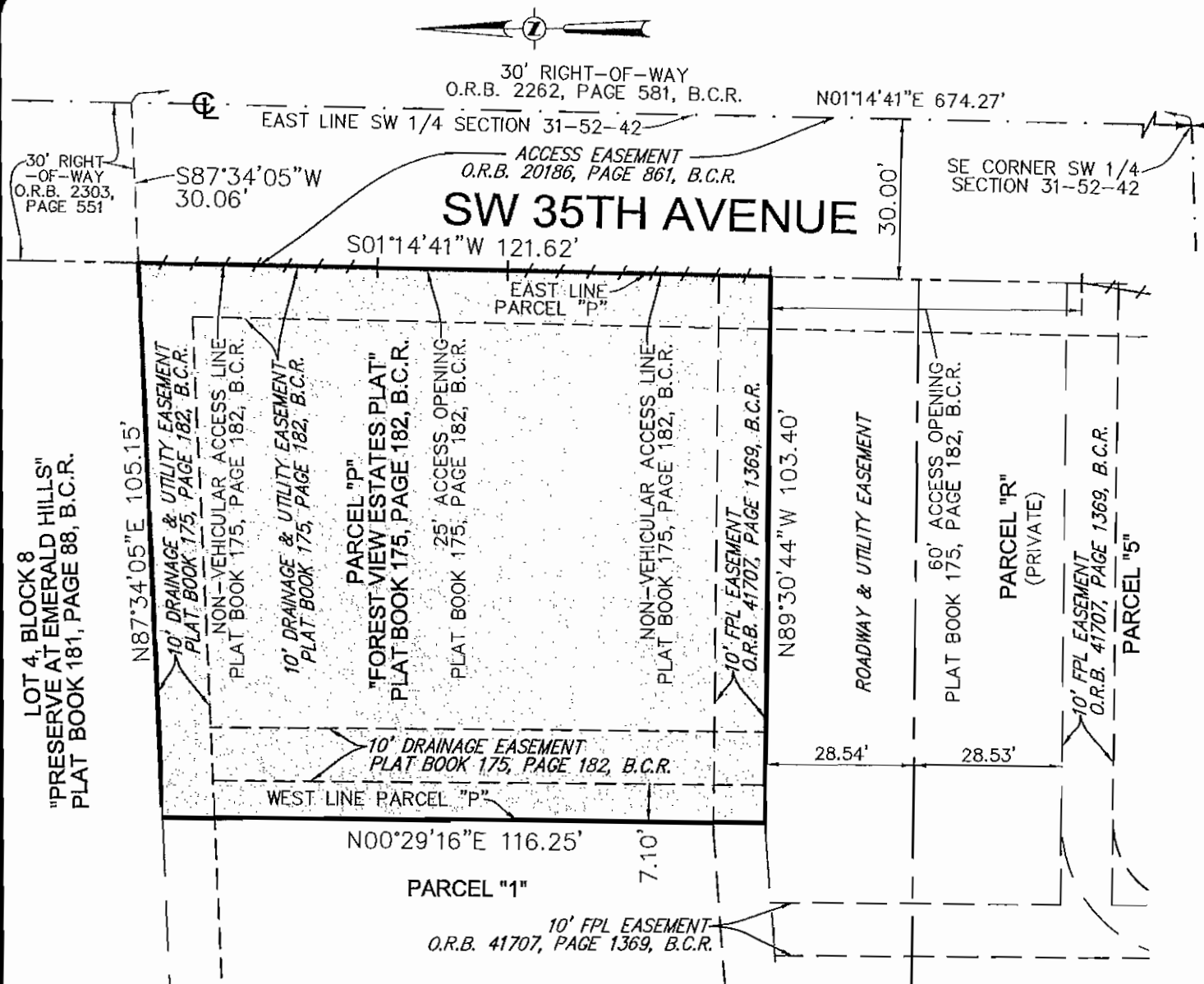
DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: FOREST VIEW ESTATES

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



FILE: FOREST VIEW ESTATES LLC

SCALE: 1"=30'

DRAWN BY: B.E.

ORDER NO.: 59421

DATE: 07/20/15

PARCEL "P"

DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: FOREST VIEW ESTATES

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:



CENTERLINE

O.R.B.

OFFICIAL RECORDS BOOK

B.C.R.

BROWARD COUNTY RECORDS

D.C.R.

DADE COUNTY RECORDS

FOREST VIEW ESTATES RECREATIONAL FACILITY

CITY OF DANIA BEACH, FLORIDA

INDEX OF DRAWINGS

COVERSHEET

C1	PAVING, GRADING & DRAINAGE PLAN
C2	WATER & SEWER PLAN
C3.1-3.2	PAVING & DRAINAGE DETAILS
C4	WATER AND SEWER DETAILS
C5	GENERAL NOTES AND SPECIFICATIONS

LEGAL DESCRIPTION:

PARCEL "P" FOREST VIEW ESTATES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175 PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

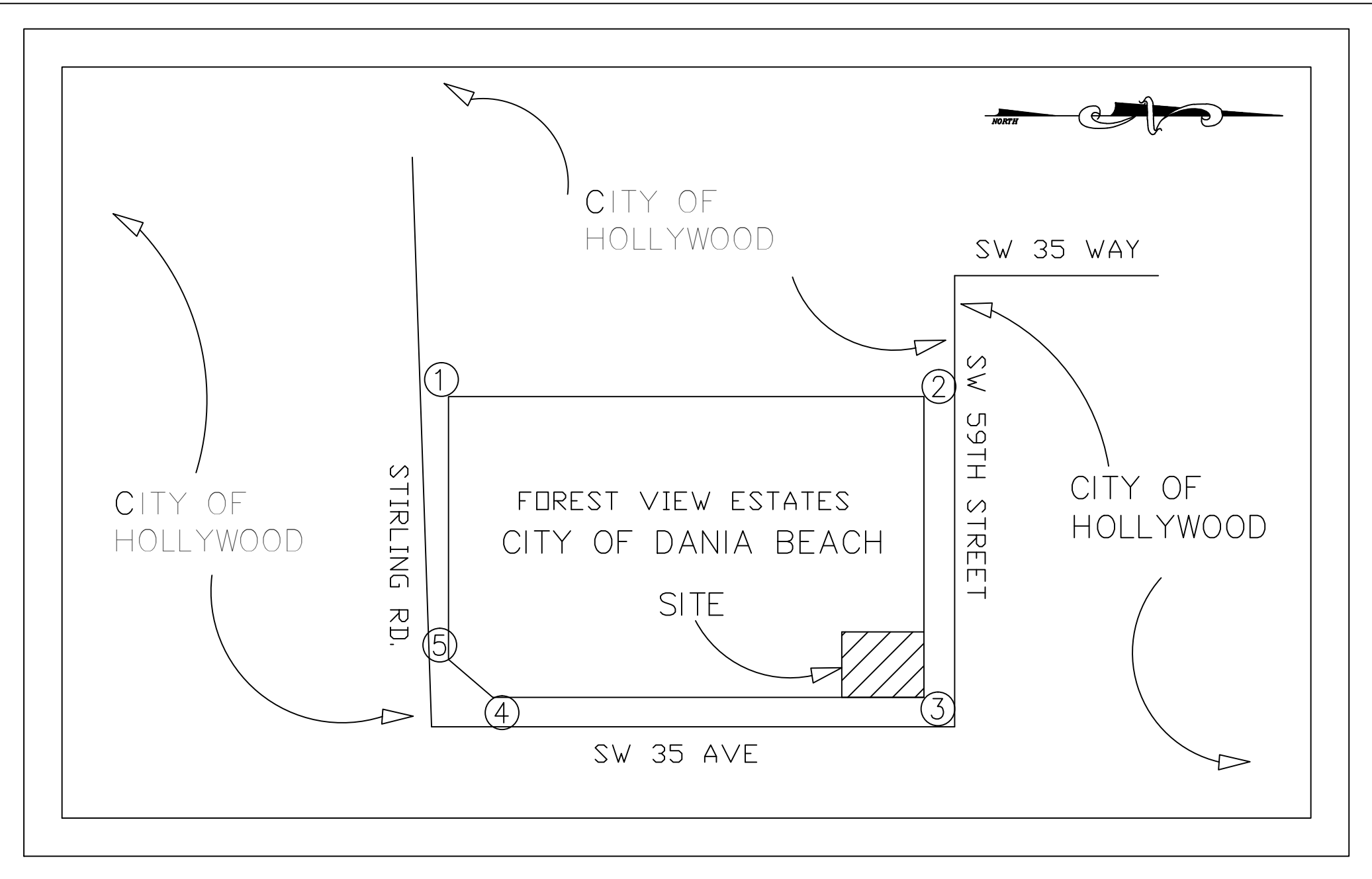
BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "P"; THENCE SOUTH 01° 14' 41" WEST ALONG THE EAST LINE OF SAID PARCEL "P", A DISTANCE OF 121.62 FEET;

THENCE NORTH 89° 30' 44" WEST ALONG THE SOUTH LINE OF SAID PARCEL "P", A DISTANCE OF 103.40 FEET;

THENCE NORTH 00° 29' 16" EAST ALONG THE WEST LINE OF SAID PARCEL "P", A DISTANCE OF 116.25 FEET;

THENCE NORTH 87° 34' 05" EAST ALONG THE NORTH LINE OF SAID PARCEL "P", A DISTANCE OF 105.15 FEET;

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA; CONTAINING 12,391 SQUARE FEET (0.289 ACRES) MORE OR LESS.



LOCATION MAP

WITH GPS COORDINATES IN NAD 83
SECTION 31, TOWNSHIP 50S, RANGE 42E
N.T.S.

TABLE OF GPS COORDINATES:
1. N 623666.11, E 920751.27
2. N 624284.80, E 920755.01
3. N 624306.40, E 921237.97
4. N 623708.95, E 921226.34
5. N 623684.51, E 921202.42

SITE AREA BREAKDOWN:

TOTAL SITE = 6.80 AC

BUILDING AREA = 2.03 AC
ROADS / DRIVES = 2.01 AC
TOTAL IMPERVIOUS = 4.04 AC

PERVIOUS AREA = 2.76 AC

DEVELOPER PLAN & ERU REVIEW BROWARD COUNTY/WATER & WASTEWATER ENGINEERING DIVISION

WWS'S APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED ABOVE GROUND STRUCTURES, ASPHALT, PAVING, LANDSCAPING, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRIC CABLE, AND OTHER UTILITY FACILITIES WITHIN RIGHTS-OF-WAY AND EXISTING AND PROPOSED POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS.

WWS NOTES:

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICES (WWS) STANDARDS AND SPECIFICATIONS.

PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED JANUARY 2013.

STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE DESIGN AND RECORD DRAWINGS.

THE VERTICAL DATUM USED FOR THESE DESIGN DRAWINGS IS NGVD 29. THE RECORD DRAWINGS ARE REQUIRED TO BE PRODUCED USING NAVD88.

RECORD DRAWINGS SHALL INCLUDE COLOR PHOTOGRAPHS OF ALL CONNECTIONS TO EXISTING WWS INFRASTRUCTURE AS WELL AS ALL CRITICAL UTILITY CROSSINGS AND WHERE SPECIFICALLY REQUIRED ON DESIGN DRAWINGS. ALL PHOTOGRAPHS INCLUDED IN THE RECORD DRAWINGS WILL ALSO BE PROVIDED TO WWS IN JPEG FORMAT ON CD OR DVD MEDIA. SEE "MINIMUM DRAWING REQUIREMENTS FOR PIPING PROJECTS" FOR THE DETAILS.

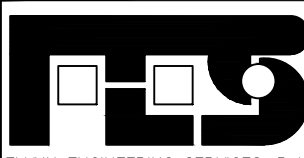
WATER ERU					
TYPE OF USE	UNIT OF MEASURE	NUMBER OF UNITS	ERU'S PER UNIT	NUMBER OF ERU'S	ERU REFERENCE CODE
CLUBHOUSE	EACH	1.000	1.000	1.000	—
WATER TOTAL				1.000	

SEWER ERU					
TYPE OF USE	UNIT OF MEASURE	NUMBER OF UNITS	ERU'S PER UNIT	NUMBER OF ERU'S	ERU REFERENCE CODE
CLUBHOUSE	EACH	1.000	1.000	1.000	—
SEWER TOTAL				1.000	

* WATER METER TALLY / NUMBER OF METERS			
SIZE	5/8"	1"	1 1/2"
DOMESTIC		1	

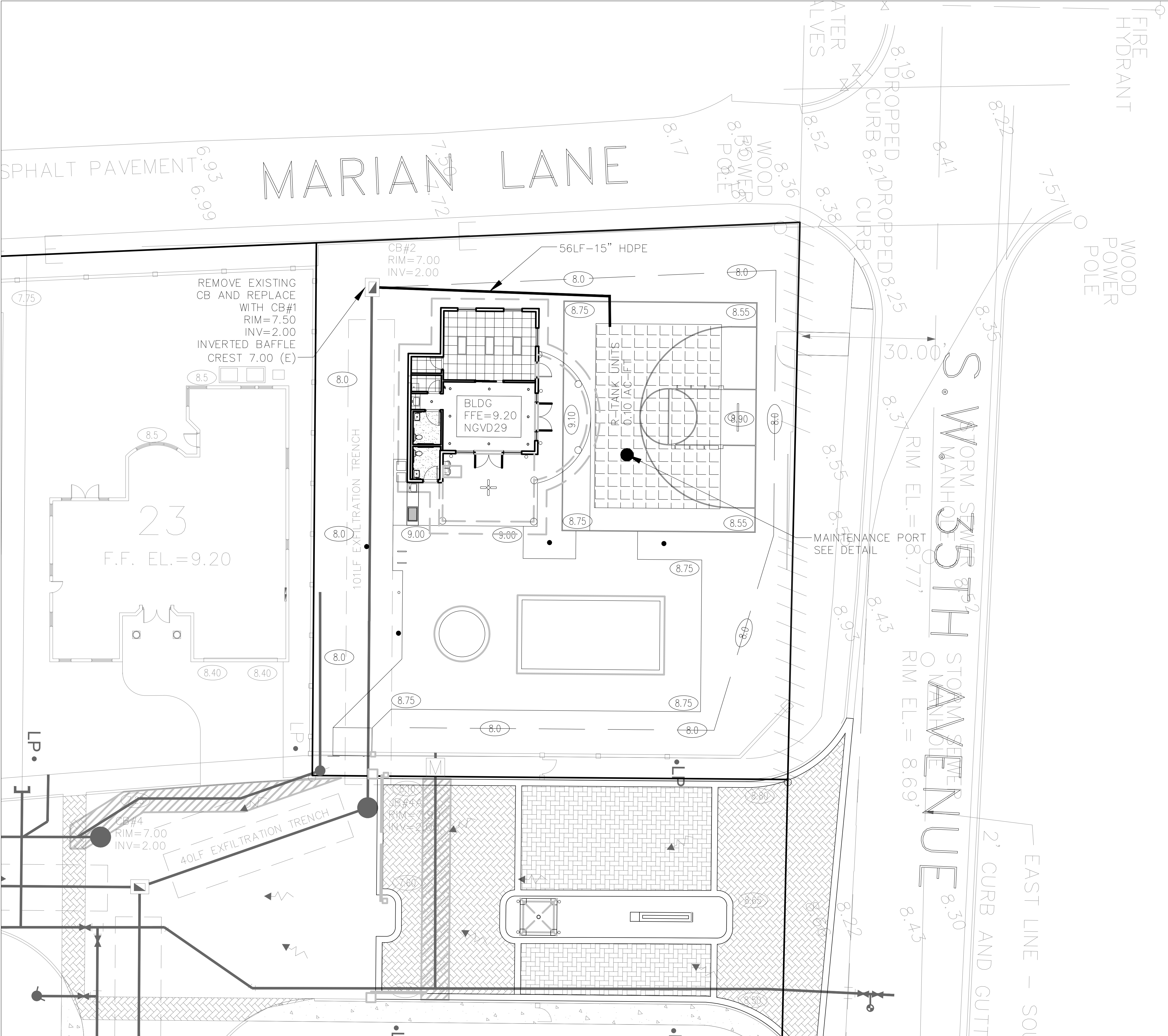
ACCEPTANCE	INITIAL	DATE
ERU REVIEWER CHIEFFDDC		

*BASED ON THE ASSUMPTION THAT 31 SINGLE FAMILY HOMES AND 1 CLUBHOUSE AT THE RECREATIONAL FACILITY ARE PROPOSED TO BE BUILT.

 FLYNN ENGINEERING SERVICES, P.A. CIVIL ENGINEERS	Job No. 04-0457.02
	Plot Date 08/31/15
1512 EAST BROWARD BLVD. SUITE 100 A FT. LAUDERDALE, FL 33301 EB# 6578	Drawn by DRS
PHONE: (954) 522-1004 FAX: (954) 522-7630 www.flynnengineering.com	Proj. Engr. DRS
	Appr. by DRS
	0 of 6

PROJ. NO 2500

DWG. NO. 0231-73-097



GENERAL PGD NOTES:

1. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED, TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

2. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVEWAY, PROPERTY LINE, OR ROADWAY.

3. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.

STORM DRAINAGE NOTES:

THIS PROPERTY LIES IN FLOOD ZONE X, ELEV = N/A ON FIRM PANEL 12011C 0562 H, DATED 08/16/14.

BROWARD COUNTY 100 YEAR FLOOD CONTOUR = ELEV. 7.00 NGVD.
BROWARD COUNTY 10 YEAR FLOOD CONTOUR = ELEV. 6.00 NGVD.
BROWARD COUNTY AVERAGE WET SEASON WATER LEVEL = ELEV. 2.00 NGVD.

- LEGEND:**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER METER
 - DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - WATER MAIN
 - SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SIAMSE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE REMOVED
 - PROPERTY LINE

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.G.V.D. 29

N.G.V.D. 29

1' = 1'

NA.V.D. 88

NA.V.D. 88 = N.G.V.D. 29 + 1.5'
N.G.V.D. 29 = NA.V.D. 88 + 1.5'

NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT: WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES



FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title

PAVING, GRADING,
AND DRAINAGE PLAN

Job Title

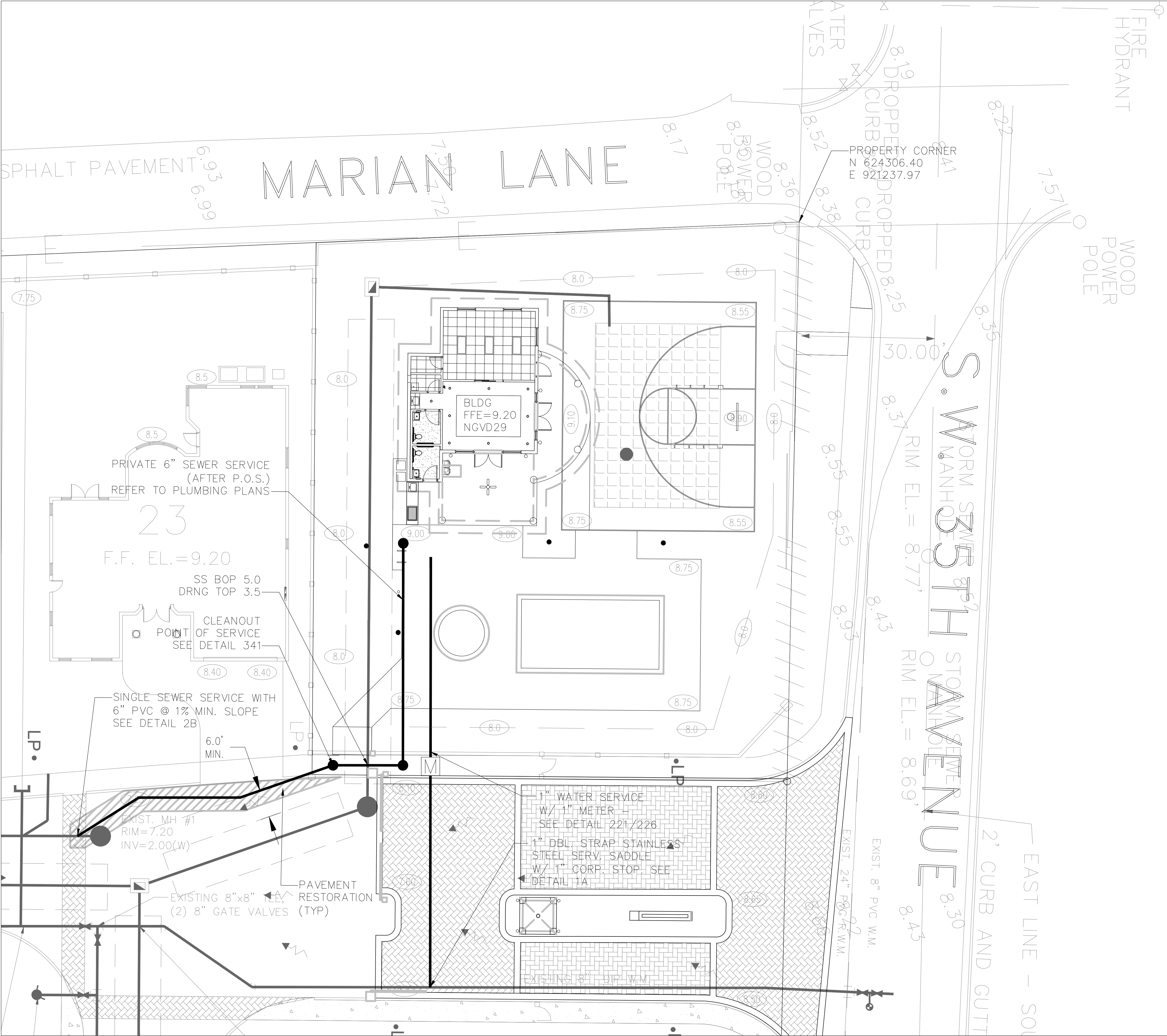
FOREST VIEW ESTATES
RECREATIONAL FACILITY

CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

Phase:
PERMITTING
DOCUMENTS

Revisions

Scale: 1"=10'	Date 06/02/14
Job No. 04-0457.02	Plot Date 11/28/16
Drawn by DRS	Sheet No. C1
Proj. Mgr. DRS	
Appr. by DRS	1 of 6



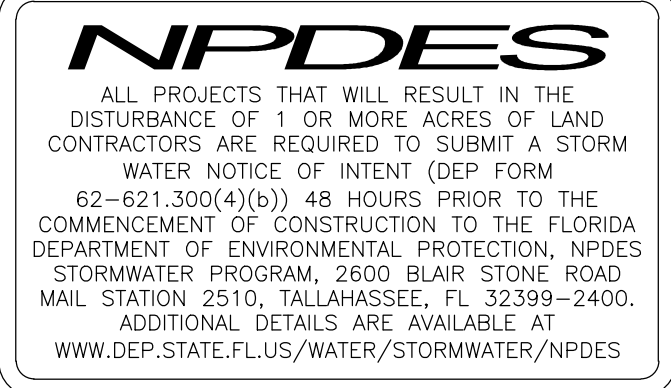
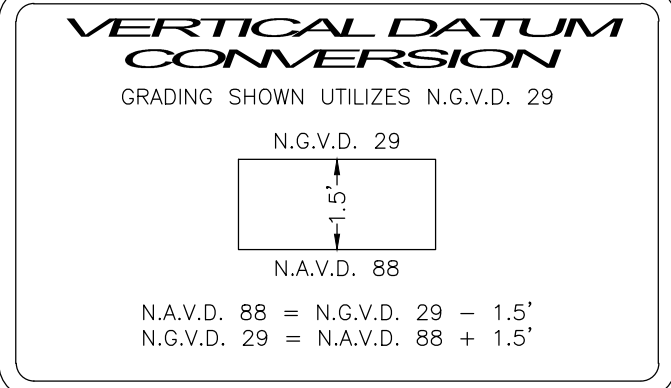
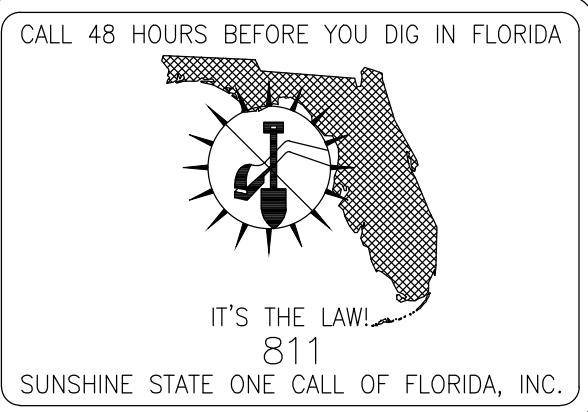
WATER AND SEWER NOTES:

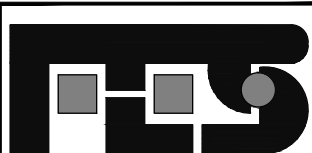
1. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
2. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
3. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH BCOES FOR WATER MAIN CONNECTIONS. UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY BCOES PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
4. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL
5. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
6. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
7. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION, ELEVATION, AND SIZE AND NOTIFY ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

WATER AND SEWER TO BE COVERED BY 34" U.E. OVER ROADWAY WHICH EXTENDS 5' OUTSIDE OF THE EDGE OF PAVEMENT ON EACH SIDE AND WHICH HAS BEEN DEDICATED BY PLAT.

LEGEND:

- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMSE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED
- PROPERTY LINE





FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308
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FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title

WATER AND SEWER PLAN

Job Title

FOREST VIEW ESTATES
RECREATIONAL FACILITY

CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

Phase:
PERMITTING
DOCUMENTS

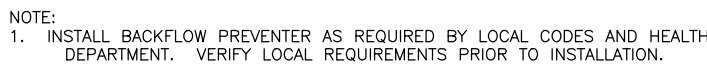
Revisions

Scale: 1"=10'	Date 06/02/14
Job No. 04-0457.02	Plot Date 11/28/16
Drawn by DRS	Sheet No. C2
Proj. Mgr. DRS	
Appr. by DRS	2 of 6

Architectural floor plan of a house with a swimming pool. The plan includes a large swimming pool at the top, a central living area with a fireplace, a kitchen, and a dining area. There are several bedrooms and bathrooms. The plan is annotated with numerous dimensions and notes, including '3/4', '1 1/2', '1', '1/4', '1/2', '1 ws', and '1 M'. It also features numbered circles 1 through 7 and a letter 'P'.

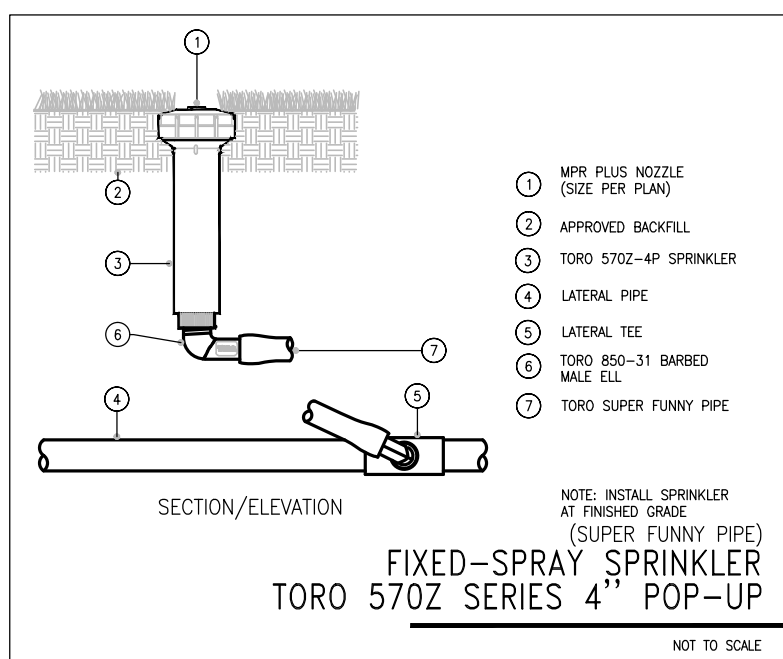
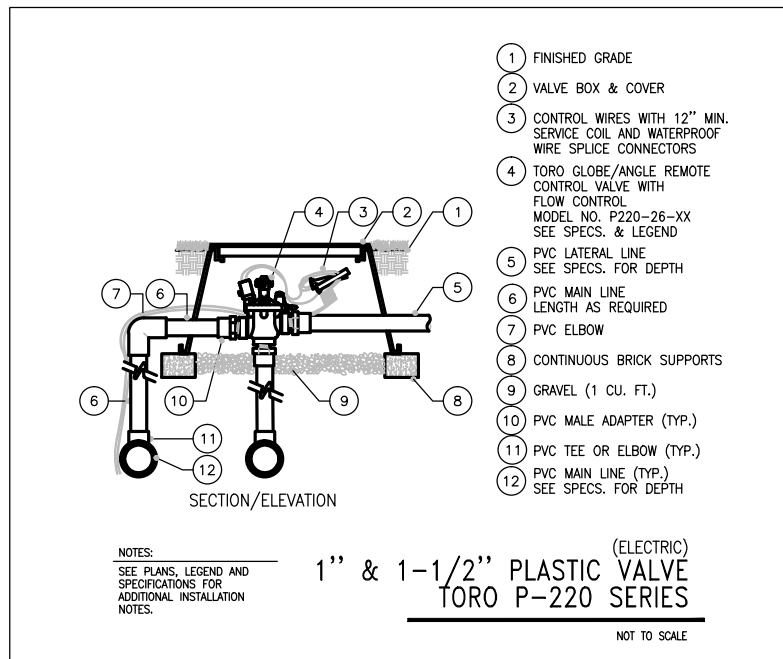
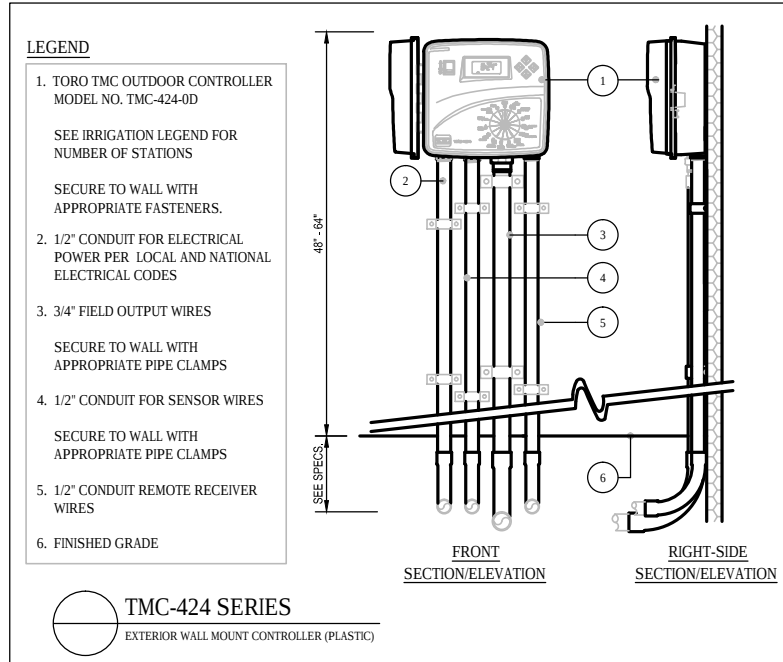
<u>Zone No.</u>	<u>Head Type</u>	<u>GPM</u>	<u>Valve Size</u>
1	Spray	11	1"
2	Spray	12	1"
3	Spray	13	1"
4	Spray	13	1"
5	Spray	13	1"
6	Spray	11	1"
7	Spray	11	1"

THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF APPENDIX F, CONSTRUCTION AND BUILDING CODES FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, OF THE FLORIDA BUILDING CODE.



NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT
WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL
BUT NOT IN THE PATH OF SPRINKLER SPRAY.

Hunter® MINI-CLIK



1. This design is diagrammatic. All piping, valves, etc., shown within paved areas or outside property lines is for design clarification only and shall be installed in landscaped areas within the property boundaries where possible. No irrigation equipment may be installed outside property lines unless otherwise directed.

2. This system has been designed to conform with the requirements of the applicable codes. Should any conflict exist, the requirements of the codes shall prevail.

3. All sprinkler equipment not otherwise detailed or specified shall be installed as per the manufacturer's recommendations and specifications.

4. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of the larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.

5. It is the responsibility of the Irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The Irrigation Contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc. The Irrigation Contractor shall also familiarize himself with the landscape plan and coordinate the installation with the Landscape Contractor.

6. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any changes necessary.

7. The Irrigation Contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with no overspray on to walks, streets, walls, etc. To eliminate overspray, low angle and variable arc nozzles may be substituted for standard spray nozzles.

8. All pipe and wire installed beneath paving shall be sleeved in Schedule 40 PVC pipe.

9. All threaded PVC joints shall be made using Schedule 80 PVC nipple stubs and solvent weld couplings. No threaded adapters will be allowed. All other PVC joints shall be of the same type as the specified pipe, i.e., 'O' ring or solvent weld.

10. All above ground piping shall be schedule 40PVC, unless other wise specified.

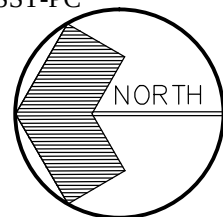
11. All sprinkler heads with flow rates of 7 GPM or less shall be mounted on flex type swing joints. Flex type pipe shall be used for swing joints only and not lateral lines. All sprinkler heads with flow rates greater than 7 GPM shall be mounted on PVC swing joints of the same size as the sprinkler head inlet.

12. Unless otherwise specified shrub type heads may be substituted for 4" (or less) pop-up heads as landscaping dictates. Riser extenders may be used on pop-up heads. All shrub risers shall be Schedule 40 PVC and painted flat or satin black. Risers shall be supported with rebar or angle iron secured by stainless steel clamps.

13. This system has been designed to provide a 100% coverage with 100% overlap. All water used for irrigation shall be rust free. If a chemical injection system is used in a well water system, the well shall be protected in accordance with Florida state law.

<u>Symbol</u>	<u>Manufacturer</u>	<u>Part No.</u>	<u>Description</u>
		5/8"	Water meter.
	Wilkins	720A	Pressure vacuum breaker.
	Toro	TMC-424-OD-8H	Controller-mount at location shown or as directed.
	Hunter	Mini-Click II	Rain switch-mount at location shown or as directed.
	Toro	P220-26-04	1" solenoid valve with valve box.
		Schedule 40	PVC main
		SDR26 / Class160	PVC pipe
		Schedule 40	PVC sleeves
Not Shown		14AWG Type UF	Direct burial irrigation wire.

Symbol	Toro Part No.	Type	PSI	GPM	Rad.
	570Z-4P-8-Q-PC	4" pop-up spray	30-40	.22	8'
	570Z-4P-8-H-PC	4" pop-up spray	30-40	.44	8'
	570Z-4P-10-Q-PC	4" pop-up spray	30-40	.33	10'
	570Z-4P-10-T-PC	4" pop-up spray	30-40	.44	10'
	570Z-4P-10-H-PC	4" pop-up spray	30-40	.66	10'
	570Z-4P-12-Q-PC	4" pop-up spray	30-40	.48	12'
	570Z-4P-12-T-PC	4" pop-up spray	30-40	.64	12'
	570Z-4P-12-H-PC	4" pop-up spray	30-40	.96	12'
	570Z-4P-15-Q-PC	4" pop-up spray	30-40	.75	15'
	570Z-4P-15-T-PC	4" pop-up spray	30-40	1.00	15'
	570Z-4P-15-H-PC	4" pop-up spray	30-40	1.50	15'
	570Z-4P-15-TT-PC	4" pop-up spray	30-40	2.00	15'
	570Z-4P-15-F-PC	6" pop-up spray	30-40	3.00	15'
	570Z-4P-4-EST-PC	4" pop-up spray	30-40	.43	4' X 15'
	570Z-4P-4-SST-PC	4" pop-up spray	30-40	.88	4' X 30'
	570Z-4P-4-CST-PC	4" pop-up spray	30-40	.86	4' X 30'
	570Z-4P-4S-SST-PC	4" pop-up spray	30-40	.50	4' X 18'



SCALE 1" = 10'

070934

9932 N.W. 52nd Street
Sunrise, Florida 33351

LAUDERDALE BY THE SEA, FLA
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www.synalovski.com

Manuel Synalovski, AIA
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SEAL

LICENSE NO. AA26001863

FOREST VIEW RECREATIONAL FACILITY

STIRLING & 35TH AVENUE
DANIA BEACH, FL

CLIENT:

[illegible]

DESIGN
DELIVERABLE

ISSUE DATE: 04/03/2014

PROJECT NUMBER: 1073-120821

DRAWN BY: MN

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SHEET TITLE

IRRIGATION PLAN

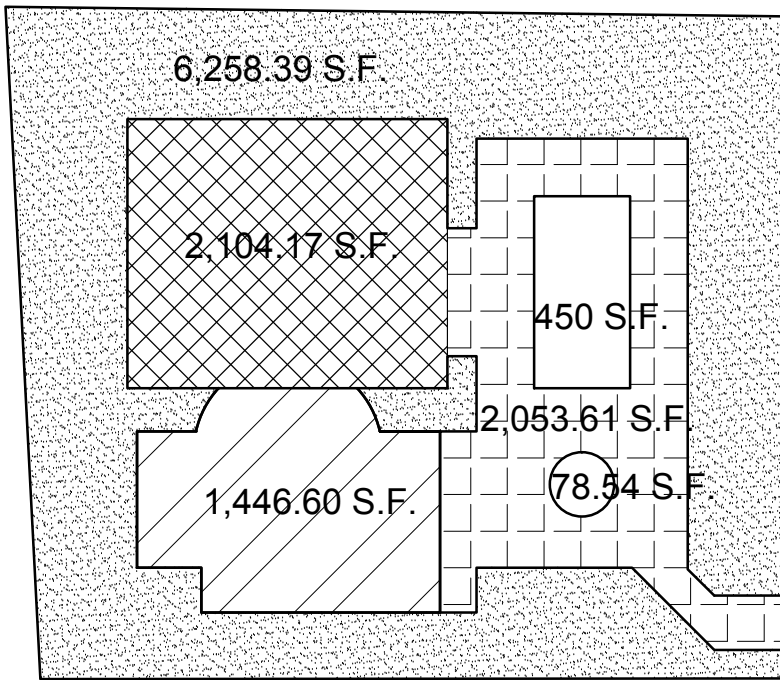
###

SHEET NUMBER:

IR-1

E:\Forest View Recreational Facility\Drawings\Phase Submittals\2016 DPC\AS-101.dwg 15/2017 12:20:19 PM

A SEPARATE BUILDING PERMIT SHALL BE SUBMITTED FOR THE POOL, POOL DECK ,
SITE AND FENCE PER FBC-ADM-107.3



SITE CALCULATIONS

NET ACREAGE	0.284 ACRES (12,391.00 SQ.FT.)	
TOTAL SITE AREA :	12,391.00 SQ.FT.	100.00%
TOTAL PERVIOUS MIN :	4,956.40 SQ.FT.	40%
TOTAL IMPERVIOUS MAX :	7,434.60 SQ.FT.	60%
IMPERVIOUS AREA CALCULATIONS:		
BUILDING FOOT PRINT AREA :	1,446.60 SQ.FT.	23.59%
SWIMMING POOL :	528.54 SQ.FT.	8.62%
DECK :	2,053.30 SQ.FT.	33.48%
PLAYCOURT :	2,104.17 SQ.FT.	34.31%
TOTAL IMPERVIOUS AREA PROVIDED :	6,132.61 SQ.FT.	49.49% (60%)
TOTAL PERVIOUS AREA PROVIDED :	6,258.39 SQ.FT.	50.51% (40%)

SITE INFORMATION:

EXISTING LAND USE (Broward County) : L-5
EXISTING LAND USE (City of Dania Beach) : L-5
EXISTING ZONNING : PRD-1
UTILITIES:
ELECTRIC - FP & L
WATER & SEWER - CITY OF HOLLYWOOD

BUILDING HEIGHT: 19'-4" A.F.G.

SETBACKS:	REQUIRED	PROVIDED
NORTH (REAR SETBACK)	15 FT	16 FT
EAST (FRONT SETBACK)	20 FT	54 FT
SOUTH (SIDE SETBACK)	20 FT	48 FT
WEST (SIDE SETBACK)	5 FT	10 FT.

DEDICATION OF PARK LAND

DEMAND GENERATION RATE :
31 UNITS/ 6.8 ACRES = 4.55 UNITS = 3.0 PERSONS/ DWELLING

DEMAND CALCULATION:
3 ACRES/ 1,000 POP x 31 DWELLING UNITS x 3 PERSON/UNIT =0.279 ACRES
APPRAISED COST OF LAND = \$68,000 - \$35,100 (PREVIOUSLY PAID) = \$32,900

PARKING CALCULATIONS

COMMUNITY FACILITY
PUBLIC ASSEMBLY : 632 S.F. @ 1 PER 1,000 S.F. = 1 PARKING SPACE
297 S.F. @ 7 S.F. = 42.4 / 4 PER SEAT = 11 PARKING SPACES
REQUIRED PARKING = 12 PARKING SPACES

EXISTING FOREST VIEW ESTATE DEVELOPMENT PARKING CALCULATIONS:

REQUIRED : 2.2 PARKING SPACES PER UNIT EXCLUDING GARAGE
31 UNITS = 2.2 x 31 = 68.2 REQUIRED

PROVIDED: 31 MODEL UNITS WITH 2 OFF STREET PARKING PER UNIT
31 x 2 = 62 SPACES + 7 GUEST PARKING SPACES

TOTAL: 69 PARKING SPACES PROVIDED

REQUIRED 74 PARKING SPACES DEFICIENT BY 5 PARKING VARIANCE REQUIRED.
(7 GUEST PARKING SPACES + 5 ADDITIONAL SPACES FOR A TOTAL OF 12 SPACES
FOR THE RECREATIONAL CENTER USE), EXISTING PARKING CONCURRENT WITH
FOREST VIEW ESTATES SITE.

BICYCLE PARKING REQUIREMENT

PUBLIC ASSEMBLY :	PER TABLE 265-51
COMMUNITY FACILITY	25% OF 12 AUTOMOBILE SPACES REQUIRED
	3 REQUIRED 4 PROVIDED (2 SPACE P/STAND)



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Manuel Synalovskij, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

REV	DATE	DESCRIPTION
1	10/30/2014	LOG COMMENTS
2	12/07/16	RE SUBMITTAL

3 SITE DATA

The West 1/2 of the East 1/2 of Lot 1, Block 3, less the portion lying within 53 feet of the South line of Section 31, Township 50 Range 42 and the East 1/2 of the East 1/2 of Lot 1, Block 3 of "REED LAND COMPANY", Plat Book 2, Page 32, of the Public Records of Dade County, Florida. Said lands situate, lying and being in Broward County, Florida.

LESS the following described parcel:
BEGINNING at the intersection of a line 10.00 feet West of, and parallel with, the East line of the Southwest one-quarter (SW 1/4) of Section 31, Township 50 South, Range 42 East, and with a line 10.00 feet North of, and parallel with, the South line of said Section 31;
Thence on an assumed bearing of South 87°47'36" West, along said parallel line, said line being further described as the North Right-of-Way line of Stirling Road, a distance of 158.13 feet;
Thence North 00°58'20" East, along the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of said Tract 1, a distance of 43.07 feet;
Thence North 87°47'36" East, along a line 53.00 feet North of, and parallel with, the South line of said Section 31, a distance of 114.74 feet;
Thence North 44°30'46" East, a distance of 34.28 feet;
Thence North 01°13'55" East, along a line 30.00 feet West of, and parallel with the East line of the Southwest one-quarter (SW 1/4) of said Section 31, a distance of 45.16 feet;
Thence South 88°46'05" East, a distance of 20.00 feet;
Thence South 01°13'55" West, along a line 10.00 feet West of, and parallel with, the East line of said Southwest one-quarter (SW 1/4) of Section 31, a distance of 110.58 feet, to the POINT OF BEGINNING.
LESS the following lands conveyed by Deed recorded in Official Records Book 20186, Page 887, of the Public Records of Broward County, Florida, being more particularly described as follows:

TOGETHER WITH:
That portion of Tract 1 of Block 3 of Section 31, Township 50 South, Range 42 East of "PLAT OF SEC'S 28, 29, 31 AND 32, T. 50S, R. 42E", according to the plat thereof, as recorded in Plat Book 2, at Page 32, of the Public Records of Dade County, Florida, lying within the East 30 feet of the Southwest one-quarter of said Section 31, LESS those lands condemned by Broward County, Florida in Civil Action #80-11613.

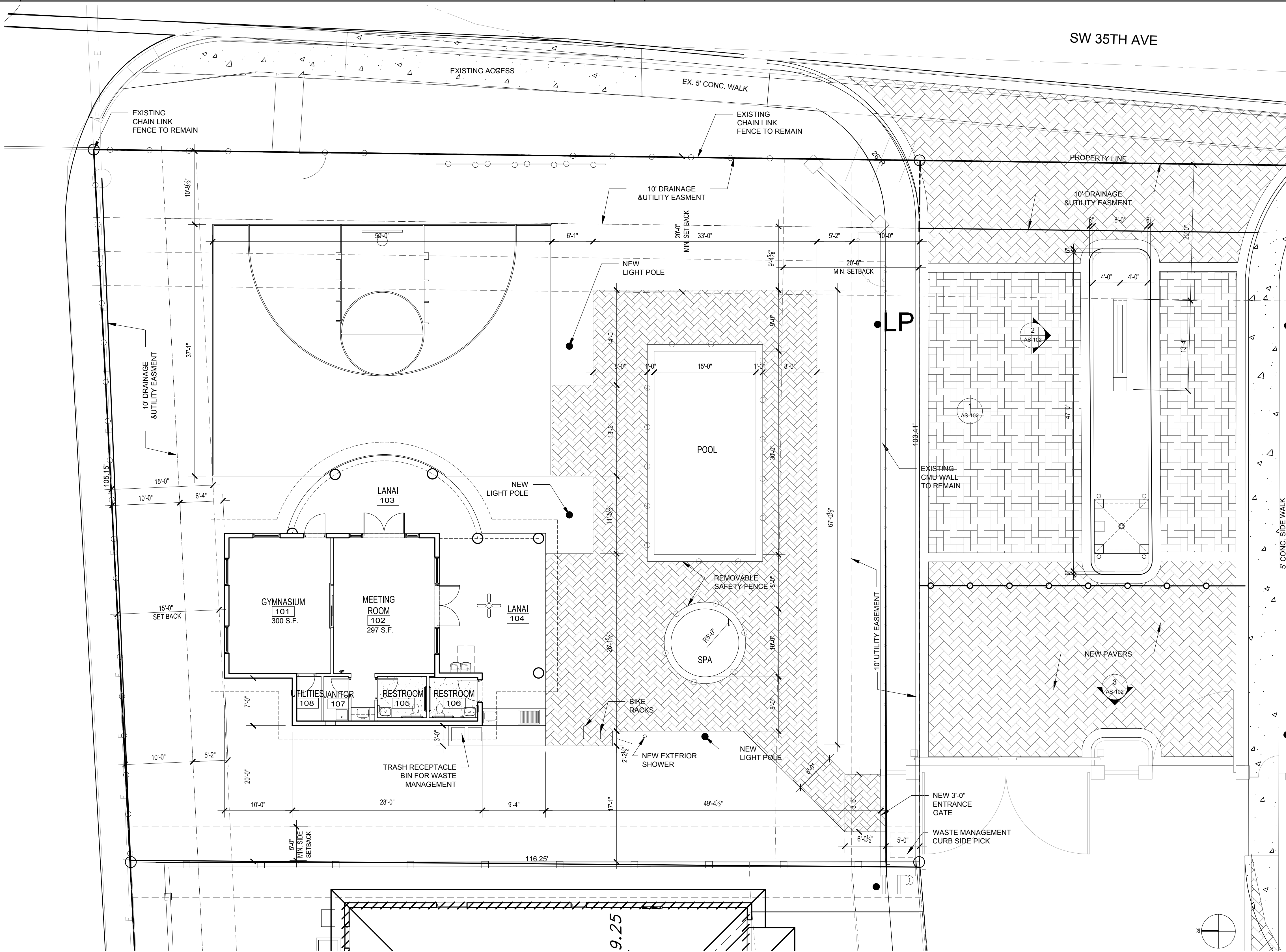
TOGETHER WITH:

The East 1/2 of the West 1/2 of Lot 1, Block 3, "REED LAND COMPANY", according to the plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida. LESS that portion lying within 53 feet of the South line of Section 31, Township 50 South, Range 42 East.
Said land lying in Broward County, Florida.

1 LEGAL DESCRIPTION
SCALE: NTS

5 NOTES

4 SITE CALCULATIONS
SCALE: N.T.S.



2 SITE PLAN
SCALE: 1/8"=1'-0"

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821

DRAWN BY: MO

CHECKED BY: MS

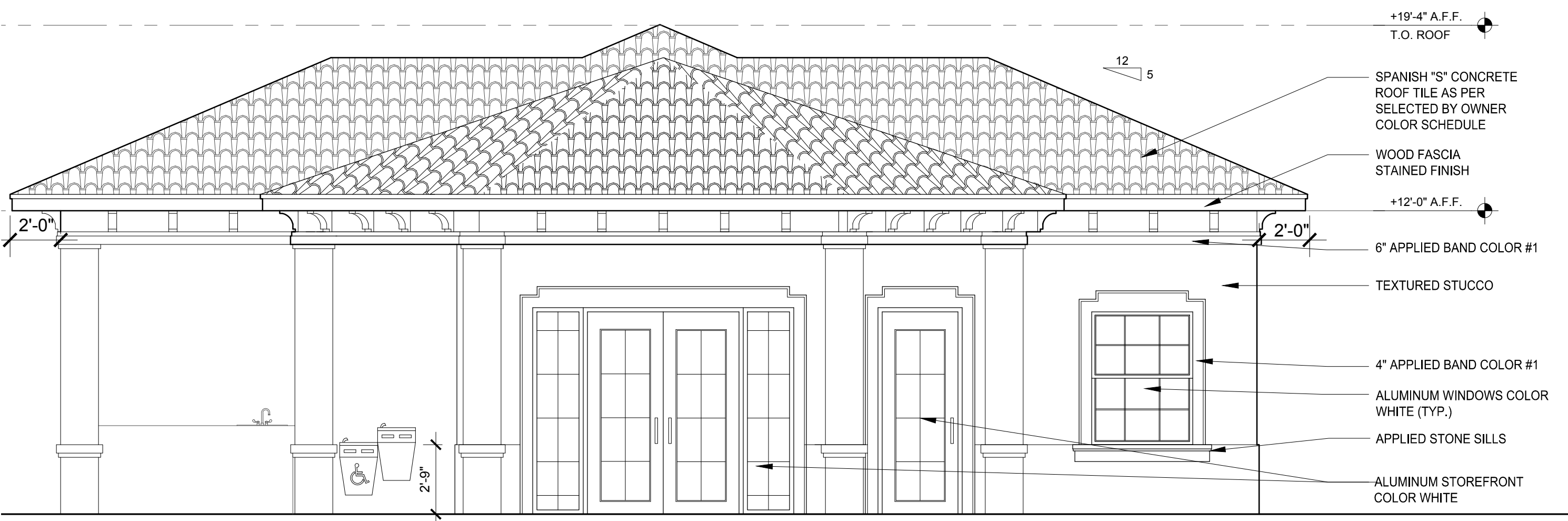
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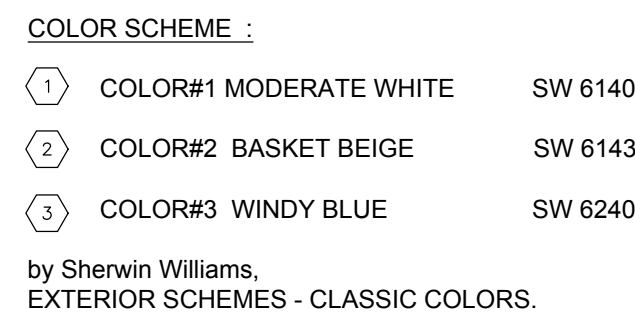
SITE PLAN
SITE DATA

SHEET NUMBER:

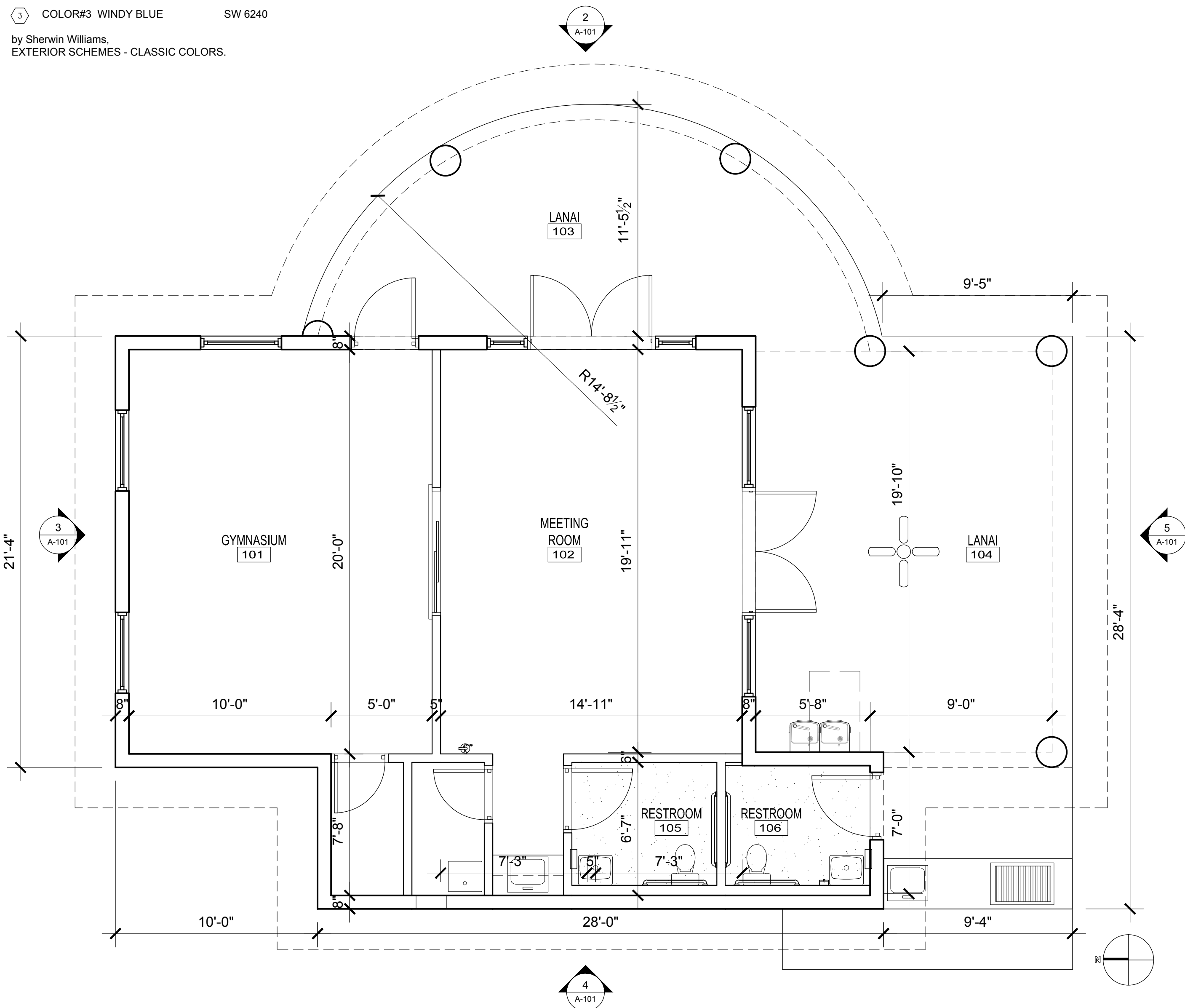
AS-101



5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 | WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

[illegible]

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821
DRAWN BY: MO
CHECKED BY: MS

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FLOOR PLAN & ELEVATIONS

SHEET NUMBER:

A-101

FOREST VIEW RECREATIONAL FACILITY

FOREST VIEW CIRCLE & SW 35TH AVENUE
DANIA BEACH, FL

CLIENT:

[illegible]

DESIGN SITE PLANNING
DELIVERABLE: SUBMITTAL
ISSUE DATE: 06/13/2014

PROJECT NUMBER: 1073-120821
DRAWN BY: MO

CHECKED BY: MS

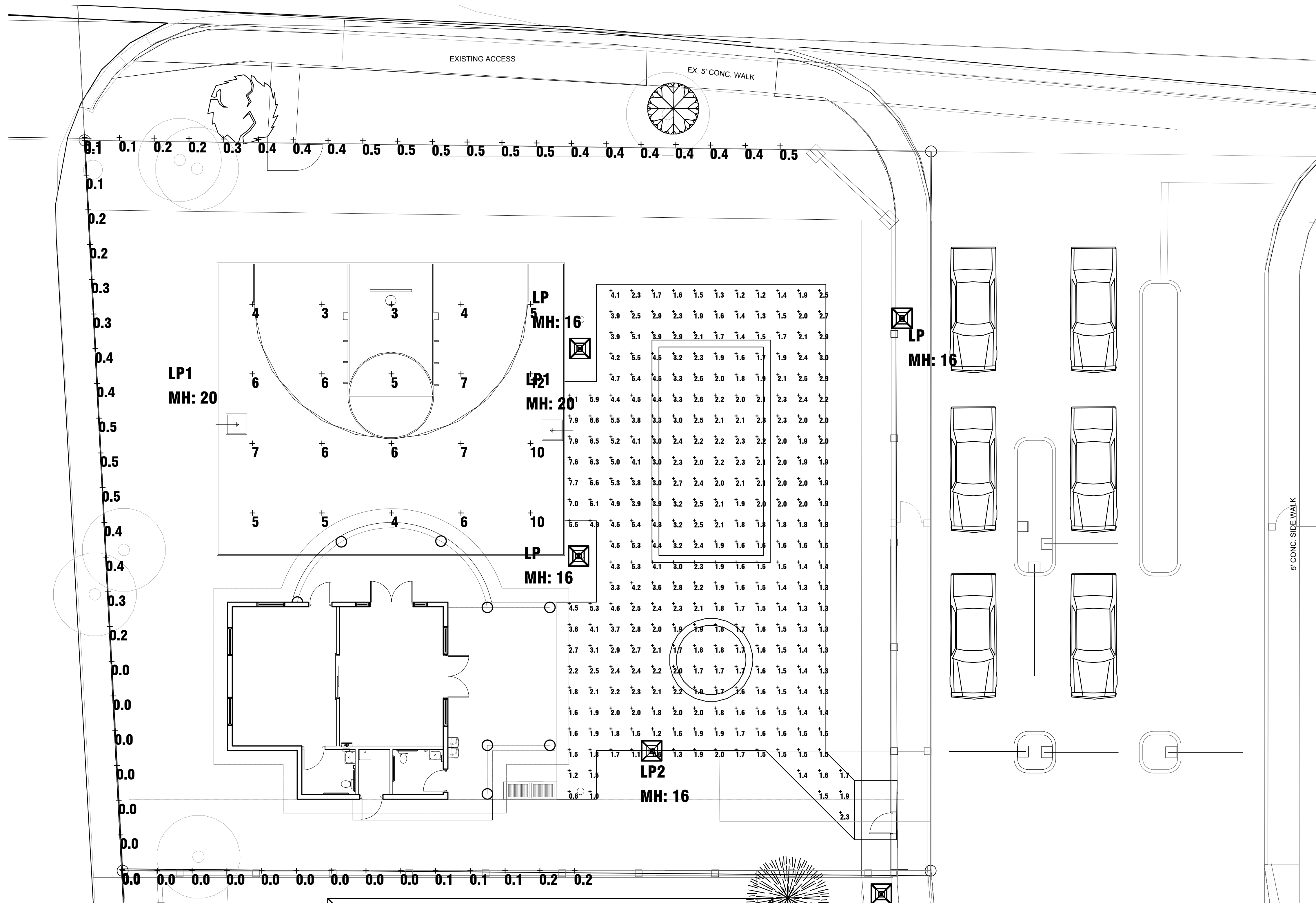
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SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NUMBER:

PH-101



LIGHTING TO BE IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA

Calculation Summary

Project: FOREST VIEW RECREATIONAL FACILITY - SITE - REV 1 HOLLYWOOD, FL 07-23-2014

Label	Avg	Max	Min	Avg/Min	Max/Min
PLAYCOURT	6.05	12	3	2.02	4.00
PROPERTY LINE EAST	0.38	0.5	0.1	3.80	5.00
PROPERTY LINE NORTH	0.22	0.5	0.0	N.A.	N.A.
PROPERTY LINE WEST	0.05	0.2	0.0	N.A.	N.A.
RECREATIONAL FACILITY	2.54	7.9	0.6	4.23	13.17

Luminaire Schedule

Project: FOREST VIEW RECREATIONAL FACILITY - SITE - REV 1 HOLLYWOOD, FL 07-23-2014

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDO	LLF	Lum. Watts	Total Watts
	1	LP2	PHILIPS HADCO V681AT3NG100HE MH: 16' POLE MOUNT A.F.G.	9000	0.850	0.900	0.765	100	100
	2	LP1	PHILIPS GARDCO ECA18-1-FH-400MH MH: 20' POLE MOUNT A.F.G.	14000	0.850	0.900	0.765	455	910
	4	LP	PHILIPS HADCO V681AT3NG175HE MH: 16' POLE MOUNT A.F.G.	13500	0.850	0.900	0.765	175	700

SITE INFORMATION:
EXISTING LAND USE (Broward County) : L-5
EXISTING LAND USE (City of Dania Beach) : L-5
EXISTING ZONING E-1 / R-M(5) PROPOSED REZONNING TO: PUD-B
UTILITIES:
ELECTRIC - FP & L
WATER AND SEWER - CITY OF HOLLYWOOD
GROSS ACREAGE = 341,985.18 SQ.FT. (7.85) ACRES

L-5 MAXIMUM PERMITTED DENSITY: 5 UNITS PER ACRE= 5 UNITS X 7.85 ACRE= 39.25 UNITS
PUD-B MAXIMUM PERMITTED DENSITY: 10 UNITS PER ACRE= 10 units x 7.85 acre =78.50 UNITS

UNITS PROPOSED: 31

SITE CALCULATIONS

NET ACREAGE : 6.80 ACRES

TOTAL SITE AREA : (6.80 ACRES) 296,326 SQ.FT. 100.00
MIN. TOTAL PERVIOUS AREA : 120,636 SQ. FT. 40.71%
MAX. TOTAL IMPERVIOUS AREA : 175,690 SQ. FT. 59.29%

MAX. BUILDING COVERAGE ALLOWED :

119,694 SQ.FT. = 35% OF GROSS AREA

COVERAGE FOR MODEL UNIT: 2290 SQ. FT.

2,290 SQ.FT.X 27 LOTS = 61,380 SQ.FT.

ESTIMATED COVERAGE FOR CUSTOM UNIT: 3,000 SQ. FT.

3,000 SQ.FT.X 8 LOTS = 24,000 SQ.FT.

61,380 SQ.FT.+ 24,000 SQ.FT.= 85,380 SQ.FT.= COVERAGE 25%

PARKING DATA:

2. 2 PARKING SPACES PER UNIT EXCLUDING GARAGE

31 UNITS= 2.2 X 31= 68.2

31 MODEL UNITS WITH 2 OFF-STREET PARKING PER UNIT= 31 X 2=62

7 GUEST PARKING SPACES.

62+ 7= 69 PARKING SPACES PROVIDED

1 SITE INFORMATION

LEGAL DESCRIPTION:

The West 1/2 of the East 1/2 of Lot 1, Block 3, less the portion lying within 53 feet of the South line of Section 31, Township 50 Range 42 and the East 1/2 of the East 1/2 of Lot 1, Block 3 of "REED LAND COMPANY", Plat Book 2, Page 32, of the Public Records of Dade County, Florida. Solid lands situate, lying and being in Broward County, Florida. LESS the following described parcel:

BEGINNING at the intersection of a line 10.00 feet West of, and parallel with, the East line of the Southwest one-quarter (SW 1/4) of Section 31, Township 50 South, Range 42 East, and with a line 10.00 feet North of, and parallel with, the South line of said Section 31; Thence on an assumed bearing of South 87°47'36" West, along said parallel line, said line being further described as the North Right-of-Way line of Stirling Road, a distance of 158.13 feet; Thence North 00°58'20" East, along the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of said Tract 1, a distance of 43.07 feet; Thence North 87°47'36" East, along a line 53.00 feet North of, and parallel with, the South line of said Section 31, a distance of 114.74 feet; Thence North 44°30'46" East, a distance of 34.28 feet; Thence North 01°13'55" East, along a line 30.00 feet West of, and parallel with the East line of the Southwest one-quarter (SW 1/4) of said Section 31, a distance of 45.16 feet; Thence South 88°46'05" East, a distance of 20.00 feet; Thence South 01°13'55" West, along a line 10.00 feet West of, and parallel with, the East line of said Southwest one-quarter (SW 1/4) of Section 31, a distance of 110.58 feet, to the POINT OF BEGINNING.

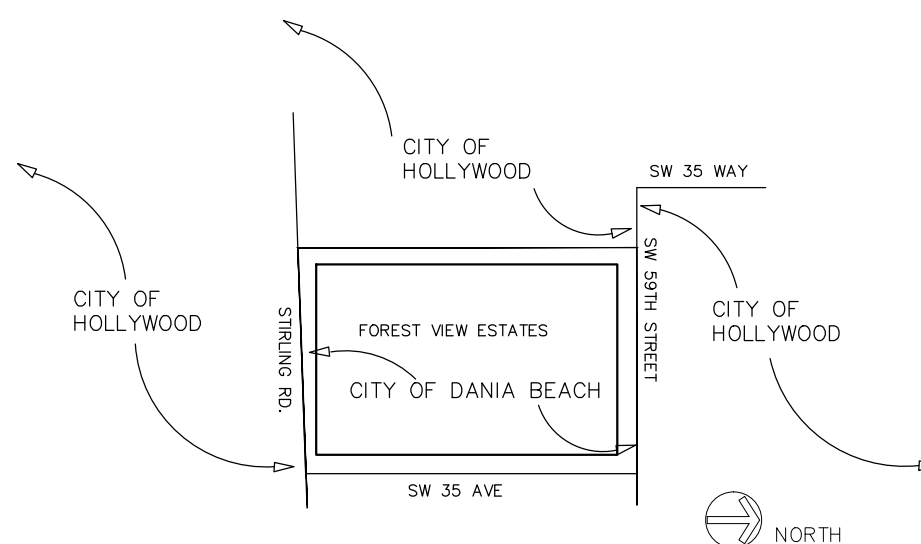
LESS the following lands conveyed by Deed recorded in Official Records Book 20186, Page 857, of the Public Records of Broward County, Florida, being more particularly described as follows: That portion of Tract 1 of Block 3 of Section 31, Township 50 South, Range 42 East of "PLAT OF SEC'S 28, 29, 31 AND 32, 1505, 8422", according to the plat thereof, as recorded in Plat Book 2, at Page 32, of the Public Records of Dade County, Florida, lying within the East 30 feet of the Southwest one-quarter of said Section 31, LESS those lands condemned by Broward County, Florida in Civil Action #80-11613.

TOGETHER WITH:

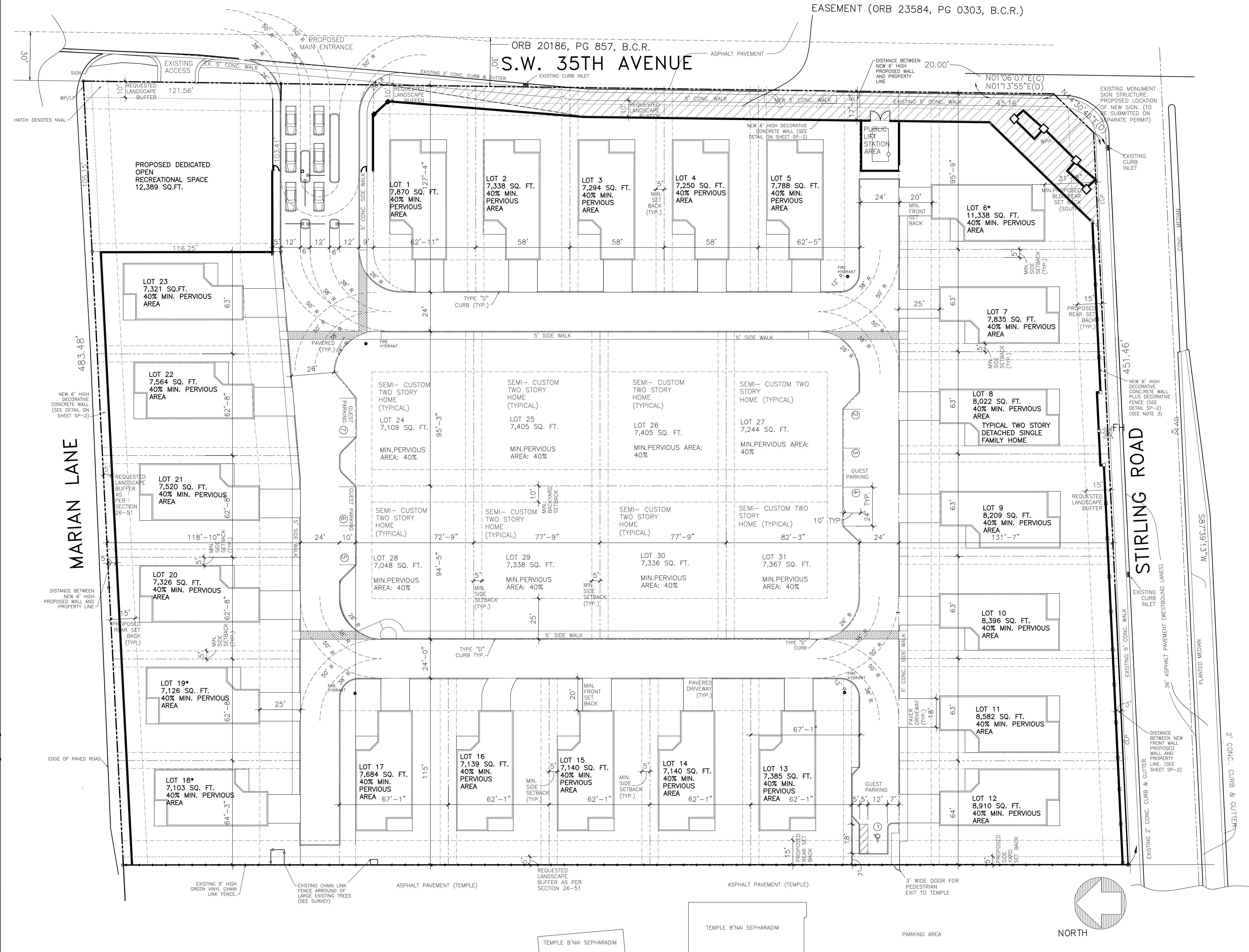
The East 1/2 of the West 1/2 of Lot 1, Block 3, "REED LAND COMPANY", according to the plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida, LESS that portion lying within 53 feet of the South line of Section 31, Township 50 South, Range 42 East.

Solid land lying in Broward County, Florida.

2 LEGAL DESCRIPTION



3 MUNICIPAL LIMITS



4 PROPOSED MASTER PLAN

SCALE: 1"= 30'



Architecture • Planning • Interior Design

**SYNALOVSKI
GUTIERREZ ROMANIK
ARCHITECTS, INC.**

3950 North 46th Avenue
Hollywood, FL 33021

Telephone 954.961.6806
Facsimile 954.961.6807
stars@synalovskigutierrez.com

REVISIONS	BY
1 STAFF COMMENTS 04-12-04	MSC
2 STAFF COMMENTS 05-21-04	MSC
3 STAFF COMMENTS 06-18-04	MSC
4 STAFF COMMENTS 08-17-04	MSC
5 STAFF COMMENTS 09-10-04	MSC
6 STAFF COMMENTS 09-24-04	MSC
7 STAFF COMMENTS 10-07-04	MSC

LICENSE NO.
AA 0002708

SINGLE FAMILY RESIDENCE DEVELOPMENT
FOREST VIEW ESTATES
STIRLING ROAD & N.W.35 AVE
CITY OF DANIA BEACH
FLORIDA

PROJECT NAME

MASTER PLAN

SHEET TITLE

DRAWN
MSC
CHECKED
MS
DATE
01/20/2004
SCALE
1"= 30'-0"
JOB. NO.
385-04-002
SHEET

MA-1

1 OF 6 SHEETS

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE ISGETTE'S RUNWAY PLAT (DR-112-16) SUBMITTED BY MSG DANIA BEACH, LLC, FOR PROPERTY LOCATED ON THE EAST SIDE OF SW 30 AVENUE, THE SOUTH SIDE OF INTERSTATE 595 AND NORTH OF SW 36 STREET IN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Resolution (Delegation Request) , Plat



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

DATE: February 14, 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. *CL Lajoie*

SUBJECT: **SP-113-16/DR-112-16** The applicant, MSG I-595 LLC, is requesting approval for a site plan and plat note amendment to allow the construction of a 150,000 square foot warehouse building on a property generally located east of SW 30 Avenue, south of Interstate 595 and north of SW 36 Street.

REQUEST

DELEGATION REQUEST

To amend the restrictive note on the plat to allow additional industrial use and relocate the Non-Vehicular Access Line (NVAL).

SITE PLAN

To construct a 150,000-square-foot industrial and office park building with signs.

PROPERTY INFORMATION

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

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

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

The subject property is situated south of Interstate 595 and east of SW 30 Avenue. The property is currently vacant.

DELEGATION REQUEST

This plat was approved by the Broward County Board of Commissioners on May 1, 1995 with restrictions. On August 5, 2008, the plat note was amended to state the following:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 100,000

square feet of office use and 100,000 square feet of technical vocational school use, and remainder of Parcel A will be industrial use.

At this time, the applicant is requesting to amend the restrictive note to state the following: Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 150,000 square feet of industrial use. The remainder of Parcel A is restricted industrial use.

Industrial uses on Parcel A-2 may have a maximum of thirty percent (30%) ancillary office/commercial use or a maximum of fifty percent (50%) ancillary office use upon satisfaction of impact/concurrency fees.

Per Section 115-40 of the LDC, the uses proposed by this plat note amendment are permitted in this zoning district. The proposed uses are also permitted per the Future Land Use Element of the City's Comprehensive Plan.

The applicant is also requesting a change to the plat's development requirements. The Isgette's Runway plat was adopted with a non-vehicular access line extending along the east property line. The applicant is requesting to modify the NVAL and access easement by moving the line to the east, making room to construct a northbound right-turn lane along SW 30th Avenue.

SITE PLAN

The subject property measures approximately eleven (11) gross acres. The applicant is proposing to build a 150,000 square foot industrial and office park building consisting of approximately eleven (11) bays. At the time of site plan review, a formal traffic study could not be provided or issued by the applicant due to the Ravenswood road closure. Per the Director of Community Development, the applicant is to conduct the traffic study once road work ends in September of 2017. This traffic study is to then be reviewed by the City Engineer for any additional site requirements. The applicant is also proposing one monument sign at the northern entrance of the site and wall signs for the eleven (11) in-line establishments. Per Section 505-130 (B)(2), the applicant's proximity to the I-595 allows for the requested pole sign at the northeast corner of the property.

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. Provide a traffic study conducted after the opening of Ravenswood Road prior to the issuance of a Certificate of Occupancy. 4th time requested. (PLANNING)
2. Provide line of sight study on landscape plans indicating how the height and thickness of the landscaping will shield the outdoor storage and fleet parking from view by the on-coming traffic on SW 30 Ave. (PLANNING)
3. Per the Broward County Trafficways Plan, a minimum right-of-way width of 94' is required on SW 30 Avenue. Provide right-of-way dedication to meet this requirement. (PLANNING)
4. Indicate new property line on plans. (PLANNING)

5. Per Sec. 265-50 (64), office space is to be included in the warehouse area for parking calculations. The applicable parking ratio is 1:1000. 150,000 sf requires 150 parking spaces. Revise cover sheet to reflect the accurate parking count that is required for the site. (PLANNING)
6. Per Sec. 270-20, indicate locations, dimensions, and quantity of loading spaces on plans. (PLANNING)
7. Per Section 505-100 (N) only 1 wall sign is permitted per tenant. Revise plans. (PLANNING)
8. A monument sign may not be located off-premise. Revise plans to remove the sign located on the SW property line. (PLANNING)
9. Per Section 270-20, indicate location and dimensions of each loading space on the site plan. (PLANNING)
10. Provide colored elevations. (PLANNING)
11. Previous comment still applies. Note that the response letter provided with the submittal states that tamarind trees have been added but no tamarind trees are labeled/located on plans. Replace most of the proposed gumbo limbos with another species. 40 gumbo limbos is an unacceptably large amount of the same species. (LANDSCAPE)
12. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com. (LANDSCAPE)
13. Previous comment still applies. Indicate with a symbol of callout which trees onsite have been moved from terminal islands to a different planting location. (LANDSCAPE)
14. Terminal islands do not meet Sec. 275-100 requirement of two Category 1 trees. If there is not sufficient room within the islands to meet this requirement, indicate the alternative planting location on the plans. (LANDSCAPE)
15. Complete the mitigation table on sheet TD-2.2. List total canopy proposed for removal (in square feet) and how the canopy will be mitigated. Note that canopy being removed must be mitigated at a rate of 150%. (LANDSCAPE)
16. Please provide the following Additional Fire Department Access Information as follows:
 - a. "NO PARKING" signs in front of each fire hydrant. (FIRE)
 - b. Fire Department Access Routes During Construction - WILL PROVIDE AT PERMIT (FIRE)
17. Provide an egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. WILL PROVIDE AT PERMIT (FIRE)
18. Comments on the submitted traffic study: driveway for both the existing building (Marina Mile) and the new proposed I-595 Business Center (is shared, we need to know total generated traffic from this combined site, not just on proposed development. (CITY ENGINEER)

19. Traffic impact on the following intersections would need to be evaluated to determine deterioration of level of service, if any: (CITY ENGINEER)
 - a. SW 30th Avenue and Marina Mile Boulevard
 - b. Your driveway and SW 30th Avenue
 - c. SW 30th Avenue and SW 36th Street
20. Since anticipated peak traffic (AM peak) is greater than 100 trips, a full traffic impact study would need to be provided per ITE Recommended Practice, 2010. (CITY ENGINEER)
21. Please submit proposed scope and methodology, in writing, for review and/or signoff, before proceeding. (CITY ENGINEER)
22. Proposed ingress/egress and offsite development on SW 30th Avenue, a collector road, under the jurisdiction of the City of Hollywood and Broward County Highway Engineering and Traffic Engineering Division trafficways. Please coordinate separately with these agencies and copy this Department of any correspondence and agreements with them. Final signoff by the City of Dania Beach on proposed driveway connection on SW 30th Avenue is contingent on approvals from these agencies. (CITY ENGINEER)
23. Show anticipated vehicles per day for each driveway connection on the civil site plan. (CITY ENGINEER)
24. Show sight distance analysis using FDOT Index No. 546 at proposed driveway on SW 30th Avenue. This needs to be shown on the civil and landscape plans. (CITY ENGINEER)
25. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations. Data provided in the stormwater management calculations do not agree with the overall site data (13.88 acres vs 10.77 acres). On the other hand, survey shows 16.5 acres. Please revisit calculations. (CITY ENGINEER)
26. Proposed grading and drainage plan shall be based on the stormwater management calculations. (CITY ENGINEER)
27. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. (CITY ENGINEER)
28. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format. (CITY ENGINEER)
29. 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. (CITY ENGINEER)

STAFF RECOMMENDATION

Approve the resolution with conditions.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

November 1, 2016

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

Attn: Ms. Corrine Lajoie
Community Development

**Re: "Isgettes Runway Plat", Parcel A-2
SW 30th Avenue
Finding of Adequacy/ Delegation Request
Change to Development Requirements
Dania Beach, Florida
LPEG, Project # 10183**

Gentleman,

On behalf of the applicant, MSG I-595 LLC (Contract Purchaser), please accept this letter to request approval of a Finding of Adequacy, Change in Development Intensity and Change to Development Requirements. The applicant is request a revise in the intensity of development for the Isgettes Runway Plat, Parcel A-2.

The proposed Industrial development is located in Section 20, Township 50, and Range 42E on the south side of I-595, and east of SW 30th Avenue in the City of Dania Beach. The property has direct access to SW 30th Avenue via an existing joint access opening.

The Property is known as a portion of Parcel A-2 of the Isgettes Runway Plat as recorded in the plat records of Broward County.

The site consists of one (1) Parcel containing 7.591 AC and the applicant proposes to construct one warehouse buildings with a total area of 150,000 SF of Industrial Use along with the required roadways and infrastructure to support the project.

Site Identification / Ownership

Folio No; 5042-20-50-0012	Pantropic Power Inc. 8205 NW 58 th Street Miami, FL 33166
---------------------------	--



Finding of Adequacy on the "Isgettes Runway" Plat, Parcel "A-2"

The Applicant is filing a Finding of Adequacy with Broward County to reinstate the Development Rights for the Isgettes Runway Plat, Parcel A-2.

Delegation Request to Amend the Note on the "Isgettes Runway" Plat "A-2"

The applicant is requesting that the Plat Note be changed to allow for the construction of a proposed Industrial / Office- Showroom Use in accordance with the City of Dania Beach IROM-AA Zoning Requirements.

The requested Note Amendments would be as follows:

Current Note:

Park A-1 (see attached legal description) is restricted to 60,000 square feet of office use. Parcel A-2 (see attached legal description) is restricted to 100,000 square feet of vocational technical school. The remainder of Parcel A is restricted to industrial use.

Proposed Note:

Park A-1 (see attached legal description) is restricted to 60,000 square feet of office use. Parcel A-2 (see attached legal description) is restricted to 150,000 square feet of industrial use. The remainder of Parcel A is restricted to industrial use.

Industrial uses on Parcel A-2 may have a maximum of thirty percent (30) ancillary office/commercial use or a maximum of fifty percent (50) ancillary office use upon satisfaction of impact/concurrency fees.

Delegation Request to Amend the Development Requirements on the "Isgettes Runway" Plat, Parcel "A-2".

The Applicant is requesting a change to the Development Requirements to change the NVAL and Access Easement and to provide for the Construction of a Northbound Right Turn Lane along SW 30th Ave.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

The following items have been provided for your review;

- Cover Letter – Requested Change
- Application form – Finding of Adequacy, Two (2) Delegation Request
- Application Fee - (Finding of Adequacy)
- Application Fee - \$3,000.00 (two (2) Delegation Request)
- Survey – Seven (7) copies
- Plat – Seven (7) copies
- Legal Descriptions (NAVL & Parcel A-2)

I trust the enclosed information is sufficient for your review, but should you require any additional information, please do not hesitate to call.

Very truly yours,

Peter R. Gallo PE, President
LAND PLAN ENGINEERING GROUP, Inc.

Plat Book 158, Pg 18

AMPLA

Return recorded copy to:

Development Management Division
115 S. Andrews Avenue, A240
Fort Lauderdale, FL 33301

Document prepared by: SHUTTS & BOWEN, LLP
LINDA SOCOLOW, ESQ
200 E BROWARD BLVD # 2100
FT. LAUDERDALE FL 33301

NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.

**AGREEMENT FOR AMENDMENT
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Marina Mile Park of Commerce, LLC, and Pantropic Power, Inc., its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the Islette Runway Plat, Plat No./Clerk's File No. 060-MP-93, hereinafter referred to as "PLAT," which PLAT or delegation request was approved by the Board of County Commissioners of Broward County on May 1, 1995, 20, and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of August 5, 2008

CAF#358
03/30/06 Revised

Approved BCC 8/5/08 #70

Submitted By Rev. Ryan

RETURN TO DOCUMENT CONTROL

15

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is 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 notice:

For the COUNTY:

Director, Development Management Division of Broward County
115 South Andrews Avenue, Room A240
Fort Lauderdale, FL 33301

For the DEVELOPER:

Marina Mile Park of Commerce, LLC

814 South Military Trail

Deerfield Beach, Florida 33442

4. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County Florida, at the DEVELOPER's expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.
5. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement 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 sits, and shall be governed by the laws of the State of Florida.
6. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.

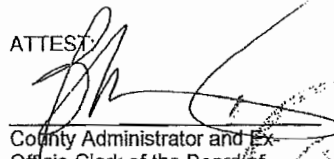
7. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
8. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
9. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
10. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
11. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
12. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
13. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

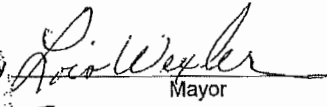
IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 5 day of AUGUST, 2008 and DEVELOPER, signing by and through its Michael Kops, duly authorized to execute same.

COUNTY

ATTEST:

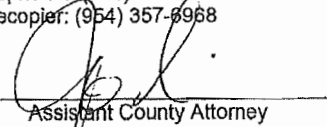

County Administrator and Ex
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By 
Mayor

16th day of September, 2008

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

By 
Assistant County Attorney

4 day of September, 2008

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses:

Marina Mile Park of Commerce, LLC
Name of Developer (corporation/partnership)

Anita D. Lanci
(Signature)
Print name: Anita D. Lanci

By [Signature]
(Signature)
Print name: Robert B. Miller

Debra L. Quellette
(Signature)
Print name: DEBRA L. QUELETTE

Title: Authorized Member
Address: 814 South Military Trail
Deerfield Beach, FL 33442

11th day of July, 2008

ATTEST (if corporation):

(CORPORATE SEAL)

(Secretary Signature)
Print Name of Secretary: _____

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was acknowledged before me this 11th day of July, 2008, by Robert B. Miller, as Authorized Member of Marina Mile Park of Commerce, a Florida corporation/partnership, on behalf of the corporation/ partnership. He or she is: limited liability company
☐ personally known to me, or
☒ produced identification. Type of identification produced FLDL# M460-762-50-469-0

(Seal)

NOTARY PUBLIC:

Debra L. Quellette
Print name:

My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Debra L. Quellette
Commission #DD661311
Expires: APR. 10, 2011
BONDED THROUGH ATLANTIC BONDING CO., INC.

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses:

(Signature) [Signature]
 Print name: Jack Killmer
 (Signature) [Signature]
 Print name: DANIEL CUTHBERT III

Pantropic Power, Inc.

Name of Developer (corporation/partnership)

By [Signature]
 (Signature)
 Print name: Luis Botas
 Title: PRESIDENT
 Address: 8205 NW 58th St.
Miami, FL 33166

12 day of August, 2008

ATTEST (If corporation):

(Signature) [Signature] (CORPORATE SEAL)
 (Secretary Signature)
 Print Name of Secretary: Fernando Cabrera

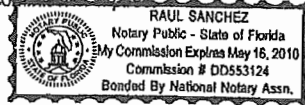
ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
) SS.
 COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 12th day of AUG, 2008, by Luis Botas, as PRESIDENT of PANTROPIC POWER INC., a FLORIDA corporation/partnership, on behalf of the corporation/partnership. He or she is:
☒ personally known to me, or
☐ produced identification. Type of identification produced _____

(Seal)

My commission expires:



NOTARY PUBLIC:

(Signature) [Signature]
 Print name: _____

MORTGAGEE-CORPORATION/PARTNERSHIP

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

SUN AMERICAN BANK

Name of Mortgagee (corporation/partnership)

Will Mortensen

(Signature)

Print name: Will MortensenBy Michael J. Byrne

(Signature)

Print name: MICHAEL J. BYRNETitle: VICE PRESIDENTAddress: 3475 SHERIDAN STREET
HOLLYWOOD, FL 33021

(Signature)

Print name: Sean-Max Andre9th day of July, 2008

ATTEST (if corporation):

(CORPORATE SEAL)

(Secretary Signature)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIPSTATE OF Florida)
COUNTY OF Broward) SS.

The foregoing instrument was acknowledged before me this 9th day of July, 2008, by MICHAEL J. BYRNE, as VICE PRESIDENT of SUN AMERICAN BANK, a FL corporation/partnership, on behalf of the corporation/partnership. He or she is:

☒ personally known to me, or☐ produced identification. Type of identification produced _____

NOTARY PUBLIC STATE OF FLORIDA
April L. Miller
Commission # DD543708
Expires: APR. 24, 2010
Bonded Thru Atlantic Bonding Co., Inc.
(Seal)

NOTARY PUBLIC:

April L. MillerPrint name: APRIL L. MILLERMy commission expires: 4-24-2010CAF#358
03/30/06 RevisedBROWARD
COUNTY
FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION

**PLAT BOOK 158 / PAGE 18
"ISGETTE'S RUNWAY"**

CAF#358
03/30/06 Revised

8



EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

The plat is restricted to industrial use. Any structure within this plat must comply with Section IV D.I.F. Development Review Requirements, of the Broward County land Use Plan, regarding hazards to air navigation. Commercial/retail uses are not 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 of the Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 100,000 square feet of office use and 100,000 square feet of technical vocational school use, and remainder of Parcel A will be industrial use.

This serves as notification of potential aircraft over flight and noise impacts on this property due to its close proximity to the Fort Lauderdale-Hollywood International Airport and is not eligible for noise mitigation.

EXHIBIT "B" - CONTINUED

PLEASE CHECK THE APPROPRIATE BOX OR BOXES.

[X] Expiration of Finding of Adequacy for Plat without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.

Parcel A-1 or A-2

If a building permit for a principal building^A (excluding dry models, sales and construction offices) is not issued by June 24, 2013, then the County=s finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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**

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by June 24, 2013, 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 applicant satisfies the adequacy requirements set forth within Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. 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.

[X] Air Navigation Hazards.

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

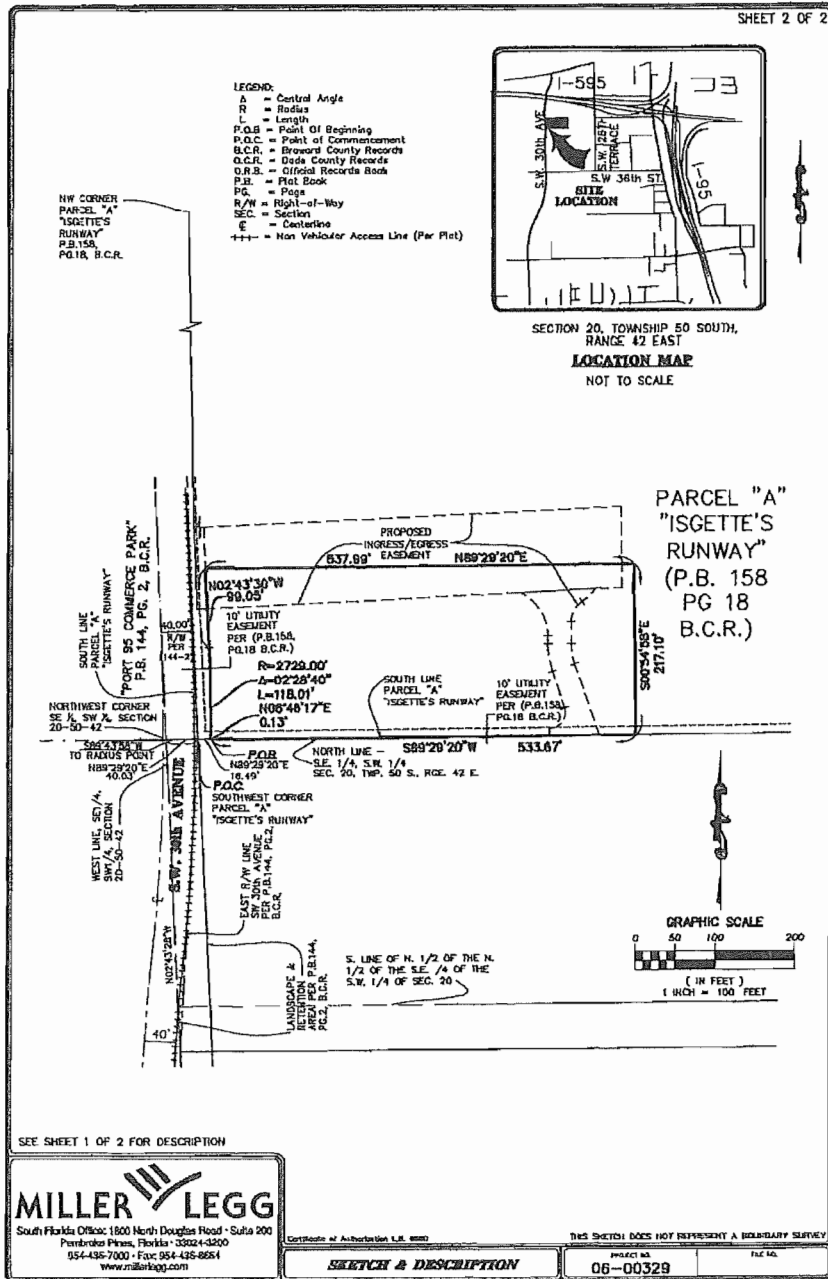


EXHIBIT A

DESCRIPTION: (PARCEL A-2)

A PORTION OF PARCEL "A" OF "ISGETTE'S RUNWAY", AS RECORDED IN PLAT BOOK 15B, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°20'00" EAST 7.00 FEET TO THE POINT OF BEGINNING #2; THENCE CONTINUE NORTH 89°20'00" EAST 765.87 FEET; THENCE SOUTH 01°55'03" EAST 381.80 FEET; THENCE SOUTH 88°49'41" WEST 220.24 FEET; THENCE SOUTH 00°54'58" EAST 67.09 FEET; THENCE SOUTH 89°29'20" WEST 538.02 FEET; THENCE NORTH 02°43'30" WEST 50.71 FEET; THENCE SOUTH 87°16'30" WEST 12.00 FEET; THENCE NORTH 02°43'30" WEST 9.04 FEET; THENCE NORTH 89°19'57" EAST 2.96 FEET; THENCE ALONG A LINE PARALLEL WITH AND 10.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", NORTH 00°58'15" WEST 40.00 FEET; THENCE SOUTH 89°19'57" WEST 3.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", NORTH 00°58'15" WEST 350.00 FEET TO THE POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 330659 SQUARE FEET (7.591 ACRES) MORE OR LESS.

TOGETHER WITH INGRESS/EGRESS EASEMENT,
DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15B, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 110.23 FEET; THENCE NORTH 87°16'30" EAST 405.98 FEET TO POINT OF BEGINNING #3; THENCE CONTINUE NORTH 87°16'30" EAST 94.33 FEET TO A POINT ON A 54.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 56°22'15" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°58'43" AN ARC DISTANCE OF 22.60 FEET TO A POINT OF REVERSE CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'27" AN ARC DISTANCE OF 30.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST 28.29 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 26.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°46'44" EAST 96.74 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 89°29'20" WEST 62.23 FEET; THENCE TOWARDS THE RADIUS POINT OF THE NEXT DESCRIBED CURVE NORTH 00°23'23" WEST 8.82 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108°23'21" AN ARC DISTANCE OF 37.83 FEET TO A POINT OF TANGENCY;

SEE SHEET 3 OF 3 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

MARINA MILE PARK OF COMMERCE LLC

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 25th DAY OF MARCH, 2008 A.D.

MILLER  LEGG

South Florida Office: 1800 North Douglas Road - Suite 200
Pembroke Pines, Florida • 33024-3200
954-436-7000 • Fax: 954-436-6664
www.rutterfsgg.com

Karen A. Lynch
KAREN A. LYNCH
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5837
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION LICENSED

06-00329

REVISIONS	
DRAWN BY:	LD
CHECKED BY:	

V:\PROJECTS\2008\05-00329 - MARINA MILE PARK OF COMMERCE\DRAWINGS\SUPPLY\05-00329_PANTROPIC_SOLDIER 8/5/08 by POCOTT

SHEET 2 OF 3

EXHIBIT A

THENCE NORTH 18°46'44" WEST 49.89 FEET TO A POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 36.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 10.63 FEET TO A POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°35'47" AN ARC DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING #3.

TOGETHER WITH

ANOTHER PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 10.23 FEET; THENCE NORTH 87°16'30" EAST 12.00 FEET TO POINT OF BEGINNING #4; THENCE CONTINUE NORTH 87°16'30" EAST 524.87 FEET; THENCE SOUTH 00°54'58" EAST 100.05 FEET; THENCE SOUTH 87°16'30" WEST 521.71 FEET; THENCE ALONG A LINE PARALLEL WITH AND 19.00 FEET EAST OF SAID WEST LINE OF PARCEL "A", NORTH 02°43'30" WEST 100.00 FEET TO THE POINT OF BEGINNING #4.

ALL THE ABOVE SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

SEE SHEET 3 OF 3 FOR SKETCH

MILLER LEGG

South Florida Office: 1800 North Douglas Road - Suite 200
Pompano Beach, Florida 33064-3700
954-420-7000 • Fax: 954-420-6884
www.millerlegg.com

Certificate of Authorization L.B. 6660

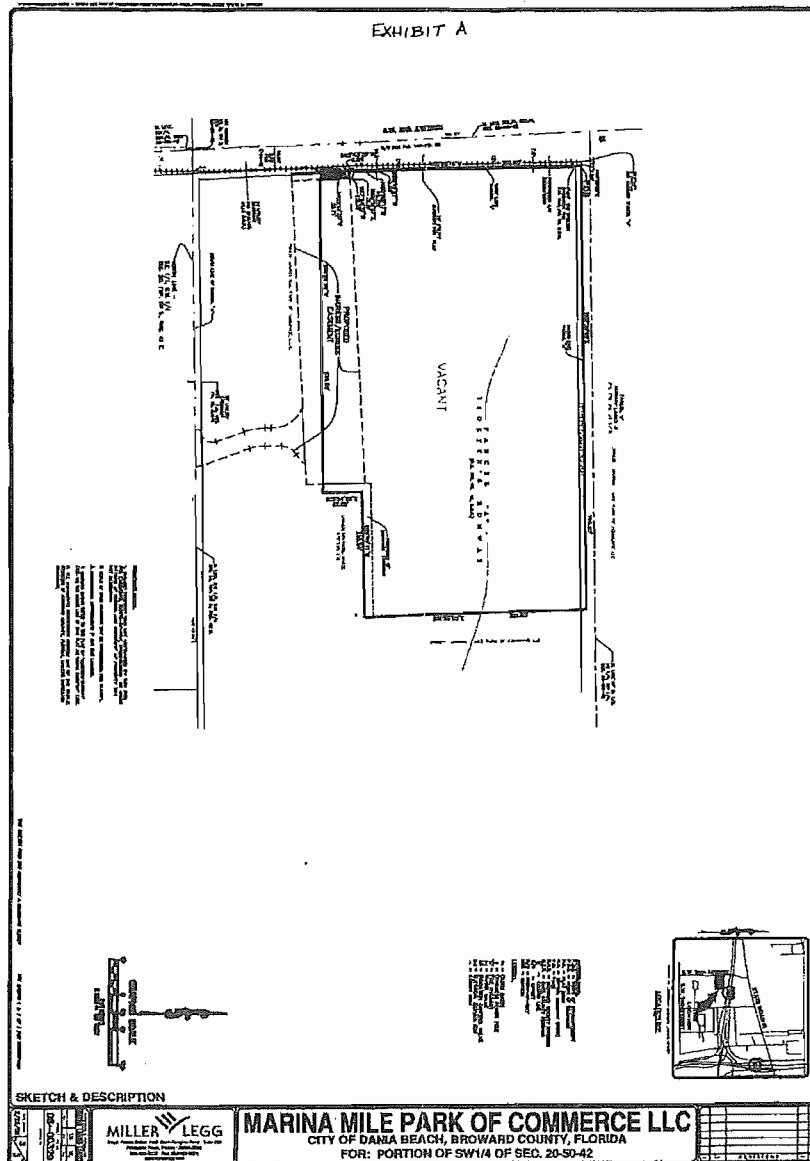
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTIONPROJECT NO.
06-00329

FILE NO.

© PROJECTS 2006/06-00329 - MARIA LEE PAUL OF COURTESY (DRAWING) SURVEYING (OR-0002) PARTIAL, SIGNED 8/2/06 by FUGGET

- 14 -





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

Standard Development Application

REV 11.11.2010

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

Date Rec'd: _____

Petition No.: DR-112-14

☒ Other: Delegation Request (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: SW 29th Terrace, Dania Beach, FL 33312

Lot(s): n/a Block: n/a Subdivision: n/a

Recorded Plat Name: Portion of Parcel "A-2" Isgettes Runway Plat 158-18B

Folio Number(s): 5042-20-50-0012 Legal Description: See Survey

Applicant/Consultant/Legal Representative (circle one) MSG Dania Beach, LLC

Address of Applicant: 2850 NE 191st Street, Penthouse 1B, Aventura, FL 33180

Business Telephone: 954-263-8009 Home: n/a Fax: n/a

E-mail address: dabobolink@aol.com

Name of Property Owner: Pantropic Power, Inc.

Address of Property Owner: 8205 Northwest 58th Street, Miami, FL 33166

Business Telephone: 305-639-0062 Home: n/a Fax: n/a

Explanation of Request: Revise Plat Note for Level of Development (see Letter)
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 7.591AC Gross Acreage: 7.591AC Prop. Square Footage: 150,000SF

Existing Use: Industrial Proposed Use: Industrial

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

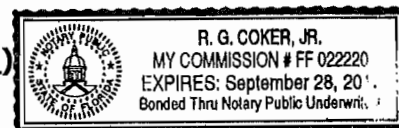
BEFORE ME THIS 25 DAY OF October, 20 16

By: _____

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of _____)



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.***

RESOLUTION NO. 2017-011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE ISGETTE'S RUNWAY PLAT (DR-112-16) SUBMITTED BY MSG DANIA BEACH, LLC, FOR PROPERTY LOCATED ON THE EAST SIDE OF SW 30 AVENUE, THE SOUTH SIDE OF INTERSTATE 595 AND NORTH OF SW 36 STREET IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the boundary Plat known as "Isgette's Runway" was approved by the Broward County Planning Council on September 23, 1992; and,

WHEREAS, pursuant to Chapter 28, "Land Development Code," Part 6, "Development Review Procedures And Requirements," Article 640, "Plats", of the City Code of Ordinances (the "City Code"), MSG Dania Beach, LLC (the "Applicant"), has submitted an application (DR-112-16) to the City of Dania Beach, Florida (the "City"), for approval of a Plat Note Amendment attached as Exhibit "B," for property legally described in Exhibit "A",, both Exhibits are made a part of and are incorporated into this Resolution by this reference; and

WHEREAS, the Applicant is requesting to amend the Plat Note, as follows:

FROM:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 100,000 square feet of office use and 100,000 square feet of technical vocational school use, and remainder of Parcel A will be industrial use.

This serves as notification of potential aircraft over flight and noise impacts on this property due to its close proximity to the Fort Lauderdale-Hollywood International Airport and is not eligible for noise mitigation.

TO:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 150,000 square feet of industrial use. The remainder of Parcel A is restricted industrial use.

Industrial uses on Parcel A-2 may have a maximum of thirty percent (30%) ancillary office/commercial use or a maximum of fifty percent (50%) ancillary office use upon satisfaction of impact/concurrency fees.

This serves as notification of potential aircraft over flight and noise impacts on this property due to its close proximity to the Fort Lauderdale-Hollywood International Airport and is not eligible for noise mitigation; and

WHEREAS, Broward County requires that the City concur with the proposed Plat Note Amendment prior to a review by the Broward County Commission; and

WHEREAS, the City Commission finds that the approval of the proposed Plat Note Amendment complies with the City Code and will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives and policies of the Comprehensive Plan;

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

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

Section 2. That the Plat Note Amendment (DR-112-16) which changes the restrictive note on the “Isgette’s Runway” Plat to read as specified above, to also provide for 60,000 square feet of office use on Parcel A-1 and as otherwise provided in the attached Exhibit “B,” a copy of which is made a part of and incorporated into this Resolution by this reference is accepted and approved.

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

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

PASSED AND ADOPTED on February 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DISCRIPTION

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 AND ALL OF PARCEL "E" OF "RUNWAY LAKES II", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, LESS RIGHT OF WAY PARCEL NO. 107 LYING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON SHEETS 4,5 AND 7 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4093542, SECTION 86095-2425 RECORDED IN INSTRUMENT NO. 113935943, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY;

THENCE N.02°42'14"W. A DISTANCE OF 15.02 FEET;

THENCE N.89°16'59"E. A DISTANCE OF 44.19 FEET;

THENCE N.06°26'51"W. A DISTANCE OF 179.38 FEET;

THENCE N.02°13'20"W. A DISTANCE OF 0.81 FEET. THE PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL 'E'. SAID POINT BEING ON THE SOUTH LINE OF SAID FDOT PARCEL NO.107;

THENCE S.81°31'58"E. A DISTANCE OF 147.43 FEET;

THENCE S.80°44'00"E. A DISTANCE OF 492.07 FEET;

THENCE S.81°42'07"E. A DISTANCE OF 182.34 FEET;

THENCE S.78°23'32"E. A DISTANCE OF 270.03 FEET. PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH SOUTH LINE OF SAID FDOT PARCEL NO. 107. SAID POINT ALSO BEING ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°20'30"W. ALONG SAID NORTH LINE, A DISTANCE OF 248.38 FEET;

THENCE S.01°56'24"E. A DISTANCE OF 381.07 FEET;

THENCE S.88°47'34"W. A DISTANCE OF 298.59 FEET;

THENCE S.00°54'54"E. A DISTANCE OF 66.92 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 537.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 45730, PAGE 975 OF SAID PUBLIC RECORDS;

THE NEXT SEVEN CURSE BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE FOR S.W. 30th AVENUE;

THENCE N.02°46'44"W. A DISTANCE OF 50.71 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 12.20 FEET;

THENCE N.03°02'23"W. A DISTANCE OF 9.36 FEET;

THENCE N.89°19'19"E. A DISTANCE OF 2.91 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 40.54 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 3.00 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 350.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°19'19"W. ALONG SAID NORTH LINE, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, FLORIDA AND CONTAINING 10.77 ACRES (468,980 SQUARE FEET), MORE OR LESS.

EXHIBIT “B”

“Isgette’s Runway” Plat Restrictive Note

FROM:

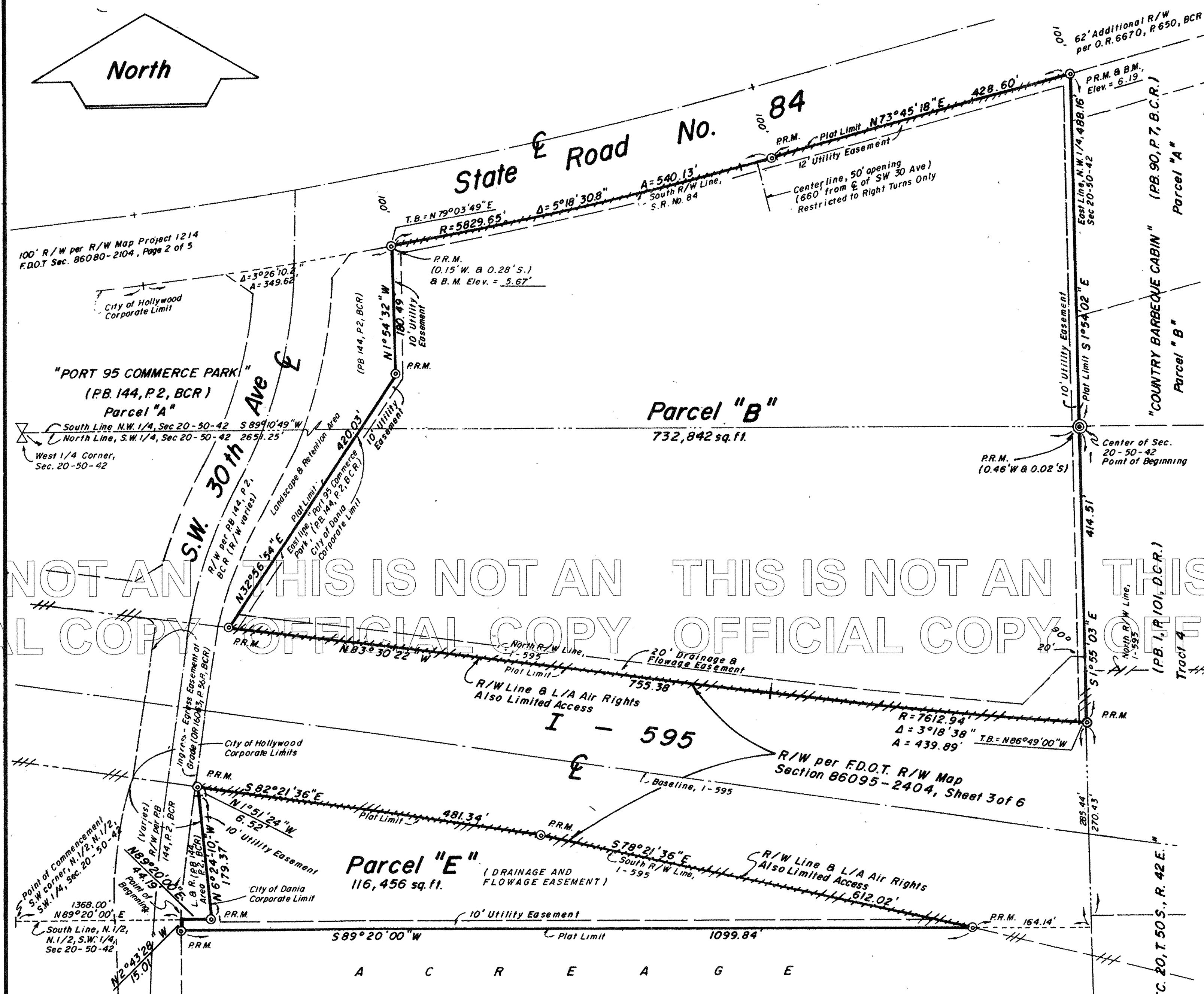
Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 100,000 square feet of office use and 100,000 square feet of technical vocational school use, and remainder of Parcel A will be industrial use.

This serves as notification of potential aircraft over flight and noise impacts on this property due to its close proximity to the Fort Lauderdale-Hollywood International Airport and is not eligible for noise mitigation.

TO:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 150,000 square feet of industrial use. The remainder of Parcel A is restricted industrial use.

Industrial uses on Parcel A-2 may have a maximum of thirty percent (30%) ancillary office/commercial use or a maximum of fifty percent (50%) ancillary office use upon satisfaction of impact/concurrency fees.



NOTES

© P.R.M. - indicates Permanent Reference Monument
B.M. Elev. - indicates Bench Mark Elevation
This plat contains 19,497.25 acres.

--- indicates Non-Vehicular Access Line

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County.

Reference Bench Mark - Broward County Bench Mark No. 2077 (Brass disc located on top of N.E. bridge abutment of bridge on State Road 84 over South New River Canal) Elev. = 26.265'

Bearings, as shown, are assumed

This plat is restricted 138,000 square feet of commercial use on the north 500 feet of Parcel "B" and a lake on Parcel "E" and on the remainder of Parcel "B". This plat is located within Zone "B" of the Fort Lauderdale - Hollywood International Airport Noise Exposure Map. 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. 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.

This plat is subject to the Florida Power and Light Company Easement, as recorded in Deed Book 732, Page 169, B.C.R. (F.P. & L. consent agreement required)

--- indicates Right-of-way line & Limited Access Air Rights

"RUNWAY LAKES II"

PORTIONS OF THE WEST ONE-HALF (W. 1/2)
SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA, BROWARD COUNTY, FLORIDA

0 100 200 400 600 800 1000
graphic scale in feet one inch = one hundred feet



DESCRIPTION

A portion of the West one-half (W. 1/2), of Section 20, Township 50 South, Range 42 East, more fully described as follows:
Beginning at the center of said Section 20; thence South 01°55'03" East, on the East line of the Southwest one-quarter (SW. 1/4), of said Section 20, a distance of 414.51 feet to a point on a curve; thence Northwesterly on the North right-of-way line of Interstate 595, and on a curve to the left, whose tangent bears North 86°49'00" West, with a radius of 7612.94 feet and a central angle of 03°18'38", an arc distance of 439.89 feet to a point of tangency; thence North 83°30'22" West, on the said North right-of-way line, a distance of 755.38 feet; thence North 32°56'54" East, on the East line of PORT 95 COMMERCE PARK, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida; a distance of 420.03 feet; thence North 01°54'32" West, on the said East line, a distance of 180.49 feet to a point on a curve; thence Northwesterly on the South right-of-way line of State Road No. 84, and on a curve to the left, whose tangent bears North 79°30'49" East, with a radius of 5829.65 feet and a central angle of 05°18'30.8", an arc distance of 540.13 feet to a point of tangency; thence North 73°45'18" East, on the said South right-of-way line, a distance of 428.60 feet; thence South 01°54'02" East, on the East line of the Northwest one-quarter (NW. 1/4), of said Section 20, a distance of 488.16 feet to the Point of Beginning; TOGETHER WITH:

A portion of the Southwest one-quarter (SW. 1/4), of said Section 20, more fully described as follows:
Commencing at the Southwest corner of the North one-half (N. 1/2), of the North one-half (N. 1/2), of the Southwest one-quarter (SW. 1/4), of said Section 20; thence North 89°20'00" East, on the South line of the said North one-half (N. 1/2), of the North one-half (N. 1/2), of the Southwest one-quarter (SW. 1/4), of said Section 20, a distance of 1368.00 feet to the Point of Beginning; thence continuing North 89°20'00" East, on the said South line, a distance of 44.19 feet; thence North 06°24'10" West, on the East boundary line of said PORT 95 COMMERCE PARK, a distance of 179.37 feet; thence North 01°51'24" West, along said East boundary line, a distance of 6.52 feet, to a point on the South right-of-way line of Interstate 595; thence South 82°21'36" East on the said South right-of-way line of Interstate 595, a distance of 481.34 feet; thence South 78°21'36" East, on the said South right-of-way line, a distance of 612.02 feet; thence South 89°20'00" West, on a line 15.00 feet South of (as measured at right angles) and parallel with the said South line of the North one-half (N. 1/2), of the North one-half (N. 1/2), of the Southwest one-quarter (SW. 1/4) of Section 20, a distance of 1099.84 feet; thence North 02°43'28" West, on the East right-of-way line of Southwest 30th Avenue, as shown on said PORT 95 COMMERCE PARK, a distance of 15.01 feet to the Point of Beginning; Said lands situate, lying and being in the City of Dania, Broward County, Florida, and containing 849,298 square feet (19.4972 acres) more or less.

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That ROBERT L. ELMORE (a/k/a ROBERT ELMORE), owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "RUNWAY LAKES II". All easements, as shown, are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF, I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of August, 1990.

Witness: Martha M. Packard (Martha M. Packard)
Robert L. Elmore
Witness: Robert C. McLaughlin (Robert C. McLaughlin)

ACKNOWLEDGEMENT

STATE OF FLORIDA SS BEFORE ME personally appeared ROBERT L. ELMORE (a/k/a ROBERT ELMORE), known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the said instrument for the purposes herein expressed.

WITNESS: My hand and official seal, this 5th day of August, 1990.

NOTARY PUBLIC Robert C. McLaughlin STATE OF FLORIDA My commission expires the 18th day of Jan, 1995

CITY OF DANIA PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the PLANNING AND ZONING BOARD of the City of Dania has approved and accepted this plat for record this 5th day of November, 1991.

By: Quincy S. Jones Chairman, this 28th day of FEBRUARY 1992.

DANIA CITY COMMISSION

THIS IS TO CERTIFY: That this plat of RUNWAY LAKES II, was approved by the BOARD OF COMMISSIONERS of the City of Dania, Broward County, Florida, by Ordinance No. 42-91, adopted by the said City Commission on this 26th day of NOVEMBER, 1991.

Attested: Wanda Mullikin City Clerk By: John W. Baker Mayor

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

This plat is approved and accepted for record this 26th day of November, 1991. By: Robert C. McLaughlin Director

BROWARD COUNTY ENGINEERING DIVISION

This plat is approved and accepted for record.

BY: Emilio V. Llufrío Emilio V. Llufrío, County Surveyor, Fla. P.L.S. Registration No. 4429, Date: 9-15-94

BY: Henry P. Cook Henry P. Cook, Director of Engineering, Fla. P.E. Registration No. 12506, Date: 7-16-94

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 25th day of June, 1992. By: John W. Baker Chairperson, Date: September 3, 1992

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 15 day of September, 1994. By: John W. Baker Administrator 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 12th day of MARCH, 1993. ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR

By: Mayanne Daryl Deputy By: John W. Baker Chair - County Commission

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

This plat filed for record this 20th day of September, 1994, in BOOK 156 of PLATS, at Page 47, record verified.

ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: Carol L. Doyle Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 21st day of June, 1994. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

McLAUGHLIN ENGINEERING CO.

This plat dated at Fort Lauderdale, Florida, this 5th day of August, 1991. BY: Robert C. McLaughlin Robert C. McLaughlin
Registered Land Surveyor No. 3356, State of Florida.

AMENDED
45688/623
AMENDED
45823/309

DESCRIPTION

A portion of Tract 5 of the Southeast one-quarter (SE1/4), of MAP OF SEC. 20, T. 50 S., R. 42 E., according to the plat thereof recorded in Plat Book 1, Page 101, of the public records of Dade County, Florida; TOGETHER WITH a portion of the South one-half (S1/2), of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4), of said Section 20, and being all more fully described as follows:

Commencing at the center of said Section 20; thence South 01°55'03" East, on the East line of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 739.37 feet to a point on the South limited access right-of-way line of Interstate 595, a point on a curve, and the Point of Beginning; thence Northwesterly on the said right-of-way line, and on a curve to the left, whose tangent bears North 75°57'10" West, with a radius of 3793.22 feet and a central angle of 02°24'26", an arc distance of 159.37 feet to a point of tangency; thence North 78°21'36" West, on South right-of-way line, a distance of 10.29 feet; thence South 89°20'00" West, on a line 15 feet South of and parallel with the North line of the said South one-half (S1/2) of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 1099.84 feet; thence South 00°58'15" East, on the East right-of-way line of Southwest 30th Avenue, as shown on PORT 95 COMMERCE PARK, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida, a distance of 388.12 feet; thence South 02°43'28" East, on said East right-of-way line, a distance of 278.41 feet; thence North 89°29'20" East, on the South line of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 1266.55 feet; thence North 88°43'35" East, on the South line of the Northwest one-quarter (NW1/4), of the Southeast one-quarter (SE1/4), of said Section 20, a distance of 202.58 feet; thence North 00°54'58" West, on the West right-of-way line of Tram Road, as recorded in Deed Book 573, Page 112, of the public records of Broward County, Florida, a distance of 7.08 feet; thence South 88°49'41" West, a distance of 202.71 feet; thence North 01°55'03" West, on the East line of the said Southwest one-quarter (SW1/4), of Section 20, a distance of 285.02 feet; thence North 88°49'41" East, on the South line of the North 50.00 feet of the South one-half (S1/2), of the Southwest one-quarter (SW1/4), of the Northwest one-quarter (NW1/4), of the Southeast one-quarter (SE1/4), of said Section 20, a distance of 207.69 feet; thence North 00°54'58" West, on the said West right-of-way line of Tram Road, a distance of 273.19 feet to a point on the said South limited access right-of-way line of Interstate 595, and a point on a curve; thence Northwesterly on said right-of-way line, and on a curve to the left, whose tangent bears North 72°35'05" West, with a radius of 3793.22 feet and a central angle of 03°22'05", an arc distance of 222.97 feet to the Point of Beginning. Said land situate, lying, and being in Broward County, Florida, and containing 20.8853 Acres more or less.

DEDICATION

STATE OF TENNESSEE SS KNOW ALL MEN BY THESE PRESENTS: That ROBERT A. ISGETTE, and E. B. I. INC., a Florida Corporation, owners of the lands described and shown as included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: I hereby set my hand and affix the corporate seal in the City of Sevierville, County of Sevier, State of Tennessee, this 20th day of September, 1991.

Witness: Patricia L. Galt Robert A. Isgett Individually
Witness: James H. Green & President of E. B. I. INC.

ACKNOWLEDGEMENT

STATE OF TENNESSEE SS BEFORE ME personally appeared ROBERT A. ISGETTE, Individually and as PRESIDENT of E. B. I. INC., a Florida Corporation, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the said instrument for the purposes herein expressed.

WITNESS: My hand and official seal this 20th day of September, 1991.

My commission expires the 24th day of October, 1998. NOTARY PUBLIC Anna April Wilson STATE OF Tennessee

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS ROBERT ELMORE, owner and holder of a mortgage on this property recorded in O. R. BOOK 18976, Page 292, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of November, 1993.

Witness: James H. Green Name Printed: JAMES H. GREEN Robert Elmore
Witness: Martin M. Packard Name Printed: MARTIN M. PACKARD

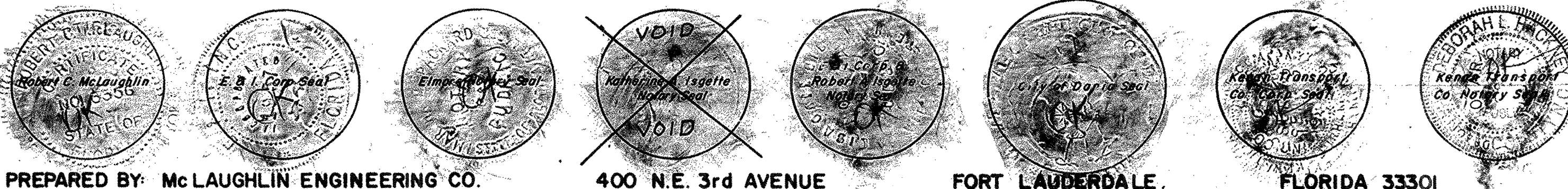
ACKNOWLEDGEMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 3rd day of November, 1993, by ROBERT ELMORE who is personally known to me or who has produced N/A as identification and who ~~did~~ (did not) take an oath.

NOTARY PUBLIC Martin M. Packard STATE OF FLORIDA Name printed MARTIN M. PACKARD
Serial No., if any N/A

"ISGETTE'S RUNWAY"

A RESUBDIVISION OF A PORTION OF TRACT 5 OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF "MAP OF SECTION 20-TWP. 50 S.-RGE. 42 E." (P.B. 1, P. 101, D.C.R.), TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 20-TOWNSHIP 50S.-RANGE 42 E. CITY OF DANIA, BROWARD COUNTY, FLORIDA.



DEDICATION

STATE OF NORTH CAROLINA SS KNOW ALL MEN BY THESE PRESENTS: That KENAN TRANSPORT COMPANY, a North Carolina Corporation, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Chapel Hill, County of Orange, State of North Carolina, this 1st day of July, 1994.

Witness: John E. Krovic as to both Name Printed JOHN E. KROVIC Lee P. Shaffer: Shaffer President
Witness: Sharon Young as to both Name Printed Sharon Young William L. Boone: William L. Boone Vice-Pres./ Secretary

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA SS The foregoing instrument was acknowledged before me this 1st day of July, 1994, by LEE P. SHAFFER and WILLIAM L. BOONE, being the PRESIDENT and VICE-PRESIDENT/SECRETARY, respectively, of KENAN TRANSPORT COMPANY, a North Carolina Corporation, on behalf of the Corporation. They are (personally known to me) or have produced N/A as identification and ~~did~~ (did not) take an oath.

NOTARY PUBLIC Deborah L. Hackney STATE OF NORTH CAROLINA Name Printed Deborah L. Hackney My Commission Expires 10/23/1998

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That KATHERINE A. ISGETTE, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 17 day of December, 1991.

Witness: Katherine A. Isgett Katherine A. Isgett
Witness: Dorothy Naser

ACKNOWLEDGEMENT

STATE OF FLORIDA SS BEFORE ME personally appeared KATHERINE A. ISGETTE, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the said instrument for the purposes herein expressed.

WITNESS: My hand and official seal this 17th day of December, 1991. My commission expires the 12th day of January, 1992. NOTARY PUBLIC Robert C. McLaughlin STATE OF Florida

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That SEAL ADAMS and DOROTHY NASER, being personal representatives of the Estate of KATHERINE A. ISGETTE, deceased, owner of the lands described in and shown as included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 11th day of January, 1995.

Witness: Seal Adams as to both name printed Seal Adams Seal Adams
Witness: Dorothy Naser as to both name printed Paul Lovessky Dorothy Naser

ACKNOWLEDGEMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 11th day of January, 1995, by SEAL ADAMS and DOROTHY NASER being personal representatives of the Estate of KATHERINE A. ISGETTE, deceased, (who are personally known to me) or who have produced N/A as identification, and who did not take an oath.

NOTARY PUBLIC Robert C. McLaughlin STATE OF FLORIDA name printed Robert C. McLaughlin

CITY OF DANIA PLANNING AND ZONING BOARD

THIS IS TO CERTIFY That the PLANNING AND ZONING BOARD of the City of Dania has approved and accepted this plat for record this 19th day of May, 1992.
By: Clifford J. Brown Chairman, this 8th day of July, 1992

DANIA CITY COMMISSION

THIS IS TO CERTIFY: That this plat of "ISGETTE'S RUNWAY" was approved by the BOARD OF COMMISSIONERS of the City of Dania, Broward County, Florida, by Ordinance No. 14-93, adopted by the said City Commission this 8th day of JUNE, 1993.
Attested: Wanda Mullikin City Clerk By Bobbie H. Canale Mayor.

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

This plat is approved and accepted for record this 25th day of April, 1994. By: Robert C. McLaughlin Director

BROWARD COUNTY ENGINEERING DIVISION

This plat is approved and accepted for record.

BY: Emilio V. Llufrío Emilio V. Llufrío, County Surveyor, Fla. P.L.S. Registration No. 4429, Date: 4-19-95

BY: Henry P. Cook Henry P. Cook, Director of Engineering, Fla. P.E. Registration No. 12506, Date: 4-25-95

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 23rd day of SEPTEMBER, 1993. By: Joe M. Villalobos 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 24 day of March, 1994. By: James H. Green Administrator 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 15th day of MARCH, 1994. ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR
By: Maylene D. Dwyer Deputy By: James H. Green Chair - County Commission

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

This plat filed for record this 1st day of May, 1995, in BOOK 158 of PLATS, at Page 18, record verified.
ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: Carol C. Dwyer Deputy

SURVEYOR'S CERTIFICATE

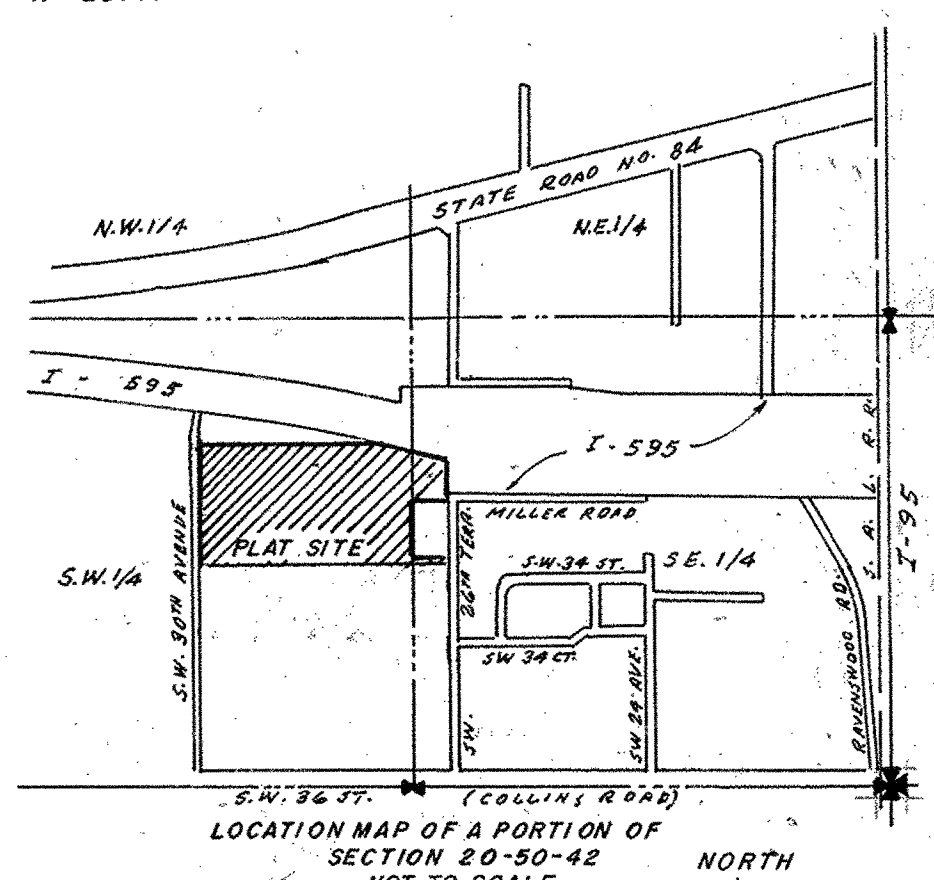
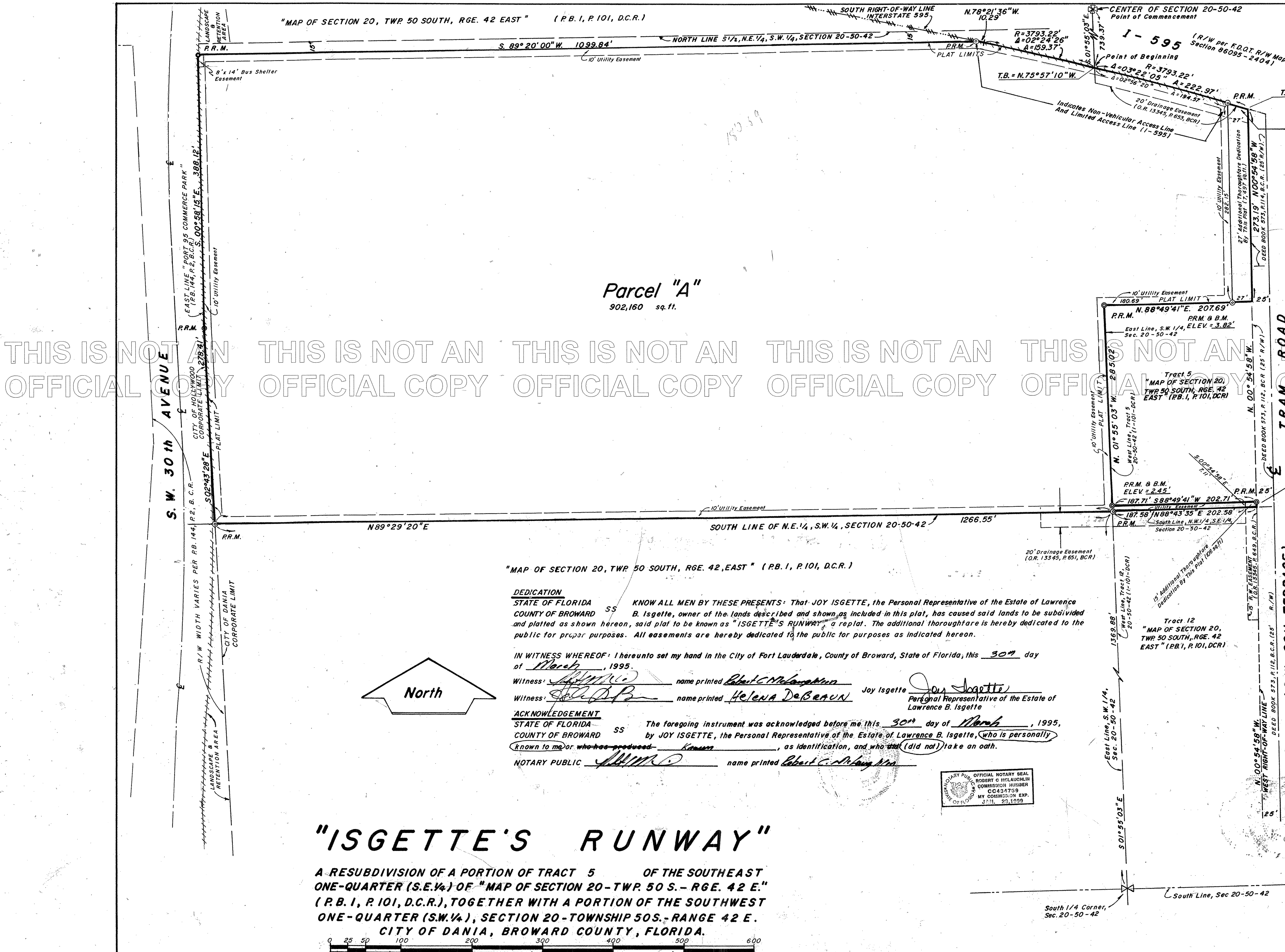
STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 17th day of June, 1994. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 4th day of December, 1992. BY: Robert C. McLaughlin Robert C. McLaughlin
Registered Land Surveyor No. 3356, State of Florida.

"MAP OF SECTION 20, TWP 50 SOUTH, RGE. 42 EAST" (P.B. I, P. 101, D.C.R.)

THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY

Parcel "A"
902,160 sq. ft.



"MAP OF SECTION 20, TWP 50 SOUTH, RGE. 42, EAST" (P.B. I, P. 101, D.C.R.)

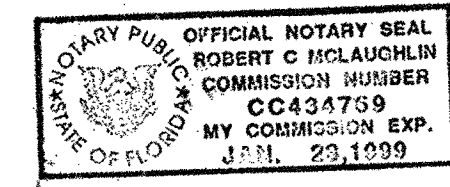
DEDICATION
STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That JOY ISGETTE, the Personal Representative of the Estate of Lawrence B. Isgette, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 30th day of March, 1995.

Witness: [Signature] name printed Robert C. McLaughlin Joy Isgette [Signature]
Witness: [Signature] name printed Helena DeBeaun Personal Representative of the Estate of Lawrence B. Isgette

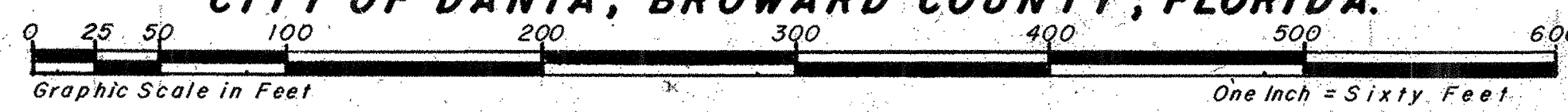
ACKNOWLEDGEMENT
STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 30th day of March, 1995, by JOY ISGETTE, the Personal Representative of the Estate of Lawrence B. Isgette, who is personally known to me or who has produced Kanun as identification, and who ~~did~~ (did not) take an oath.

NOTARY PUBLIC [Signature] name printed Robert C. McLaughlin



"ISGETTE'S RUNWAY"

A RESUBDIVISION OF A PORTION OF TRACT 5 OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF "MAP OF SECTION 20-TWP. 50 S.- RGE. 42 E." (P.B. I, P. 101, D.C.R.), TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 20-TOWNSHIP 50S.- RANGE 42 E. CITY OF DANIA, BROWARD COUNTY, FLORIDA.



NOTES
© P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT.
B.M. Elev. - INDICATES BENCH MARK ELEVATION. THIS PLAT CONTAINS 20.8853 ACRES.
--- INDICATES NON-VEHICULAR ACCESS LINE.
TOTAL THOROUGHFARE DEDICATED BY THIS PLAT: 7603 SQ. FT.
REFERENCE BENCH MARK: BROWARD COUNTY BENCH MARK No. 2077 (BRASS DISC LOCATED ON TOP OF N.E. BRIDGE ABUTMENT OF BRIDGE ON STATE ROAD 84 OVER SOUTH NEW RIVER CANAL) ELEVATION = 26.269.
BEARINGS AS SHOWN ARE ASSUMED.
T.B. - INDICATES TANGENT BEARING.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
B.C.R. - INDICATES BROWARD COUNTY RECORDS
D.C.R. - INDICATES DADE COUNTY RECORDS
--- INDICATES LIMITED ACCESS LINE
This plat is restricted to industrial use. Any structure within this plat must comply with Section IV D.I.f. Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. Commercial / retail uses are not 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.

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-113-16) AS SUBMITTED BY MSG I-595, LLC, ON BEHALF OF THE PROPERTY OWNER, PANTROPIC POWER, INC., FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF SW 30 AVENUE, THE SOUTH SIDE OF INTERSTATE 595 AND NORTH OF SW 36 STREET IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Staff Report, Application and Backup, Resolution, Site Plan



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

DATE: February 14, 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. *CA Lajoie*

SUBJECT: **SP-113-16/DR-112-16** The applicant, MSG I-595 LLC, is requesting approval for a site plan and plat note amendment to allow the construction of a 150,000 square foot warehouse building on a property generally located east of SW 30 Avenue, south of Interstate 595 and north of SW 36 Street.

REQUEST

DELEGATION REQUEST

To amend the restrictive note on the plat to allow additional industrial use and relocate the Non-Vehicular Access Line (NVAL).

SITE PLAN

To construct a 150,000-square-foot industrial and office park building with signs.

PROPERTY INFORMATION

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

VIOLATIONS ON PROPERTY

There are no violations on this property.

PUBLIC HEARING NOTICE

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

The subject property is situated south of Interstate 595 and east of SW 30 Avenue. The property is currently vacant.

DELEGATION REQUEST

This plat was approved by the Broward County Board of Commissioners on May 1, 1995 with restrictions. On August 5, 2008, the plat note was amended to state the following:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 100,000

square feet of office use and 100,000 square feet of technical vocational school use, and remainder of Parcel A will be industrial use.

At this time, the applicant is requesting to amend the restrictive note to state the following: Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 150,000 square feet of industrial use. The remainder of Parcel A is restricted industrial use.

Industrial uses on Parcel A-2 may have a maximum of thirty percent (30%) ancillary office/commercial use or a maximum of fifty percent (50%) ancillary office use upon satisfaction of impact/concurrency fees.

Per Section 115-40 of the LDC, the uses proposed by this plat note amendment are permitted in this zoning district. The proposed uses are also permitted per the Future Land Use Element of the City's Comprehensive Plan.

The applicant is also requesting a change to the plat's development requirements. The Isgette's Runway plat was adopted with a non-vehicular access line extending along the east property line. The applicant is requesting to modify the NVAL and access easement by moving the line to the east, making room to construct a northbound right-turn lane along SW 30th Avenue.

SITE PLAN

The subject property measures approximately eleven (11) gross acres. The applicant is proposing to build a 150,000 square foot industrial and office park building consisting of approximately eleven (11) bays. At the time of site plan review, a formal traffic study could not be provided or issued by the applicant due to the Ravenswood road closure. Per the Director of Community Development, the applicant is to conduct the traffic study once road work ends in September of 2017. This traffic study is to then be reviewed by the City Engineer for any additional site requirements. The applicant is also proposing one monument sign at the northern entrance of the site and wall signs for the eleven (11) in-line establishments. Per Section 505-130 (B)(2), the applicant's proximity to the I-595 allows for the requested pole sign at the northeast corner of the property.

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. Provide a traffic study conducted after the opening of Ravenswood Road prior to the issuance of a Certificate of Occupancy. 4th time requested. (PLANNING)
2. Provide line of sight study on landscape plans indicating how the height and thickness of the landscaping will shield the outdoor storage and fleet parking from view by the on-coming traffic on SW 30 Ave. (PLANNING)
3. Per the Broward County Trafficways Plan, a minimum right-of-way width of 94' is required on SW 30 Avenue. Provide right-of-way dedication to meet this requirement. (PLANNING)
4. Indicate new property line on plans. (PLANNING)

5. Per Sec. 265-50 (64), office space is to be included in the warehouse area for parking calculations. The applicable parking ratio is 1:1000. 150,000 sf requires 150 parking spaces. Revise cover sheet to reflect the accurate parking count that is required for the site. (PLANNING)
6. Per Sec. 270-20, indicate locations, dimensions, and quantity of loading spaces on plans. (PLANNING)
7. Per Section 505-100 (N) only 1 wall sign is permitted per tenant. Revise plans. (PLANNING)
8. A monument sign may not be located off-premise. Revise plans to remove the sign located on the SW property line. (PLANNING)
9. Per Section 270-20, indicate location and dimensions of each loading space on the site plan. (PLANNING)
10. Provide colored elevations. (PLANNING)
11. Previous comment still applies. Note that the response letter provided with the submittal states that tamarind trees have been added but no tamarind trees are labeled/located on plans. Replace most of the proposed gumbo limbos with another species. 40 gumbo limbos is an unacceptably large amount of the same species. (LANDSCAPE)
12. There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com. (LANDSCAPE)
13. Previous comment still applies. Indicate with a symbol of callout which trees onsite have been moved from terminal islands to a different planting location. (LANDSCAPE)
14. Terminal islands do not meet Sec. 275-100 requirement of two Category 1 trees. If there is not sufficient room within the islands to meet this requirement, indicate the alternative planting location on the plans. (LANDSCAPE)
15. Complete the mitigation table on sheet TD-2.2. List total canopy proposed for removal (in square feet) and how the canopy will be mitigated. Note that canopy being removed must be mitigated at a rate of 150%. (LANDSCAPE)
16. Please provide the following Additional Fire Department Access Information as follows:
 - a. "NO PARKING" signs in front of each fire hydrant. (FIRE)
 - b. Fire Department Access Routes During Construction - WILL PROVIDE AT PERMIT (FIRE)
17. Provide an egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures. WILL PROVIDE AT PERMIT (FIRE)
18. Comments on the submitted traffic study: driveway for both the existing building (Marina Mile) and the new proposed I-595 Business Center (is shared, we need to know total generated traffic from this combined site, not just on proposed development. (CITY ENGINEER)

19. Traffic impact on the following intersections would need to be evaluated to determine deterioration of level of service, if any: (CITY ENGINEER)
 - a. SW 30th Avenue and Marina Mile Boulevard
 - b. Your driveway and SW 30th Avenue
 - c. SW 30th Avenue and SW 36th Street
20. Since anticipated peak traffic (AM peak) is greater than 100 trips, a full traffic impact study would need to be provided per ITE Recommended Practice, 2010. (CITY ENGINEER)
21. Please submit proposed scope and methodology, in writing, for review and/or signoff, before proceeding. (CITY ENGINEER)
22. Proposed ingress/egress and offsite development on SW 30th Avenue, a collector road, under the jurisdiction of the City of Hollywood and Broward County Highway Engineering and Traffic Engineering Division trafficways. Please coordinate separately with these agencies and copy this Department of any correspondence and agreements with them. Final signoff by the City of Dania Beach on proposed driveway connection on SW 30th Avenue is contingent on approvals from these agencies. (CITY ENGINEER)
23. Show anticipated vehicles per day for each driveway connection on the civil site plan. (CITY ENGINEER)
24. Show sight distance analysis using FDOT Index No. 546 at proposed driveway on SW 30th Avenue. This needs to be shown on the civil and landscape plans. (CITY ENGINEER)
25. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year , 25-year and 100-year, 24 hour and 72 hour flood stage elevations. Data provided in the stormwater management calculations do not agree with the overall site data (13.88 acres vs 10.77 acres). On the other hand, survey shows 16.5 acres. Please revisit calculations. (CITY ENGINEER)
26. Proposed grading and drainage plan shall be based on the stormwater management calculations. (CITY ENGINEER)
27. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way. (CITY ENGINEER)
28. In compliance with Article 805 of the City Code of Ordinances, applicant shall provide a projection water demand, and sewage and solid waste generation in tabular format. (CITY ENGINEER)
29. 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. (CITY ENGINEER)

STAFF RECOMMENDATION

Approve the resolution with conditions.



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

January 11, 2017

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

RE: I-595 Business Center Project, 3200 SW 30th Avenue, Dania Beach FL
Broward County Aviation Department (BCAD) Review (Revised)

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed I-595 Business Center Project located west 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>

FILE COPY

- No building, structure or vegetation on the site may exceed 60 feet NAVD-88 as shown on the architectural elevations, 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 I-595 Business Center Project, and is based on the Architectural Documents, dated December 29, 2016, prepared by HIM Architecture. 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 serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to the Fort Lauderdale/Hollywood International Airport, which is being disclosed to all prospective purchasers considering the use of this property for residential purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. Individuals sensitive to such events should satisfy themselves before purchasing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This also serves as notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change in FAA's Noise Mitigation Policy," effective October 1, 1998, the County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration ("FAA") approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.2291

Sincerely,



Monica Capelluto AIA, Senior Planner

William Castillo, Planning Manager / Bob Motchkavitz PE/ Michael P. Pacitto, P.G., Director Planning and Environmental



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

January 3, 2017

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

Attn: Ms. Corrine Lajoie
Community Development

**Re: I-595 Business Center
SW 30th Avenue
Site Plan / Delegation Request
Application - RESUBMISSION
Dania Beach, Florida
LPEG, Project # 10183**

Ladies and Gentleman,

On behalf of the applicant, MSG I-595 LLC (Contract Purchaser), please accept this letter in response to the comments provided in conjunction with the DRC meeting held on December 22, 2016.

The proposed Industrial development is located in Section 20, Township 50, and Range 42E on the south side of I-595, and east of SW 30th Avenue in the City of Dania Beach. The property has direct access to SW 30th Avenue via an existing joint access opening.

The Property is known as a portion of Parcel A-2 of the Isgettes Runway Plat as recorded in the plat records of Broward County, PB 158, and pg. 18B and a portion of Parcel E of the Runway Lakes II Plat as recorded in the plat records of Broward County, PB 156, pg 47B.

The site consists of three (3) Parcel containing a total of 10.95AC. and the applicant proposes to construct one warehouse buildings with a total area of 150,000 SF (approximately 124,000SF building footprint and provisions / potential of approximately 26,000SF or mezzanine area) of Industrial Use along with the required roadways and infrastructure to support the project.



Tenant's use of the truck court area may include compactors which shall be situated immediately adjacent to the south face of the building. Tenants may also use the truck court area for generators and outdoor storage subject to the requirement of providing perimeter fencing/screening at a height equal to or above the equipment and/or materials stored behind such fencing.

Site Identification / Ownership

Folio no: 5042-20-46-0020 5042-20-50-0010	<u>Property owner</u> MSG Dania Beach LLC (Contract Purchaser) 2850 NE 191 st Street, Penthouse 1B Aventura, FL 33180
Folio no: 5042-20-50-0012	Pantropic Power Inc. 8205 NW 58 th Street Miami, FL 33166

The Response to Site Plan Comments are as follows;

LANDSCAPE COMMENTS

1. Previous comment still applies. Note that the response letter provided with the submittal states that tamarind trees have been added but no tamarind trees are labeled/located on plans. Replace most of the proposed gumbo limbos with another species. 40 gumbo limbos is an unacceptably large amount of the same species.

There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment.



Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com.

We have added Wild Tamarind and Red Maple trees to the pallet.

2. Previous comment still applies. Indicate with a symbol of callout which trees onsite have been moved from terminal islands to a different planting location. Terminal islands do not meet Sec. 275-100 requirement of two Category 1 trees. If there is not sufficient room within the islands to meet this requirement, indicate the alternative planting location on the plans.

We have added a number of trees above code to the west perimeter swale area for screening purposes. We would like to consider 4 of them as replacements for those not planted in the end islands requiring 2 trees.

3. Complete the mitigation table on sheet TD-2.2. List total canopy proposed for removal (in square feet) and how the canopy will be mitigated. Note that canopy being removed must be mitigated at a rate of 150%.

We have added a number of trees above code to the west perimeter swale area for screening purposes. We would like to consider them towards the mitigation requirements. See sheet TD-2 for quantities. See sheet L-1 for the species.

4. Informational notes:
 - i. Please provide a point-by-point response to each of the above comments.
 - ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
 - iii. A PDF copy must be submitted via CD or email in order to receive final acceptance.



FIRE REVIEW COMMENTS

Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting
Below are two tiers of comments.

Tier 1 COMMENTS

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

1. Water Supply Information as follows: Locations and dimensions of the three nearest adjacent hydrants to the project site

COMPLIED PER FIRE MARSHAL

2. Proof of Water Supply & Fire Flow Demand as follows:
 - a. Fire Hydrant Flow Test - STILL REQUIRED

Fire Flow Tests are attached.

- b. Building Construction Type and Square Footage -

COMPLIED PER FIRE MARSHAL

- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer-**COMPLIED PER FIRE MARSHAL**

- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) STILL REQUIRED

This Application was previously submitted, I have attached another copy for your review.

- e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). This letter must have the seal of the Engineer of Record

This Letter was previously submitted, I have attached another copy for your review.



Tier 2 COMMENTS

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

1. Additional Fire Department Access Information as follows:
 - a. Fire Lane locations and striping detail (demonstrated)
 - b. "NO PARKING" sign locations demonstrated
 - c. Fire Department Access Routes During Construction

The additional Fire Department Access information is included on the Fire Protection Plan as requested.

2. Address Detail

The Address Detail is shown on the Architectural Plans and the Site Plan as requested.

3. An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.

A Life Safety Plan will be provided with the Building Permit Application.

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

The Applicant will conform with the Fire Department Communication Radio Strength as required by Ordinance.

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:



ENGINEERING REVIEW COMMENTS

1. Comments on the submitted traffic study.
 - a. Driveway for both the existing building (Marina Mile) and the new proposed I-595 Business Center (is shared , we need to know total generated traffic from this combined site, not just on proposed development
 - b. Traffic impact on the following intersections would need to be evaluated to determine deterioration of level of service, if any. o SW 30th Avenue and Marina Mile Boulevard o Your driveway and SW 30th Avenue o SW 36th and SW 36th Street
 - c. Since anticipated peak traffic (AM peak) is greater than 100 trips, a full traffic impact study would need to be provided per ITE Recommended Practice, 2010.
 - d. Please submit proposed scope and methodology, in writing, for review and/or signoff, before proceeding.

The Traffic Report has been revised and is attached for your review.

2. Proposed ingress/egress and offsite development on SW 30th Avenue, a collector road, under the jurisdiction of the City of Hollywood and Broward County Highway Engineering and Traffic Engineering Division trafficways. Please coordinate separately with these agencies and copy this Department of any correspondence and agreements with them. Final signoff by the City of Dania Beach on proposed driveway connection on SW 30th Avenue is contingent on approvals from these agencies.

The Plans have been submitted to the City of Dania Beach & Broward County.

3. Show anticipated vehicles per day for each driveway connection on the civil site plan.

The vehicular Traffic volumes have been added to the Site Plan.

5. Show sight distance analysis using FDOT Index No. 546 at proposed driveway on SW 30th Avenue. This needs to be shown on the civil and landscape plans.

This information has previously been added to the Site Plan.



-
-
6. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically we need to know the following information: 10-year , 25- year and 100-year, 24 hour and 72 hour flood stage elevations. Data provided in the stormwater management calculations do not agree with the overall site data (13.88 acres vs 10.77 acres). On the other hand, survey shows 16.5 acres. Please revisit calculations

The Drainage Calculation have been previously submitted.

7. Proposed grading and drainage plan shall be based on the stormwater management calculations.

The Grades are shown on the Preliminary Engineering Plan.

8. Per Dania Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right of way

So Noted.

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

WATER DEMAND	5,287GPD, Per BCWWED
SEWERAGE DEMAND	2,867GPD, Per BCWWED
SOLID WASTE DEMAND	3,000LBS/DAY, Per COMP PLAN

10. 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.

So Noted

For ease of review, please reply to each line comment and reference drawings or backup documents provided.



PLANNING COMMENTS

1. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.
2. USE: Per Sec. 115-40 (Permitted Uses) and applicant meeting with the Director of Community Development, provide line of sight indicating how landscaping will shield the overnight fleet parking from view at the street level.

SEE REVISED LANDSCAPE PLANS

Per Sec. 511-30 (M): Work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads. Provide line of sight detail on plans for SW 30 and the south elevation. 3rd time requested JIM SANTIAGO IS

SEE REVISED LANDSCAPE PLANS

4. RIGHT-OF-WAY: 94' required per BC Trafficways Plan. Indicate road width on plans (not shown on survey). Varies from 40' up +-. Indicate measurement of narrowest to widest section of the road to ensure compliance with County requirement.

The information has been added to the Site Plan.

5. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. If less than 50 peak hour trips are projected a traffic statement is sufficient. The applicant is to obtain a statement from the City Engineer saying that the traffic study/statement- submitted by the applicant - is complete and accepted prior to public hearing. Pending for City Engineer's approval.

SEE REVISED TRAFFIC STUDY AND APPLICANT LETTER

6. SIGNS: Provide copy of all signs for compliance review. – we will provide copy for signs in conjunction with permitting of each sign - the project is a speculative development, we don't know what tenants will ultimately be occupying the building (however we have shown one proposed tenant signage – CapsCanada - for the western end cap space as illustration)

- a) Per Sec 505-50 pole sign must be inside property line. Revise plans. –

Agreed, please see enclosed explanation



-
- b) Only 1 pole sign is permitted per Sec. 505-130 (B). –

Agreed, only one pole sign per project is proposed – please see enclosed explanation

- c) Per 505-120 (L) monument signage maximum is 48 sf. Revise plans. – disagree, project qualifies for Business Park signage (Sec 505-20) –

Please see enclosed explanation

- d) Per 505-120 (L): only 1 monument is permitted. width – disagree, project qualifies for Business Park signage (Sec 505-20) –

Please see enclosed explanation

- e) Per 505-120 (L): Maximum monument sign height is 8'. Proposed sign is 11.75'. Revise plans. – disagree, project qualifies for Business Park signage (Sec 505-20) –

Please see enclosed explanation

- f) Per 505-40 (k) (7), monument signs are not to be located within the clear sight distance triangle (see Article 225 of the LDC). Provide sight distance triangle for both entrances for compliance review. –

Agreed, monument signs are appropriately situated

- g) Nonresidential zoning districts. No sign may be erected in a nonresidential district that exceeds the following limitations:

Per Sec. 505-130 (B) (3): 3 sf of signage area is allowed for each (1) linear foot. – agreed, signage shall comply with this requirement of Code

Furthermore, per Sec. 505-30 (K) (2), the maximum sign area permitted in nonresidential districts is 300 sf. – disagree, this limitation is on a PER SIGN basis, and not a combined overall signage area for multi-establishment buildings

Provide signage area table indicating the sum of proposed signage area for all facades and free standing signs for the entire site. The above code provisions for signs must be addressed through redesign or submittal of an application for a variance. – we have provided the requested table for informational purposes – however, as proposed, the Project does not require any signage variances



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. as proposed,

The Project does not require any signage variances

7. The proximity to the airport will require FAA/BCAD review and approval. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. Requests have been submitted for both faa and bcad review –

Documentation of faa/bcad approvals will be provided in conjunction with requests for city building permit approvals

8. PARKING: Per Sec. 265-50 (64), office space is to be included in the warehouse area. The required ration is 1:1000. 150,000 sf requires 150 parking spaces. DRC Comments SP-113-16 20 of 23 –

AGREED

9. LOADING: Per Sec. 270-20, indicate locations, dimensions, and quantity of loading spaces on plans.

There are 18 Loading Dock Spaces in the rear of the Building

10. E-mail resolution and legal description for Site Plan in word format to acarrie@daniabeachfl.gov 4 weeks prior to public hearing date.

Draft copies of the Site Plan Resolution and the Plat Note Change have been provided to you for review.

11. Must provide latest revised set of plans on disk prior to going to public hearing.

AGREED

12. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. – **ADDRESSED PER CITY**

13. PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted. – **ADDRESSED PER CITY**



14. USE: Per Sec. 115-40, "Light Industrial Uses: Warehousing facilities with up to 20% ancillary office space." Conditions for the IROM-AA: 2 (architectural treatment), 4 (10% office minimum). Ok – **ADDRESSED PER CITY**

15. Sec. 511-30 (C): Large, blank, unarticulated walls shall be prohibited. – **ADDRESSED PER CITY**

16. Per Sec. 511-30 (F), exterior surfaces on the ground floor may not be reflective. Confirm this in reference to the "anodized aluminum doors". – **ADDRESSED PER CITY**

17. Per Sec. 511-30 (I), indicate percentage of glass windows and doors on plans. – **ADDRESSED PER CITY**

18. Per Sec. 511-30 (J), buildings are to be nature toned in color. Provide at least 1 set of colored elevations. – **ADDRESSED PER CITY**

19. Buildings should have clearly defined public and employee entrances incorporating a combination of elements such as: • Canopies or porticos • Overhangs • Recesses/projections • Arcades • Raised corniced parapets over the door • Peaked roof forms • Arches • Entrance framed by outdoor pedestrian features or enhanced landscaping • Architectural details such as tile work and moldings integrated into the building structure to frame the entryway • Integral planters or wing walls that incorporate landscaped areas and/or sitting areas • Enhanced pedestrian surfaces. – **ADDRESSED PER CITY**

20. Per Sec. 511-30 (P) A minimum distance of eight (8) feet shall be maintained between the front of any building, including any walkway immediately adjacent thereto, and the parking area. This space is to be reserved for landscaping, either existing or planned, and is required to have a minimum three (3)-foot wide strip for plant material. No such space is required at the sides or rear of the building unless there is an adjoining residential use. – **ADDRESSED PER CITY**

21. WATER: Identify projected water demand for the project. ok – **ADDRESSED PER CITY**

22. IMPACT FEES: Impact fees that will be required for the project are included in this document. – **ADDRESSED PER CITY**

23. Bicycle Parking: Per Sec. 265-51, indicate location and number of bicycle spaces on site. ok – **ADDRESSED PER CITY**



24. **LOADING:** Indicate required and provided loading spaces on plans. – **ADDRESSED PER CITY**

25. **COST RECOVERY:** per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred. – **ADDRESSED PER CITY**

NOTES:

- Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment. **AGREED**
- Continuous and on-going site inspections will be conducted by staff throughout the entire building process. **AGREED**
- **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. **AGREED**
- Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting. **AGREED**

The following updated and requested items have been submitted for your review;

- Boundary & Topographic Survey
- Site Plan
- Preliminary Engineering Plan (paving & drainage)
- Pavement Marking & Signage Plan
- Fire Protection Plan
- Landscaping Plans
- Site Lighting Plans
- Architectural Plans
- Recorded Plat
- Fire Flow Information
- Fire Compliance Letter
- Fire Demand Calculation Letter
- Traffic Report (revised)
- Draft Resolutions
- Sign Criteria Data



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

I trust the enclosed information is sufficient for your review, but should you require any additional information, please do not hesitate to call.

Very truly yours,

Peter R. Gallo PE, President
LAND PLAN ENGINEERING GROUP, Inc.



FIRE REVIEW COMMENTS

Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting
Below are two tiers of comments.

Tier 1 COMMENTS

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

1. Water Supply Information as follows: Locations and dimensions of the three nearest adjacent hydrants to the project site

COMPLIED PER FIRE MARSHAL

2. Proof of Water Supply & Fire Flow Demand as follows:
 - a. Fire Hydrant Flow Test - STILL REQUIRED

Fire Flow Tests are attached.

- b. Building Construction Type and Square Footage -

COMPLIED PER FIRE MARSHAL

- c. Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer-**COMPLIED PER FIRE MARSHAL**

- d. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document) STILL REQUIRED

This Application was previously submitted, I have attached another copy for your review.

- e. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer). This letter must have the seal of the Engineer of Record

This Letter was previously submitted, I have attached another copy for your review.



Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com.

We have added Wild Tamarind and Red Maple trees to the pallet.

2. Previous comment still applies. Indicate with a symbol of callout which trees onsite have been moved from terminal islands to a different planting location. Terminal islands do not meet Sec. 275-100 requirement of two Category 1 trees. If there is not sufficient room within the islands to meet this requirement, indicate the alternative planting location on the plans.

We have added a number of trees above code to the west perimeter swale area for screening purposes. We would like to consider 4 of them as replacements for those not planted in the end islands requiring 2 trees.

3. Complete the mitigation table on sheet TD-2.2. List total canopy proposed for removal (in square feet) and how the canopy will be mitigated. Note that canopy being removed must be mitigated at a rate of 150%.

We have added a number of trees above code to the west perimeter swale area for screening purposes. We would like to consider them towards the mitigation requirements. See sheet TD-2 for quantities. See sheet L-1 for the species.

4. Informational notes:
 - i. Please provide a point-by-point response to each of the above comments.
 - ii. Feel free to contact Daniel Parobok at (305) 235-5098 daniel.parobok@metriceng.com for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
 - iii. A PDF copy must be submitted via CD or email in order to receive final acceptance.



Tenant's use of the truck court area may include compactors which shall be situated immediately adjacent to the south face of the building. Tenants may also use the truck court area for generators and outdoor storage subject to the requirement of providing perimeter fencing/screening at a height equal to or above the equipment and/or materials stored behind such fencing.

Site Identification / Ownership

Folio no: 5042-20-46-0020 5042-20-50-0010	<u>Property owner</u> MSG Dania Beach LLC (Contract Purchaser) 2850 NE 191 st Street, Penthouse 1B Aventura, FL 33180
Folio no: 5042-20-50-0012	Pantropic Power Inc. 8205 NW 58 th Street Miami, FL 33166

The Response to Site Plan Comments are as follows;

LANDSCAPE COMMENTS

1. Previous comment still applies. Note that the response letter provided with the submittal states that tamarind trees have been added but no tamarind trees are labeled/located on plans. Replace most of the proposed gumbo limbos with another species. 40 gumbo limbos is an unacceptably large amount of the same species.

There is an overabundance of certain trees within in the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

January 3, 2017

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

Attn: Ms. Corrine Lajoie
Community Development

**Re: I-595 Business Center
SW 30th Avenue
Site Plan / Delegation Request
Application - RESUBMISSION
Dania Beach, Florida
LPEG, Project # 10183**

Ladies and Gentleman,

On behalf of the applicant, MSG I-595 LLC (Contract Purchaser), please accept this letter in response to the comments provided in conjunction with the DRC meeting held on December 22, 2016.

The proposed Industrial development is located in Section 20, Township 50, and Range 42E on the south side of I-595, and east of SW 30th Avenue in the City of Dania Beach. The property has direct access to SW 30th Avenue via an existing joint access opening.

The Property is known as a portion of Parcel A-2 of the Isgettes Runway Plat as recorded in the plat records of Broward County, PB 158, and pg. 18B and a portion of Parcel E of the Runway Lakes II Plat as recorded in the plat records of Broward County, PB 156, pg 47B.

The site consists of three (3) Parcel containing a total of 10.95AC. and the applicant proposes to construct one warehouse buildings with a total area of 150,000 SF (approximately 124,000SF building footprint and provisions / potential of approximately 26,000SF or mezzanine area) of Industrial Use along with the required roadways and infrastructure to support the project.

MSG I-595 LLC

2875 NE 191st Street / Penthouse-1B
Aventura, FL 33180
January 3, 2017

Anne-Christine Carrie, Planner - Community Development Department
Ronnie Navarro, P.E, Deputy Director – Public Services Department
City of Dania Beach
100 West Dania Boulevard
Dania Beach, FL 33004

Re: SP-113-16, I-595 BUSINESS CENTER – Isgette's Runway Plat, 3200 SW 30TH AVE.
Request for site plan approval – traffic study issues

Dear Ms. Carrie and Mr. Navarro,

I'm writing on behalf of the applicant and contract purchaser, MSG I-595 LLC (Applicant) of the referenced property (Project). Applicant is requesting site plan approval from the City of Dania Beach (City) for the proposed I-595 Business Center, an office/service warehouse project containing a maximum of 150,000 square feet of building area.

We understand that the City has requested that a traffic study be performed of the Project including traffic at the southern shared driveway connection to SW 30th Avenue that also provides access to the Marina Mile project (189,620 sf of building area) to the immediate south. Due to a number of factors, as discussed at the December 22, 2016 DRC meeting, we agree with the City staff that the traffic study should be a post approval condition of City site plan approval.

Accordingly, Applicant's traffic engineer, Karl B. Peterson, P.E., KBP Consulting, Inc., has prepared an updated traffic study for the Project including the following explanation and timing/procedures to be employed in completing the required traffic study for the Project:

The following traffic statement presents basic trip generation and traffic distribution information relative to the proposed I-595 Business Center warehousing building. It was agreed with City of Dania Beach staff that a more detailed traffic evaluation, including operational analyses of nearby intersections and roadway segments, would be more appropriate: a.) during non-holiday periods; b.) once the ongoing Ravenswood Road construction is completed; and c.) once the adjacent (Marina Mile) warehousing building (which shares the southern joint entrance) is substantially occupied.

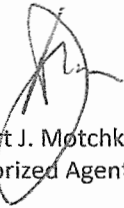
According to the Florida Department of Transportation (FDOT) – District Four, the Ravenswood Road construction (between SW 45th Street and SW 42nd Street) is scheduled to be completed by summer of 2017. Additionally, by the end of the second quarter of 2017, a major tenant is expected to occupy the remaining vacant space in the adjacent 189,620 square foot warehousing building to the south.

Once these major milestones are completed, the project team will meet with City staff to confirm the traffic study methodology and timing to be used for the evaluation of the I-595 Business Center. The corresponding traffic impact study will be submitted to the City for their review and acceptance prior to the issuance of the first Certificate of Occupancy (C.O.) for the proposed I-595 Business Center building

This letter will confirm that Applicant agrees with the approach/conditions identified above, and will comply with these requirements as part of the City's conditional site plan approval for Project. Applicant further agrees to work with City, Broward County, FDOT and/or other interested agencies to address any deficiencies that may be identified by the traffic study related to traffic generated by the Project.

Please let me know if you have any questions or require any additional information regarding these matters.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Motchkavitz', is written over a circular stamp or seal.

Robert J. Motchkavitz, P.E.
Authorized Agent on behalf of MSG I-595 LLC

cc. Peter Gallo, P.E., Karl Peterson, P.E., Saul Gilinski, Mayda Ferndandez

I-595 Business Center

SW 30th Avenue
Dania Beach, Florida

TRAFFIC STUDY

prepared for:
MSG I-595 LLC

KBP CONSULTING, INC.

November 2016
Updated December 2016

I-595 Business Center

SW 30th Avenue

Dania Beach, Florida

Traffic Study

November 2016

Updated December 2016

Prepared for:

MSG I-595 LLC

Prepared by:

KBP Consulting, Inc.

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

Phone: (954) 560-7103



Karl B. Peterson, P.E.

Florida Registration Number 49897

KBP Consulting, Inc.

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

CA # 29939

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INTRODUCTION

The I-595 Business Center is a proposed warehousing facility to be located on the east side of SW 30th Avenue immediately south of Interstate 595 (I-595) in Dania Beach, Broward County, Florida. The location of this project site is illustrated in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by MSG I-595 LLC to prepare a traffic statement in connection with this proposed development. This report addresses the vehicular traffic volumes expected to be generated by the proposed use and the projected turning movement volumes at the project driveways on SW 30th Avenue. This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Driveway Assignment
4. Summary & Conclusions

The following traffic statement presents basic trip generation and traffic distribution information relative to the proposed I-595 Business Center warehousing building. It was agreed with City of Dania Beach staff that a more detailed traffic evaluation, including operational analyses of nearby intersections and roadway segments, would be more appropriate: a.) during non-holiday periods; b.) once the ongoing Ravenswood Road construction is completed; and c.) once the adjacent (Marina Mile) warehousing building (which shares the southern joint entrance) is substantially occupied.

According to the Florida Department of Transportation (FDOT) – District Four, the Ravenswood Road construction (between SW 45th Street and SW 42nd Street) is scheduled to be completed by summer of 2017. Additionally, by the end of the second quarter of 2017, a major tenant is expected to occupy the remaining vacant space in the adjacent 189,620 square foot warehousing building to the south. Once these major milestones are completed, the project team will meet with City staff to confirm the traffic study methodology and timing to be used for the evaluation of the I-595 Business Center. The corresponding traffic impact study will be submitted to the City for their review and acceptance prior to the issuance of the first Certificate of Occupancy (C.O.) for the proposed I-595 Business Center building.



FIGURE 1
I-595 Business Center
Dania Beach, Florida

Project Location Map

INVENTORY

Existing Land Use and Access

The subject site consists of a total area of approximately 10.953 acres and is currently vacant. Vehicular access to the site is currently provided by one (1) shared full access driveway on SW 30th Avenue. This driveway is located approximately 650 feet to the south of I-595 and is shared with the existing warehousing building located to the south of the subject site. This access point includes a southbound left-turn lane with approximately 200 feet of vehicular storage and a northbound right-turn lane with approximately 210 feet of vehicular storage.

Proposed Land Use and Access

The site will be developed with a 150,000 square foot warehousing facility (123,404 square feet on the ground floor and a mezzanine with 26,596 square feet). Vehicular access to the site will be provided via the existing shared full access driveway on SW 30th Avenue as well as a proposed right-turn in / right-turn out driveway to be located approximately 375 feet to the north of the existing driveway. The proposed driveway will include a northbound right-turn lane with 150 feet of vehicular storage and a 50 foot taper. Appendix A contains the preliminary site plan for the proposed warehousing project.

Roadway System

SW 30th Avenue is located along the west side of the project site. In this area, SW 30th Avenue is a four-lane divided minor arterial roadway oriented in the north-south direction with two (2) through lanes in each direction and a posted speed limit of 45 miles per hour (mph). State Road 84 (SR 84) is located approximately 1,000 feet north of the subject site and is a state-maintained principal arterial roadway oriented in the east-west direction. Griffin Road (SR 818) is located approximately 1.3 miles south of the subject site and is a state-maintained principal arterial roadway also oriented in the east-west direction. And, although there is no direct connection to I-595, this interstate facility is located approximately 200 feet to the north of the subject site.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed development at this site. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (9th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE report, the most appropriate land use category and corresponding equations for the proposed development are as follows:

Warehousing – ITE Land Use #150

- Daily: $\text{Ln}(T) = 0.86 \text{ Ln}(X) + 2.24$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $\text{Ln}(T) = 0.55 \text{ Ln}(X) + 1.88$ (79% in / 21% out)
- PM Peak Hour: $\text{Ln}(T) = 0.64 \text{ Ln}(X) + 1.14$ (25% in / 75% out)

Utilizing the above-listed trip generation equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed development. The results of this effort are documented in Table 1 below.

<i>Proposed</i>							

As indicated in Table 1 above, the proposed project is anticipated to generate 699 daily vehicle trips, 103 AM peak hour vehicle trips (81 inbound and 22 outbound) and 77 vehicle trips (19 inbound and 58 outbound) during the typical afternoon peak hour.

As mentioned previously, the proposed warehousing building will share an existing access point on SW 30th Avenue with the existing (and partially occupied) warehousing building to the south. This existing facility (the Marina Mile Building) is in the process of being leased to a major tenant and the resulting uses will consist of 178,789 square feet of warehousing space and 10,831 square feet of office space. The trip generation equations for the office component of the existing building are presented below.

General Office Building – ITE Land Use #710

- Daily: $\ln(T) = 0.76 \ln(X) + 3.68$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $\ln(T) = 0.80 \ln(X) + 1.57$ (88% in / 12% out)
- PM Peak Hour: $T = 1.12 (X) + 78.45$ (17% in / 83% out)

The resulting trip generation analysis for both buildings is presented in Table 2 below.

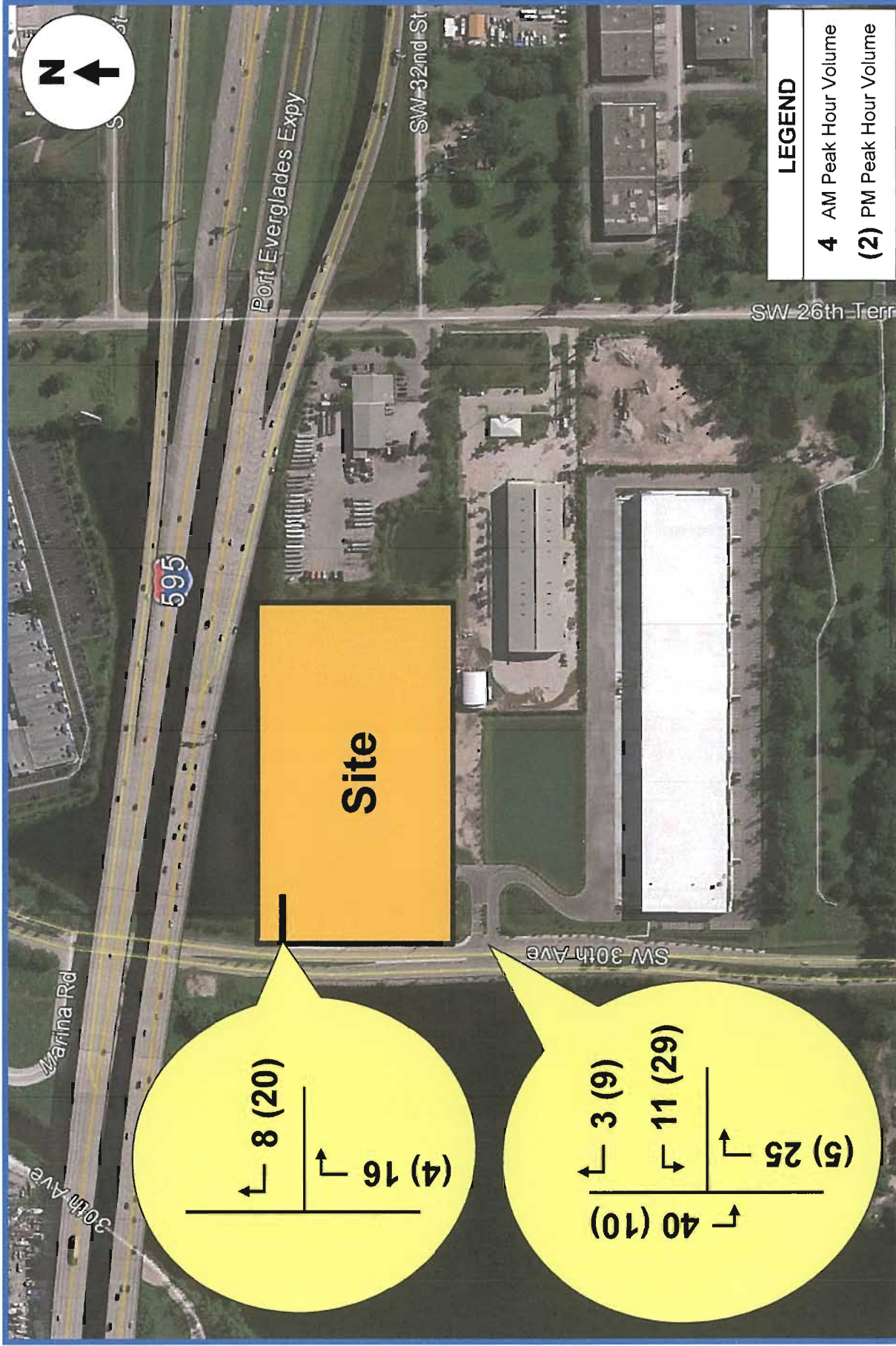
[illegible]

As indicated in Table 2 above, the existing and proposed buildings are anticipated to generate 1,754 daily vehicle trips, 249 AM peak hour vehicle trips (199 inbound and 50 outbound) and 254 vehicle trips (56 inbound and 198 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND DRIVEWAY ASSIGNMENT

Based upon the driveway locations and geometry (both existing and proposed), the projected driveway assignment for the project traffic has been developed. Figure 2 on the following page presents the resulting AM and PM peak hour driveway volumes for the I-595 Business Center facility in Dania Beach, Florida. Figure 3 presents the driveway volumes for both the proposed I-595 Business Center building and the existing Marina Mile Building.

Given the configuration of the existing shared access driveway (i.e. existing northbound and southbound turn lanes), no driveway modifications are required. And, the northbound right-turn lane at the proposed driveway will be more than adequate to process the anticipated project traffic at this location.



Project Traffic Driveway Volumes
I-595 Business Center Building

FIGURE 2
 I-595 Business Center
 Dania Beach, Florida

SUMMARY & CONCLUSIONS

The I-595 Business Center is a proposed warehousing facility to be located on the east side of SW 30th Avenue immediately south of Interstate 595 (I-595) in Dania Beach, Broward County, Florida. The site will be developed with a 150,000 square foot warehousing facility. Vehicular access to the site will be provided via the existing shared full access driveway on SW 30th Avenue as well as a proposed right-turn in / right-turn out driveway to be located approximately 360 feet to the north of the existing driveway.

The trip generation analysis indicates that the proposed project is anticipated to generate approximately 699 daily vehicle trips, 103 AM peak hour vehicle trips (81 inbound and 22 outbound) and 77 vehicle trips (19 inbound and 58 outbound) during the typical afternoon peak hour.

Given the configuration of the existing shared access driveway (i.e. existing northbound and southbound turn lanes) and the traffic volumes associated with the existing and proposed buildings, no driveway modifications are required. And, the northbound right-turn lane at the proposed driveway will be more than adequate to process the anticipated project traffic at this location.

Appendix A

I-595 Business Center – Dania Beach

Preliminary Site Plan

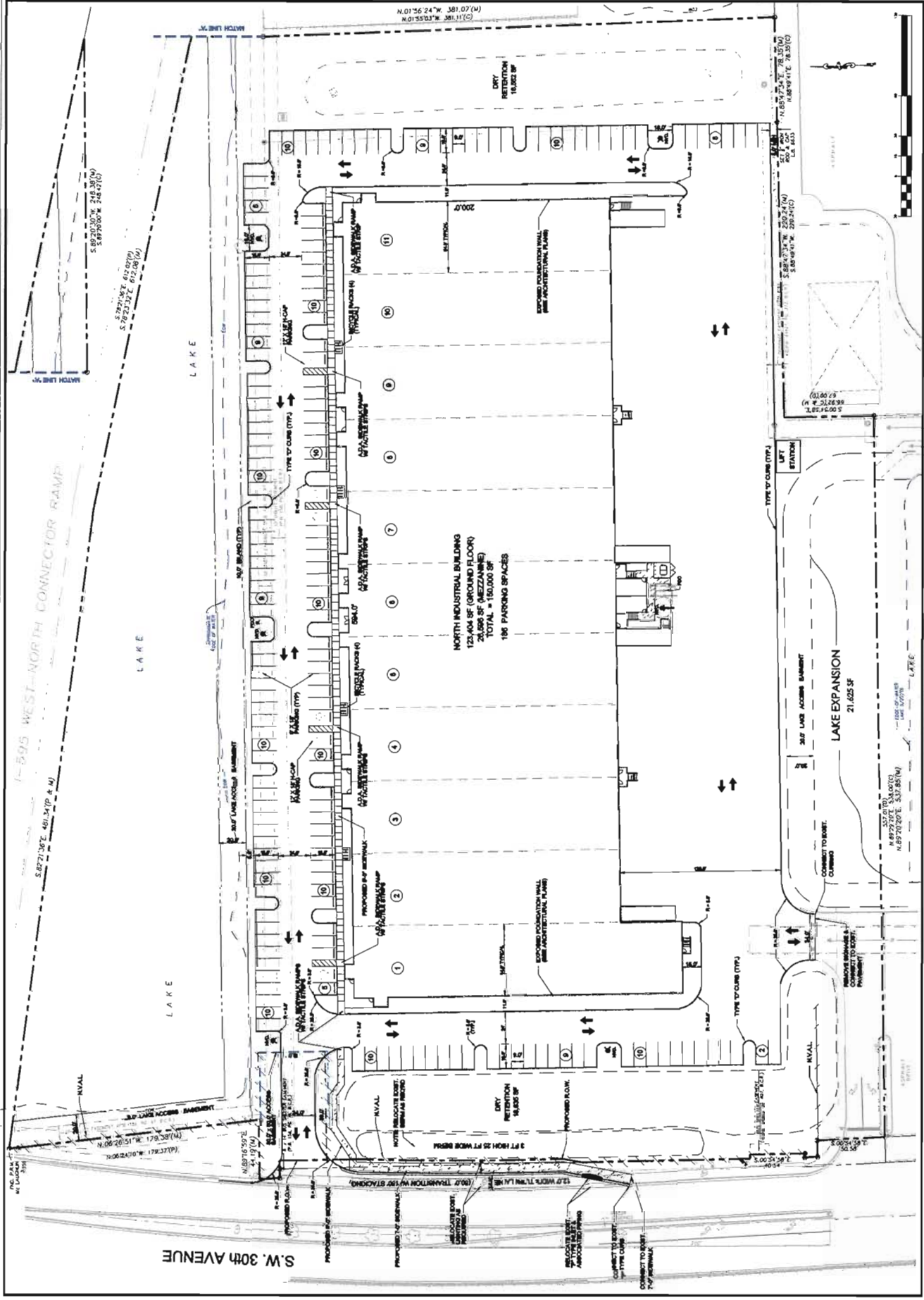
DATE	REVISIONS
DATE: OCTOBER 2016	SCALE: AS NOTED
DESIGNED BY: P.E.C.	DRAWN BY: P.E.C.
CHECKED BY: P.E.C.	FIELD BOOK

I-595 BUSINESS CENTER BROWARD COUNTY, FLORIDA

SHEET No. **SP-1**

PROJECT No.

PETER R. CALLO, P.E.
LICENSED PROFESSIONAL ENGINEER
(00000000000000000000)



i-595 business center - wall signage summary (maximum signage calculations) - assuming six (6) tenants

north face of bldg - facing i-595 (and within 1,000' of i-595)

per ldc sec 505-130(B)(3) - wall sign of 3-sf/linear foot of premises frontage to max 200 sf for multi-tenant bldg

premises ident	location	address	assumed premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-1	west end cap	3202	108	200	8	2	0
tenant-2	west interior	3206	108	200	16	2	0
tenant-3	west central interior	3210	81	200	16	2	0
tenant-4	east central interior	3214	81	200	16	2	0
tenant-5	east interior	3218	108	200	16	2	0
tenant-6	east end cap	3222	108	200	8	2	0
signage area totals			594	1,200	80	12	0

note: if fewer tenants or if any tenant premises is less than 66' wide the max possible signage area will be reduced	max possible grand total signage north face wall area max % of signage possible	1,292 28,125 4.59%
--	---	--------------------------

east face of bldg - facing sw 26th terrace to east

per ldc sec 505-100(N)(2) - wall sign of 1-sf/linear foot for each premises frontage to max 150 sf combined sign area (w/ rear wall)

premises ident	location	address	premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-6	east end cap	3222	200	150	8	2	0

note: if tenant elects not to provide max signage on side of bldg the max possible signage area will be reduced	max possible grand total signage north face wall area max % of signage possible	160 9,040 1.77%
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west face of bldg - facing sw 30th avenue to west

per ldc sec 505-100(N)(2) - wall sign of 1-sf/linear foot for each premises frontage to max 150 sf combined sign area (w/ rear wall)

premises ident	location	address	premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-1	west end cap	3202	245	150	8	2	12

note: if tenant elects not to provide max signage on side of bldg the max possible signage area will be reduced	max possible grand total signage north face wall area max % of signage possible	172 11,160 1.54%
---	---	------------------------

south face of bldg - facing i-595 (and within 1,000' of i-595)

per ldc sec 505-100(N)(2) - wall sign of 1-sf/linear foot for each premises frontage to max 150 sf combined sign area (w/ rear wall)

premises ident	location	address	assumed premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-1	west end cap	3202	108	108	8	0	12
tenant-2	west interior	3206	108	108	16	0	0
tenant-3	west central interior	3210	81	81	8	0	0
	electric/pump room	3200	n/a	n/a	n/a	n/a	12
tenant-4	east central interior	3214	81	81	8	0	0
tenant-5	east interior	3218	108	108	16	0	0
tenant-6	east end cap	3222	108	108	8	0	0
signage area totals			594	594	64	0	24

note: if fewer tenants or if any tenant premises is less than frontage shown the max poss signage area will be reduced	max possible grand total signage north face wall area max % of signage possible	682 25,876 2.64%
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LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

November 16, 2016

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

Attn: Ms. Corrine Lajoie
Community Development

**Re: I-595 Business Center
SW 30th Avenue
Site Plan Application
Dania Beach, Florida
LPEG, Project # 10183**

Gentleman,

Please accept this letter certifying 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.

The proposed Industrial development is located in Section 20, Township 50, and Range 42E on the south side of I-595, and east of SW 30th Avenue in the City of Dania Beach. The property has direct access to SW 30th Avenue via an existing joint access opening.

The Property is known as a portion of Parcel A-2 of the Isgettes Runway Plat as recorded in the plat records of Broward County, PB 158, and pg. 18B and a portion of Parcel E of the Runway Lakes II Plat as recorded in the plat records of Broward County, PB 156, pg 47B.

The site consists of three (3) Parcel containing 10.95AC. and the applicant proposes to construct one warehouse buildings with a total area of 150,000 SF of Industrial Use along with the required roadways and infrastructure to support the project.

**LANDPLAN ENGINEERING GROUP, INC.**1475 NW 126th Drive

Coral Springs, FL 33071

Site Identification / Ownership

Folio no: 5042-20-46-0020 5042-20-50-0010	<u>Property owner</u> MSG Dania Beach LLC (Contract Purchaser) 2850 NE 191 st Street, Penthouse 1B Aventura, FL 33180
Folio no: 5042-20-50-0012	Pantropic Power Inc. 8205 NW 58 th Street Miami, FL 33166

I trust the enclosed information is sufficient for your review, but should you require any additional information, please do not hesitate to call.

Very truly yours,

Peter R. Gallo PE, President
LAND PLAN ENGINEERING GROUP, Inc.

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 APPROVA OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: November 29, 2016

Site Plan Application: 113-16

Name of Project/Development: I – 595 Business Center

Address of Project/Development: SW 30th Ave. City of Dania Beach

Owner/Agent: MGS – I 595, LLC

Design Professional of Record: Land Plan Engineering Group, Inc.

Water Purveyor: Broward County

Water Purveyor Address = 2555 W Copans 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:

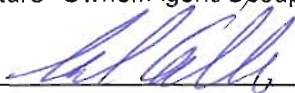
Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is Type III B in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting {fire flow) and fire sprinkler/standpipe operations is 3750GPM @ 20 PSI. (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

Completed 12/8/2016

[Handwritten mark]



BOARD OF COUNTY COMMISSIONERS
WATER AND WASTEWATER SERVICES (WWS)
2555 W. COPANS RD., BLDG. 1
POMPANO BEACH FL 33069
(954) 831-3250 FAX (954) 831-0789

FIRE HYDRANT PRESSURE & FLOW TEST APPLICATION

Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment. Please include a map or sketch illustrating the location of the testing area or hydrants to be tested.

(1) APPLICATION FOR:

- ☐ 24-Hour Pressure Test with Chart Reading.....\$150.00
- ☒ Pressure and Flow Test including 24 hour chart recording.....\$200.00
- ☐ Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Peter R. Gallo PE
Contact Person

(3) COMPANY NAME: LandPlan Engineering Group, Inc

(4) MAILING ADDRESS: 1475 NW 126th Drive, Coral Springs, FL 33071
Number, Street, City, State and Zip Code

(5) LOCATION ADDRESS: SW 30th AVE. City of Dania Beach
Number, Street, City, and Zip Code

(6) PHONE NO: 954-812-5651 **FAX NO:** _____

(7) E-MAIL ADDRESS: lpeg@bellsouth.net

(8) SIGNATURE: *[Signature]* **DATE:** 11/15/16

Allow a maximum of ten (10) working days to be notified of results of test(s).
Customer is contacted by phone.

APPLICATION PACKAGE CAN BE SUBMITTED BY:

Mail: Broward County WWS
PO Box 669300
Pompano Beach, FL 33066-9300

In Person: Broward County WWS
Customer Service Office
2555 W. Copans Rd., Bldg. 1
Pompano Beach, FL 33069

MAKE CHECKS PAYABLE TO: Broward County WWS



Abbreviated Legal Description	DJP AIRPORT WEST PLAT 178-69 B PAR A TOG WITH POR PAR A ISGETTE'S RUNWAY 158-18 B DESC AS:BEGIN SE COR PAR A,SW 187.58,NW 7.44,NE 187.71,SE 7.11 TO POB ,LESS A POR OF PAR A 178-69 B, AND A POR OF PAR A 158-18 B DESC AS:BEGIN NE COR PAR A 178-69 B, SE 199.57,SW 199.03,SW 274.97,NE 286.35,SE 125,SW 192.35,SW 105.92,NW 110.23,NW 39.75,NW 464.54,NE 133.90,NW 7.44,NE 187.77,SE 7.11,NE 15 TO POB
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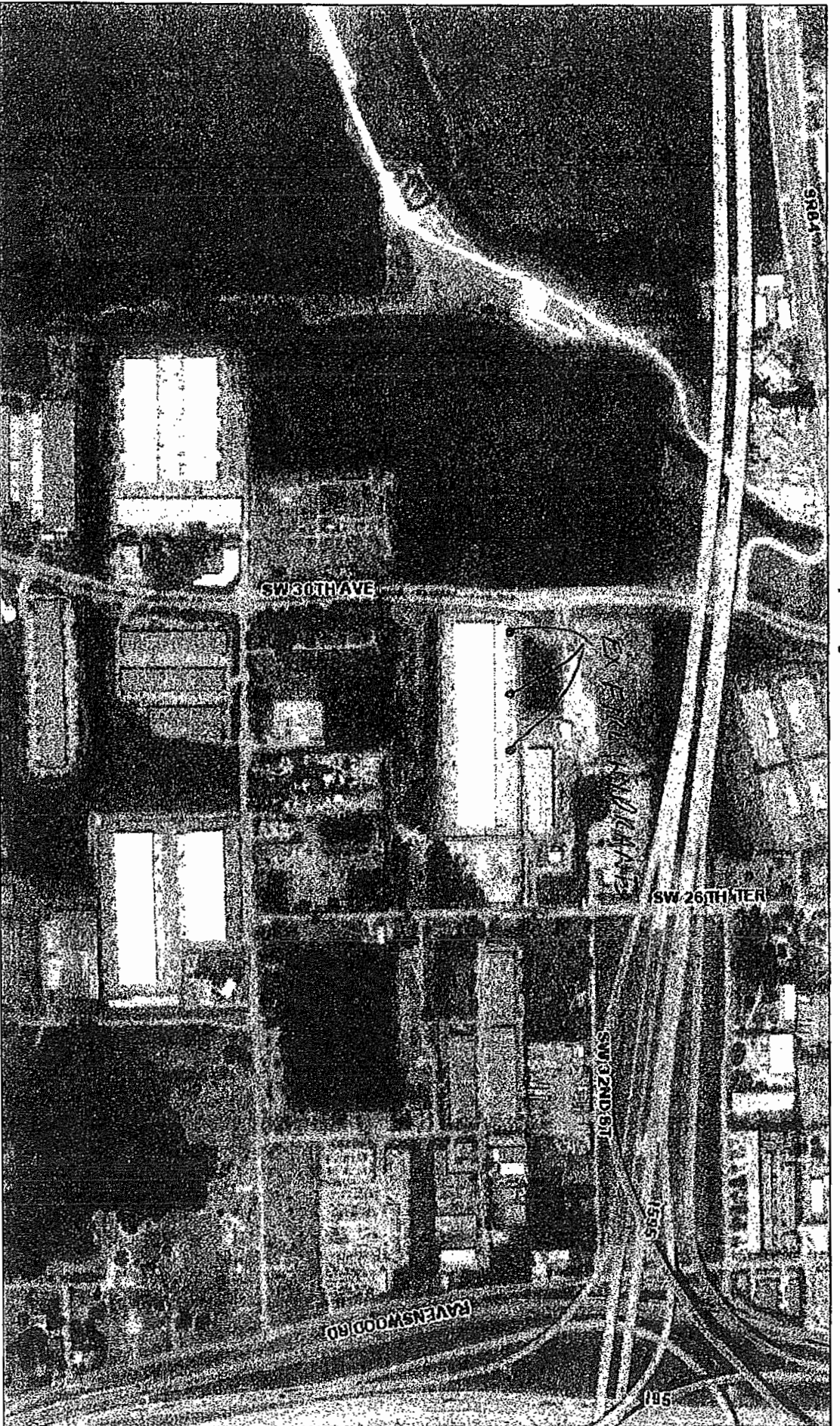
Property Assessment Values
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.

IMPORTANT: The 2017 values currently shown are "roll over" values from 2013. Those numbers will change frequently, since as we make various adjustments, including new financial numbers. Please check back here AFTER June 1, 2017, to see the most proposed 2017 assumptions and variability values.

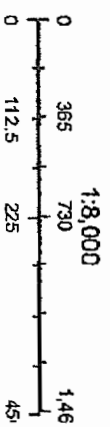
Sales History				Land Calculations		
Date	Type	Price	Book/Page or C/L#	Price	Factor	Type
6/23/2015	SW*-E	\$22,375,200	113118065	\$6.75	458,140	SF
8/26/2013	SW*-D	\$6,750,000	111772407			
				Adj. Bldg. S.F. (Card, Sketch)		189860

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Stone	Clean	Misc
04						DS		
W								

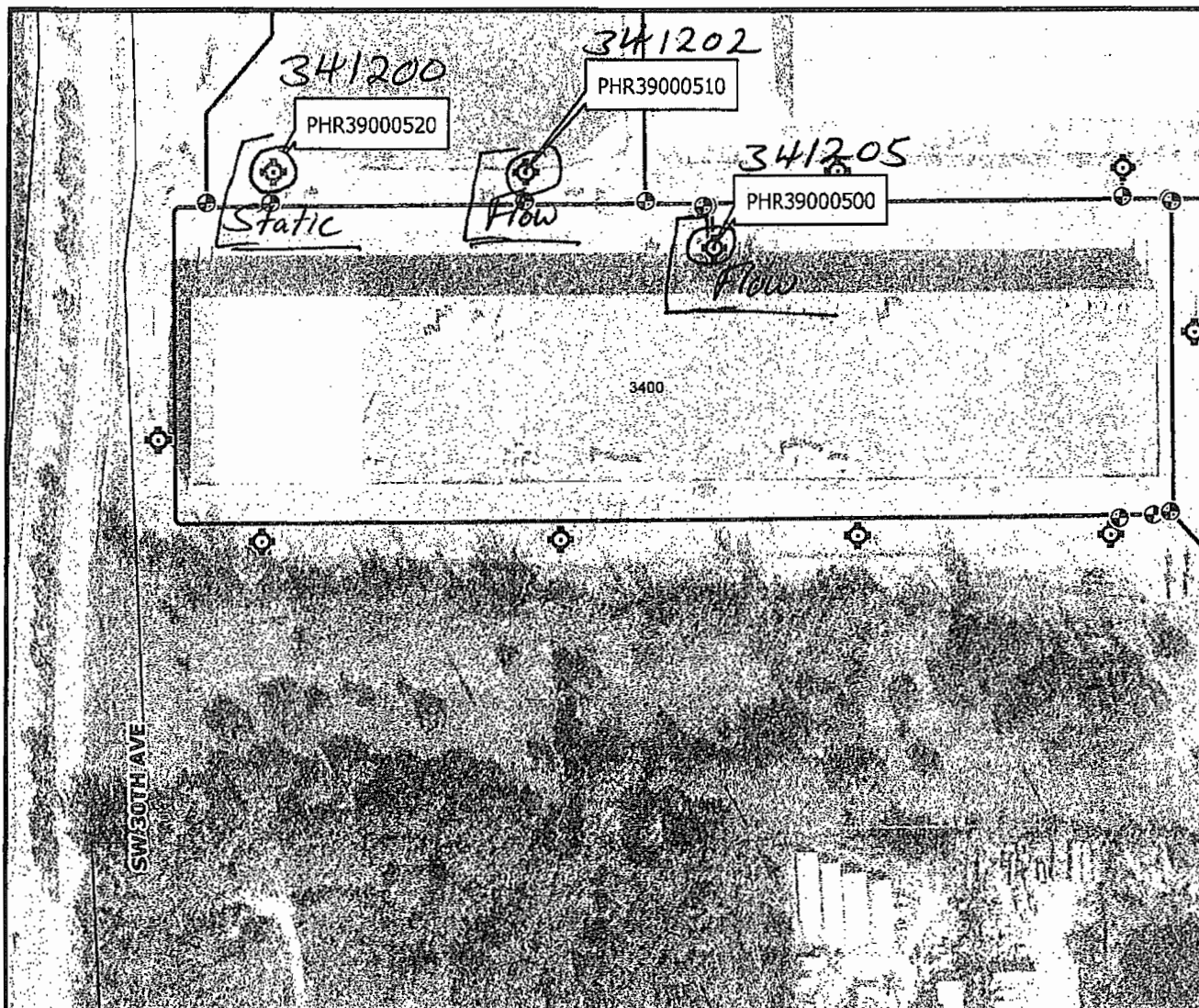
Property Id: 504220580011



November 15, 2016



Broward County Florida



Item	Data
Data Type	Retail Potable Water Hydrants
Facility ID	PHR39000520
Anti-Terrorist Valve	External
District	PHRD3A
UAZ	304
Location	SW 30 Ave
Cross Street	Collins Rd
City	Dania Beach
Zip Code	33312
State Plane Northing	635,950
State Plane Easting	925,201
X/Y Source	Record Drawing
Year Installed	2014
Operational Status	Operational
Comments	



LANDPLAN ENGINEERING GROUP, INC
SW 30 AVE & COLLINS RD
DANIA-WO -775840

Approx. Scale: 1 inch = 200 feet



[One Inch At Original Size]

Data Date: 11-07-2016 at 09:08:20
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.

925551:635606



Public Works Department
WATER AND WASTEWATER SERVICES
2555 West Copans Road, Pompano Beach, Florida 954-831-0704 FAX 954-831-0708

HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: 12/07/2016

WORK ORDER: 775840

CUSTOMER NAME: LandPlan Engineering Group

ADDRESS: 1475 NW 126th Drive Coral Springs FL 33071

PHONE # 954-812-5651 FAX#

LOCATION: SW 30th Ave and Collins RD, Dania Beach FL 33312

HYDRANT #1: PHR39000520 LOGGER SN# 341200

HYDRANT #2: PHR39000510 LOGGER SN# 341202

HYDRANT #3: PHR39000500 LOGGER SN# 341205

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	12/07/2016	10:09:30 AM	79.22 PSI
RESIDUAL	12/07/2016	10:22:00 AM	51.55 PSI

HYDRANT # 2	DATE	TIME	
FLOW Single	12/07/2016	10:16:45 AM	1,142.3 GPM
PRESSURE	12/07/2016	10:16:45 AM	65.37 PSI

HYDRANT # 2	DATE	TIME	
FLOW Dual	12/07/2016	10:22:00 AM	1,002.6 GPM
PRESSURE	12/07/2016	10:22:00 AM	51.55 PSI

HYDRANT # 3	DATE	TIME	
FLOW Dual	12/07/2016	10:22:00 AM	958.5 GPM
PRESSURE	12/07/2016	10:22:00 AM	51.55 PSI

Flow calculated with a discharge coefficient of .90

EQUIPMENT USED:

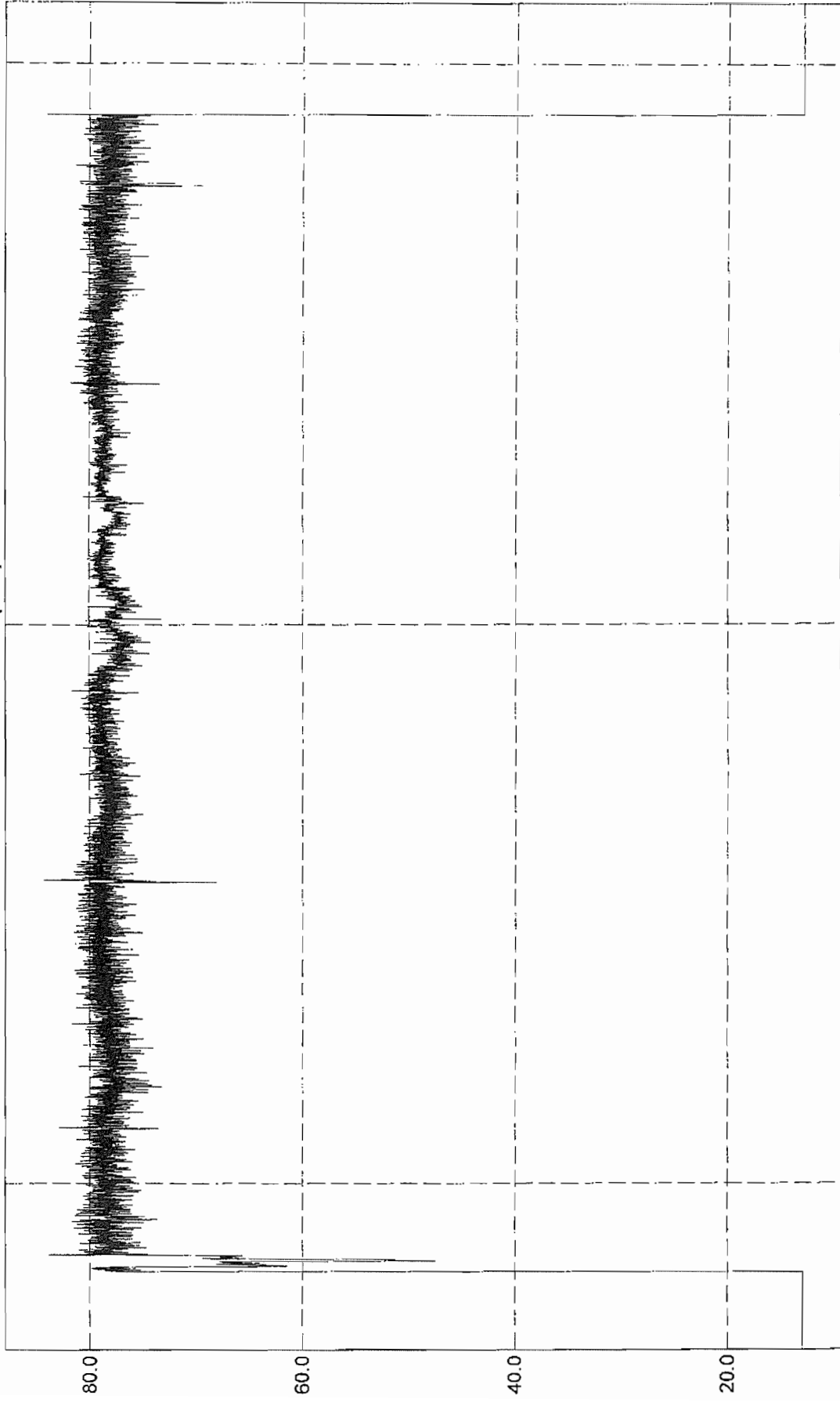
TELOGER model HPR-31 SN# 341205

TELOGER model HPR-31 SN# 341202

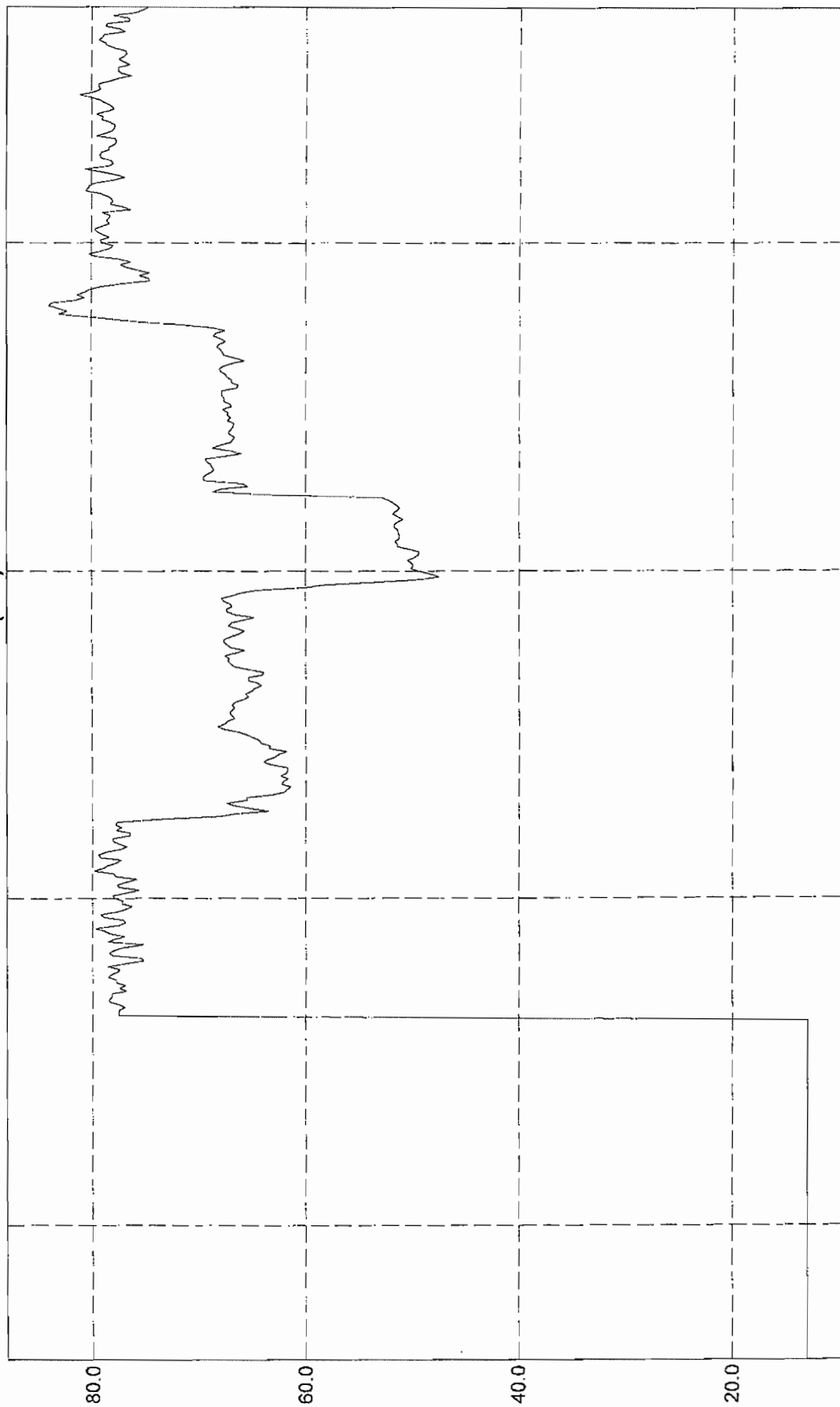
TELOGER model HPR-31 SN# 341200

POLLARD DIFFUSER 2.5 in

341200 Chnl 01 (PSI)



341200 Chnl 01 (PSI)



10:30:00 AM
12/7/2016

10:20:00 AM
12/7/2016

10:10:00 AM
12/7/2016

10:00:00 AM
12/7/2016

Channel Plot 1:

	Time	341200 Chnl 01 Avg
1201	12/7/2016 10:08:00 AM	77.094
1202	12/7/2016 10:08:05 AM	75.214
1203	12/7/2016 10:08:10 AM	75.409
1204	12/7/2016 10:08:15 AM	78.095
1205	12/7/2016 10:08:20 AM	78.462
1206	12/7/2016 10:08:25 AM	77.875
1207	12/7/2016 10:08:30 AM	77.094
1208	12/7/2016 10:08:35 AM	75.165
1209	12/7/2016 10:08:40 AM	78.559
1210	12/7/2016 10:08:45 AM	77.9
1211	12/7/2016 10:08:50 AM	76.972
1212	12/7/2016 10:08:55 AM	78.339
1213	12/7/2016 10:09:00 AM	78.877
1214	12/7/2016 10:09:05 AM	79.731
1215	12/7/2016 10:09:10 AM	77.509
1216	12/7/2016 10:09:15 AM	76.874
1217	12/7/2016 10:09:20 AM	77.045
1218	12/7/2016 10:09:25 AM	78.926
1219	12/7/2016 10:09:30 AM	79.219
1220	12/7/2016 10:09:35 AM	77.802
1221	12/7/2016 10:09:40 AM	76.801
1222	12/7/2016 10:09:45 AM	76.264
1223	12/7/2016 10:09:50 AM	77.265
1224	12/7/2016 10:09:55 AM	77.118
1225	12/7/2016 10:10:00 AM	77.875
1226	12/7/2016 10:10:05 AM	78.071
1227	12/7/2016 10:10:10 AM	76.85
1228	12/7/2016 10:10:15 AM	75.629
1229	12/7/2016 10:10:20 AM	77.485
1230	12/7/2016 10:10:25 AM	77.631
1231	12/7/2016 10:10:30 AM	76.752
1232	12/7/2016 10:10:35 AM	75.849
1233	12/7/2016 10:10:40 AM	77.827
1234	12/7/2016 10:10:45 AM	77.949
1235	12/7/2016 10:10:50 AM	79.878
1236	12/7/2016 10:10:55 AM	78.974
1237	12/7/2016 10:11:00 AM	78.584

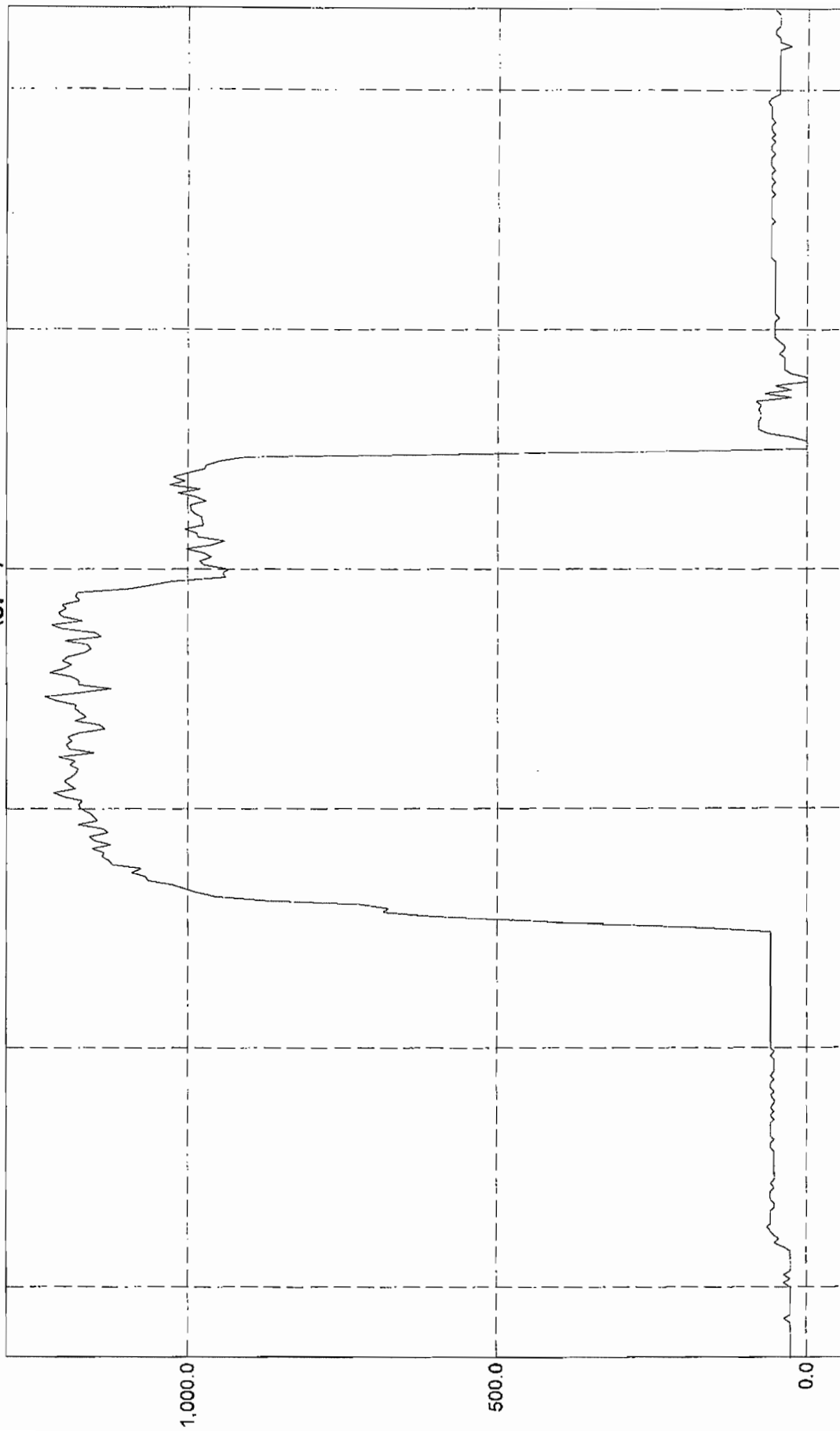
Channel Plot 1:

	Time	341200 Chnl 01 Avg
1287	12/7/2016 10:15:10 AM	67.619
1288	12/7/2016 10:15:15 AM	68.254
1289	12/7/2016 10:15:20 AM	67.57
1290	12/7/2016 10:15:25 AM	67.35
1291	12/7/2016 10:15:30 AM	66.667
1292	12/7/2016 10:15:35 AM	66.838
1293	12/7/2016 10:15:40 AM	67.131
1294	12/7/2016 10:15:45 AM	66.911
1295	12/7/2016 10:15:50 AM	66.642
1296	12/7/2016 10:15:55 AM	66.886
1297	12/7/2016 10:16:00 AM	66.593
1298	12/7/2016 10:16:05 AM	65.836
1299	12/7/2016 10:16:10 AM	65.348
1300	12/7/2016 10:16:15 AM	65.617
1301	12/7/2016 10:16:20 AM	65.031
1302	12/7/2016 10:16:25 AM	64.811
1303	12/7/2016 10:16:30 AM	64.151
1304	12/7/2016 10:16:35 AM	64.444
1305	12/7/2016 10:16:40 AM	65.372
1306	12/7/2016 10:16:45 AM	65.372
1307	12/7/2016 10:16:50 AM	64.005
1308	12/7/2016 10:16:55 AM	63.932
1309	12/7/2016 10:17:00 AM	65.397
1310	12/7/2016 10:17:05 AM	66.691
1311	12/7/2016 10:17:10 AM	67.009
1312	12/7/2016 10:17:15 AM	67.253
1313	12/7/2016 10:17:20 AM	67.179
1314	12/7/2016 10:17:25 AM	67.595
1315	12/7/2016 10:17:30 AM	66.569
1316	12/7/2016 10:17:35 AM	65.714
1317	12/7/2016 10:17:40 AM	67.033
1318	12/7/2016 10:17:45 AM	67.326
1319	12/7/2016 10:17:50 AM	67.668
1320	12/7/2016 10:17:55 AM	67.595
1321	12/7/2016 10:18:00 AM	66.984
1322	12/7/2016 10:18:05 AM	66.252
1323	12/7/2016 10:18:10 AM	65.714

Channel Plot 1:

	Time	341200 Chnl 01 Avg
1350	12/7/2016 10:20:25 AM	49.915
1351	12/7/2016 10:20:30 AM	49.524
1352	12/7/2016 10:20:35 AM	49.451
1353	12/7/2016 10:20:40 AM	50.33
1354	12/7/2016 10:20:45 AM	51.502
1355	12/7/2016 10:20:50 AM	51.526
1356	12/7/2016 10:20:55 AM	51.746
1357	12/7/2016 10:21:00 AM	51.331
1358	12/7/2016 10:21:05 AM	51.331
1359	12/7/2016 10:21:10 AM	51.453
1360	12/7/2016 10:21:15 AM	51.453
1361	12/7/2016 10:21:20 AM	51.795
1362	12/7/2016 10:21:25 AM	51.868
1363	12/7/2016 10:21:30 AM	51.526
1364	12/7/2016 10:21:35 AM	51.013
1365	12/7/2016 10:21:40 AM	51.551
1366	12/7/2016 10:21:45 AM	51.99
1367	12/7/2016 10:21:50 AM	51.624
1368	12/7/2016 10:21:55 AM	51.306
1369	12/7/2016 10:22:00 AM	51.551
1370	12/7/2016 10:22:05 AM	51.917
1371	12/7/2016 10:22:10 AM	52.405
1372	12/7/2016 10:22:15 AM	53.016
1373	12/7/2016 10:22:20 AM	63.541
1374	12/7/2016 10:22:25 AM	68.694
1375	12/7/2016 10:22:30 AM	67.937
1376	12/7/2016 10:22:35 AM	65.397
1377	12/7/2016 10:22:40 AM	65.836
1378	12/7/2016 10:22:45 AM	69.475
1379	12/7/2016 10:22:50 AM	69.597
1380	12/7/2016 10:22:55 AM	69.402
1381	12/7/2016 10:23:00 AM	68.913
1382	12/7/2016 10:23:05 AM	68.547
1383	12/7/2016 10:23:10 AM	68.767
1384	12/7/2016 10:23:15 AM	68.864
1385	12/7/2016 10:23:20 AM	69.255
1386	12/7/2016 10:23:25 AM	69.426

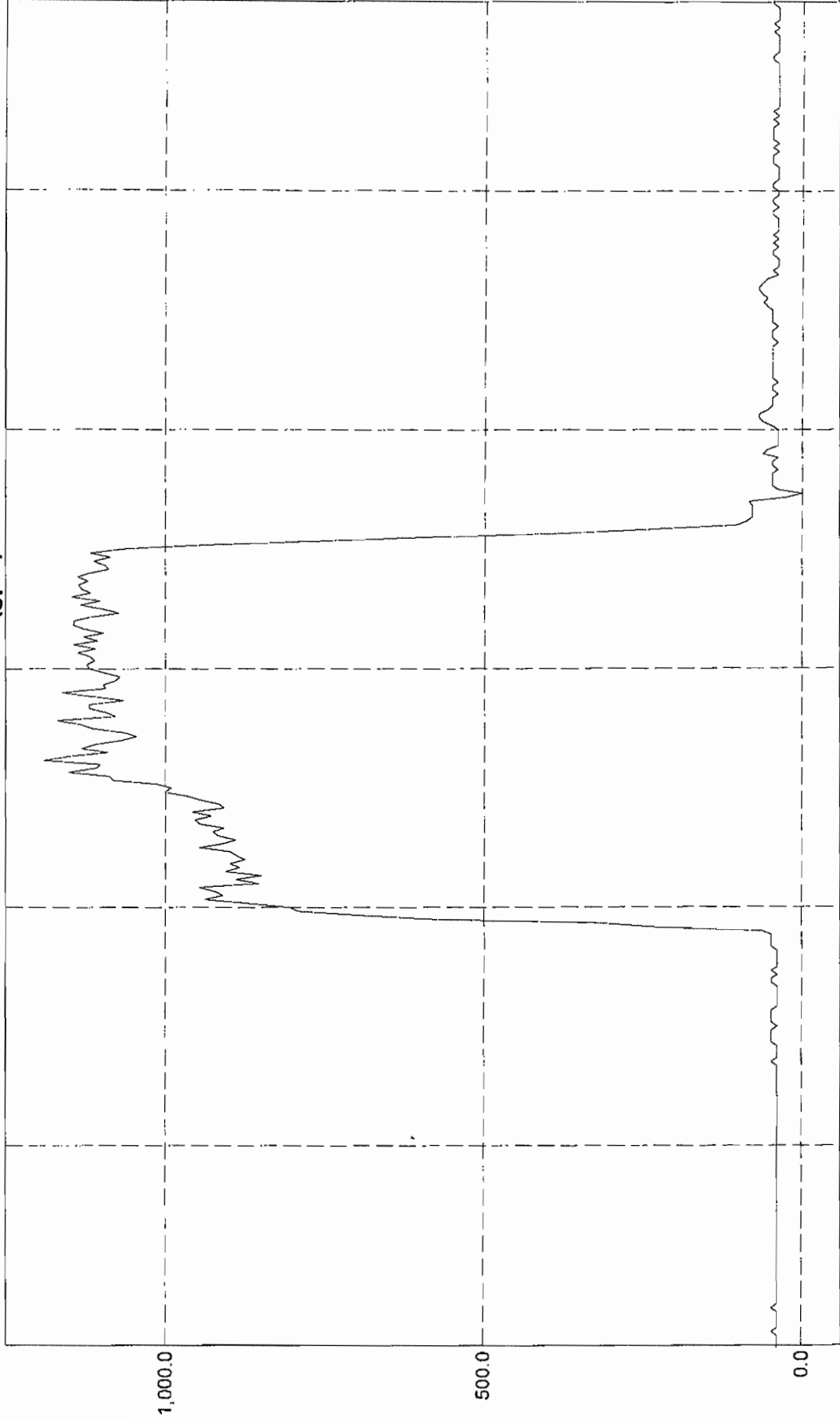
341202 Chnl 01 (gpm)



Channel Plot 1:

	Time	341202 Chnl 01 Flow Rate	341202 Chnl 01 Flow Total
1370	12/7/2016 10:20:50 AM	1,006.0	13,350.0
1371	12/7/2016 10:20:55 AM	974.8	13,431.3
1372	12/7/2016 10:21:00 AM	976.9	13,512.7
1373	12/7/2016 10:21:05 AM	977.2	13,594.1
1374	12/7/2016 10:21:10 AM	990.2	13,676.6
1375	12/7/2016 10:21:15 AM	995.0	13,759.5
1376	12/7/2016 10:21:20 AM	995.4	13,842.5
1377	12/7/2016 10:21:25 AM	970.9	13,923.4
1378	12/7/2016 10:21:30 AM	985.6	14,005.5
1379	12/7/2016 10:21:35 AM	1,016.5	14,090.2
1380	12/7/2016 10:21:40 AM	980.0	14,171.9
1381	12/7/2016 10:21:45 AM	1,030.3	14,257.8
1382	12/7/2016 10:21:50 AM	1,004.6	14,341.5
1383	12/7/2016 10:21:55 AM	1,023.6	14,426.8
1384	12/7/2016 10:22:00 AM	1,002.6	14,510.4
1385	12/7/2016 10:22:05 AM	973.0	14,591.4
1386	12/7/2016 10:22:10 AM	970.5	14,672.3
1387	12/7/2016 10:22:15 AM	948.0	14,751.3
1388	12/7/2016 10:22:20 AM	906.8	14,826.9
1389	12/7/2016 10:22:25 AM	438.8	14,863.4
1390	12/7/2016 10:22:30 AM	0.0	14,863.4
1391	12/7/2016 10:22:35 AM	0.0	14,863.4
1392	12/7/2016 10:22:40 AM	0.0	14,863.4
1393	12/7/2016 10:22:45 AM	26.2	14,865.6
1394	12/7/2016 10:22:50 AM	64.2	14,871.0
1395	12/7/2016 10:22:55 AM	78.7	14,877.5
1396	12/7/2016 10:23:00 AM	78.7	14,884.1
1397	12/7/2016 10:23:05 AM	78.7	14,890.6
1398	12/7/2016 10:23:10 AM	74.2	14,896.8
1399	12/7/2016 10:23:15 AM	74.2	14,903.0
1400	12/7/2016 10:23:20 AM	78.7	14,909.6
1401	12/7/2016 10:23:25 AM	74.2	14,915.7
1402	12/7/2016 10:23:30 AM	82.9	14,922.6
1403	12/7/2016 10:23:35 AM	26.2	14,924.8
1404	12/7/2016 10:23:40 AM	69.4	14,930.6
1405	12/7/2016 10:23:45 AM	26.2	14,932.8
1406	12/7/2016 10:23:50 AM	52.4	14,937.2

341205 Chnl 01 (gpm)



Channel Plot 1:

	Time	341205 Chnl 01 Flow Rate	341205 Chnl 01 Flow Total
1319	12/7/2016 10:20:30 AM	852.8	5,017.2
1320	12/7/2016 10:20:35 AM	889.1	5,091.3
1321	12/7/2016 10:20:40 AM	847.7	5,162.0
1322	12/7/2016 10:20:45 AM	905.4	5,237.4
1323	12/7/2016 10:20:50 AM	883.3	5,311.0
1324	12/7/2016 10:20:55 AM	898.4	5,385.9
1325	12/7/2016 10:21:00 AM	874.8	5,458.8
1326	12/7/2016 10:21:05 AM	887.8	5,532.8
1327	12/7/2016 10:21:10 AM	897.5	5,607.6
1328	12/7/2016 10:21:15 AM	947.3	5,686.5
1329	12/7/2016 10:21:20 AM	909.4	5,762.3
1330	12/7/2016 10:21:25 AM	889.1	5,836.4
1331	12/7/2016 10:21:30 AM	916.7	5,912.8
1332	12/7/2016 10:21:35 AM	925.3	5,989.9
1333	12/7/2016 10:21:40 AM	907.6	6,065.5
1334	12/7/2016 10:21:45 AM	945.6	6,144.3
1335	12/7/2016 10:21:50 AM	953.5	6,223.8
1336	12/7/2016 10:21:55 AM	927.4	6,301.1
1337	12/7/2016 10:22:00 AM	958.5	6,381.0
1338	12/7/2016 10:22:05 AM	907.2	6,456.6
1339	12/7/2016 10:22:10 AM	915.9	6,532.9
1340	12/7/2016 10:22:15 AM	945.2	6,611.6
1341	12/7/2016 10:22:20 AM	966.3	6,692.2
1342	12/7/2016 10:22:25 AM	1,000.8	6,775.6
1343	12/7/2016 10:22:30 AM	991.3	6,858.2
1344	12/7/2016 10:22:35 AM	1,011.8	6,942.5
1345	12/7/2016 10:22:40 AM	1,081.7	7,032.6
1346	12/7/2016 10:22:45 AM	1,087.5	7,123.3
1347	12/7/2016 10:22:50 AM	1,151.8	7,219.2
1348	12/7/2016 10:22:55 AM	1,108.1	7,311.6
1349	12/7/2016 10:23:00 AM	1,102.7	7,403.5
1350	12/7/2016 10:23:05 AM	1,190.0	7,502.6
1351	12/7/2016 10:23:10 AM	1,150.8	7,598.5
1352	12/7/2016 10:23:15 AM	1,090.1	7,689.4
1353	12/7/2016 10:23:20 AM	1,131.4	7,783.7
1354	12/7/2016 10:23:25 AM	1,109.8	7,876.1
1355	12/7/2016 10:23:30 AM	1,069.9	7,965.3

LEGAL DESCRIPTION :(I-595 BUSINESS CENTER)

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 AND ALL OF PARCEL "E" OF "RUNWAY LAKES II", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, LESS RIGHT OF WAY PARCEL NO. 107 LYING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON SHEETS 4,5 AND 7 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4093542, SECTION 86095-2425 RECORDED IN INSTRUMENT NO. 113935943, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY; THENCE N.02°42'14"W. A DISTANCE OF 15.02 FEET;

THENCE N.89°16'59"E. A DISTANCE OF 44.19 FEET;

THENCE N.06°26'51"W. A DISTANCE OF 179.38 FEET;

THENCE N.02°13'20"W. A DISTANCE OF 0.81 FEET. THE PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL 'E'. SAID POINT BEING ON THE SOUTH LINE OF SAID FDOT PARCEL NO.107;

THENCE S.81°31'58"E. A DISTANCE OF 147.43 FEET;

THENCE S.80°44'00"E. A DISTANCE OF 492.07 FEET;

THENCE S.81°42'07"E. A DISTANCE OF 182.34 FEET;

THENCE S.78°23'32"E. A DISTANCE OF 270.03 FEET. PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH SOUTH LINE OF SAID FDOT PARCEL NO. 107. SAID POINT ALSO BEING ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°20'30"W. ALONG SAID NORTH LINE, A DISTANCE OF 248.38 FEET;

THENCE S.01°56'24"E. A DISTANCE OF 381.07 FEET;

THENCE S.88°47'34"W. A DISTANCE OF 298.59 FEET;

THENCE S.00°54'54"E. A DISTANCE OF 66.92 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 537.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 45730, PAGE 975 OF SAID PUBLIC RECORDS;

THE NEXT SEVEN CURSE BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE FOR S.W. 30th AVENUE;

THENCE N.02°46'44"W. A DISTANCE OF 50.71 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 12.20 FEET;

THENCE N.03°02'23"W. A DISTANCE OF 9.36 FEET;

THENCE N.89°19'19"E. A DISTANCE OF 2.91 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 40.54 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 3.00 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 350.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°19'19"W. ALONG SAID NORTH LINE, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, FLORIDA AND CONTAINING 10.77 ACRES (468,980 SQUARE FEET), MORE OR LESS.

MSG I-595 LLC

2875 NE 191st Street / Penthouse-1B
Aventura, FL 33180
January 3, 2017

Anne-Christine Carrie, Planner - Community Development Department
Ronnie Navarro, P.E, Deputy Director – Public Services Department
City of Dania Beach
100 West Dania Boulevard
Dania Beach, FL 33004

Re: SP-113-16, I-595 BUSINESS CENTER – Isgette's Runway Plat, 3200 SW 30TH AVE.
Request for site plan approval – traffic study issues

Dear Ms. Carrie and Mr. Navarro,

I'm writing on behalf of the applicant and contract purchaser, MSG I-595 LLC (Applicant) of the referenced property (Project). Applicant is requesting site plan approval from the City of Dania Beach (City) for the proposed I-595 Business Center, an office/service warehouse project containing a maximum of 150,000 square feet of building area.

We understand that the City has requested that a traffic study be performed of the Project including traffic at the southern shared driveway connection to SW 30th Avenue that also provides access to the Marina Mile project (189,620 sf of building area) to the immediate south. Due to a number of factors, as discussed at the December 22, 2016 DRC meeting, we agree with the City staff that the traffic study should be a post approval condition of City site plan approval.

Accordingly, Applicant's traffic engineer, Karl B. Peterson, P.E., KBP Consulting, Inc., has prepared an updated traffic study for the Project including the following explanation and timing/procedures to be employed in completing the required traffic study for the Project:

The following traffic statement presents basic trip generation and traffic distribution information relative to the proposed I-595 Business Center warehousing building. It was agreed with City of Dania Beach staff that a more detailed traffic evaluation, including operational analyses of nearby intersections and roadway segments, would be more appropriate: a.) during non-holiday periods; b.) once the ongoing Ravenswood Road construction is completed; and c.) once the adjacent (Marina Mile) warehousing building (which shares the southern joint entrance) is substantially occupied.

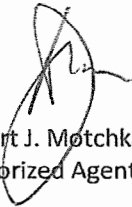
According to the Florida Department of Transportation (FDOT) – District Four, the Ravenswood Road construction (between SW 45th Street and SW 42nd Street) is scheduled to be completed by summer of 2017. Additionally, by the end of the second quarter of 2017, a major tenant is expected to occupy the remaining vacant space in the adjacent 189,620 square foot warehousing building to the south.

Once these major milestones are completed, the project team will meet with City staff to confirm the traffic study methodology and timing to be used for the evaluation of the I-595 Business Center. The corresponding traffic impact study will be submitted to the City for their review and acceptance prior to the issuance of the first Certificate of Occupancy (C.O.) for the proposed I-595 Business Center building

This letter will confirm that Applicant agrees with the approach/conditions identified above, and will comply with these requirements as part of the City's conditional site plan approval for Project. Applicant further agrees to work with City, Broward County, FDOT and/or other interested agencies to address any deficiencies that may be identified by the traffic study related to traffic generated by the Project.

Please let me know if you have any questions or require any additional information regarding these matters.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Motchkavitz', is written over a circular stamp or seal.

Robert J. Motchkavitz, P.E.
Authorized Agent on behalf of MSG I-595 LLC

cc. Peter Gallo, P.E., Karl Peterson, P.E., Saul Gilinski, Mayda Ferndandez

I-595 business center - wall signage summary (maximum signage calculations) - assuming six (6) tenants

north face of bldg - facing I-595 (and within 1,000' of I-595)

per IdC sec 505-130(B)(3) - wall sign of 3-sf/linear foot of premises frontage to max 200 sf for multi-tenant bldg

premises ident	location	address	assumed premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-1	west end cap	3202	108	200	8	2	0
tenant-2	west interior	3206	108	200	16	2	0
tenant-3	west central interior	3210	81	200	16	2	0
tenant-4	east central interior	3214	81	200	16	2	0
tenant-5	east interior	3218	108	200	16	2	0
tenant-6	east end cap	3222	108	200	8	2	0
signage area totals			594	1,200	80	12	0

note: if fewer tenants or if any tenant premises is less than 66' wide the max possible signage area will be reduced	max possible grand total signage	1,292
	north face wall area	28,125
	max % of signage possible	4.59%

east face of bldg - facing sw 26th terrace to east

per IdC sec 505-100(N)(2) - wall sign of 1-sf/linear foot for each premises frontage to max 150 sf combined sign area (w/ rear wall)

premises ident	location	address	premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-6	east end cap	3222	200	150	8	2	0

note: if tenant elects not to provide max signage on side of bldg the max possible signage area will be reduced	max possible grand total signage	160
	north face wall area	9,040
	max % of signage possible	1.77%

west face of bldg - facing sw 30th avenue to west

per IdC sec 505-100(N)(2) - wall sign of 1-sf/linear foot for each premises frontage to max 150 sf combined sign area (w/ rear wall)

premises ident	location	address	premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-1	west end cap	3202	245	150	8	2	12

note: if tenant elects not to provide max signage on side of bldg the max possible signage area will be reduced	max possible grand total signage	172
	north face wall area	11,160
	max % of signage possible	1.54%

south face of bldg - facing I-595 (and within 1,000' of I-595)

per IdC sec 505-100(N)(2) - wall sign of 1-sf/linear foot for each premises frontage to max 150 sf combined sign area (w/ rear wall)

premises ident	location	address	assumed premises frontage, lf	max wall signage, sf	tenant entr signage, sf	door address signage, sf	bldg address signage, sf
tenant-1	west end cap	3202	108	108	8	0	12
tenant-2	west interior	3206	108	108	16	0	0
tenant-3	west central interior	3210	81	81	8	0	0
	electric/pump room	3200	n/a	n/a	n/a	n/a	12
tenant-4	east central interior	3214	81	81	8	0	0
tenant-5	east interior	3218	108	108	16	0	0
tenant-6	east end cap	3222	108	108	8	0	0
signage area totals			594	594	64	0	24

note: if fewer tenants or if any tenant premises is less than frontage shown the max possible signage area will be reduced	max possible grand total signage	682
	north face wall area	25,876
	max % of signage possible	2.64%



Pantropic Power, Inc.
ONE SOURCE – ONE CALL – ONE SOLUTION™

www.pantropic.com

October 27, 2016

To whom it may concern,

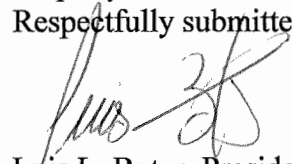
I, Luis L. Botas, as President of Pantropic Power, Inc., hereby confirm the following:

1. I am the owner of the 7.6 +/- parcel of land identified as Folio No. 5042-20-50-0012 (Broward County Property Appraiser) – the Property;
2. We have entered an agreement to sell the Property to MSG Dania Beach LLC and their successors and assigns (MSG I-595 LLC) – the Purchaser;
3. We have authorized the Purchaser to pursue certain approvals for the Property prior to the closing of the purchase – we understand that Purchaser is planning to develop an industrial building with footprint of approximately 123,000 square feet;
4. We understand that the Purchaser has retained Peter Gallo, P.E., Land Plan Engineering Group, Inc., Coral Springs, FL and Richard Coker, Esq., Coker & Feiner to serve as agents to process requests for approval related to the Property;
5. The approvals regarding the Property that we are hereby authorizing MSG Dania Beach LLC (and their successors and assigns) to process/obtain are listed below:
 - a. City of Dania Beach – site plan approval process;
 - b. City of Dania Beach – plat note revisions re proposed uses and findings/extension of adequacy determination;
 - c. City of Dania Beach – plat revisions re non-vehicular access line allowing for second driveway connection;
 - d. City of Hollywood – revisions to restrictive covenants re use of joint access driveway for transporting construction materials for development of the Property;
 - e. City of Hollywood – modifications of non-vehicular access line allowing for second driveway connection;
 - f. City of Hollywood – turn lane and driveway plans related to proposed second driveway;

- g. Broward County – environmental resources permit for drainage and excavation/filling of lake areas;
- h. Broward County – plat note revisions re proposed uses, findings/extension of adequacy determination, and revisions to non-vehicular access line;
- i. Broward County Water and Wastewater – water and sewer service;
- j. Federal Aviation Authority – approvals related to maximum height of structures and crane operations on the Property;
- k. Broward County Aviation Department - approvals related to maximum height of structures and crane operations on the Property; and,
- l. Any other site permits required for construction of the project.

Please let me know if there are any questions regarding this authorization, and please copy me by email at Luis_Botas@pantropic.com with any correspondence regarding approvals related to the Property.

Respectfully submitted,



Luis L. Botas, President
Pantropic Power, Inc.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

November 1, 2016

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

Attn: Ms. Corrine Lajoie
Community Development

**Re: "Isgettes Runway Plat", Parcel A-2
SW 30th Avenue
Finding of Adequacy/ Delegation Request
Change to Development Requirements
Dania Beach, Florida
LPEG, Project # 10183**

Gentleman,

On behalf of the applicant, MSG I-595 LLC (Contract Purchaser), please accept this letter to request approval of a Finding of Adequacy, Change in Development Intensity and Change to Development Requirements. The applicant is request a revise in the intensity of development for the Isgettes Runway Plat, Parcel A-2.

The proposed Industrial development is located in Section 20, Township 50, and Range 42E on the south side of I-595, and east of SW 30th Avenue in the City of Dania Beach. The property has direct access to SW 30th Avenue via an existing joint access opening.

The Property is known as a portion of Parcel A-2 of the Isgettes Runway Plat as recorded in the plat records of Broward County.

The site consists of one (1) Parcel containing 7.591 AC and the applicant proposes to construct one warehouse buildings with a total area of 150,000 SF of Industrial Use along with the required roadways and infrastructure to support the project.

Site Identification / Ownership

Folio No; 5042-20-50-0012	Pantropic Power Inc. 8205 NW 58 th Street Miami, FL 33166
---------------------------	--



Finding of Adequacy on the "Isgettes Runway" Plat, Parcel "A-2"

The Applicant is filing a Finding of Adequacy with Broward County to reinstate the Development Rights for the Isgettes Runway Plat, Parcel A-2.

Delegation Request to Amend the Note on the "Isgettes Runway" Plat "A-2"

The applicant is requesting that the Plat Note be changed to allow for the construction of a proposed Industrial / Office- Showroom Use in accordance with the City of Dania Beach IROM-AA Zoning Requirements.

The requested Note Amendments would be as follows:

Current Note:

Park A-1 (see attached legal description) is restricted to 60,000 square feet of office use. Parcel A-2 (see attached legal description) is restricted to 100,000 square feet of vocational technical school. The remainder of Parcel A is restricted to industrial use.

Proposed Note:

Park A-1 (see attached legal description) is restricted to 60,000 square feet of office use. Parcel A-2 (see attached legal description) is restricted to 150,000 square feet of industrial use. The remainder of Parcel A is restricted to industrial use.

Industrial uses on Parcel A-2 may have a maximum of thirty percent (30) ancillary office/commercial use or a maximum of fifty percent (50) ancillary office use upon satisfaction of impact/concurrency fees.

Delegation Request to Amend the Development Requirements on the "Isgettes Runway" Plat, Parcel "A-2".

The Applicant is requesting a change to the Development Requirements to change the NVAL and Access Easement and to provide for the Construction of a Northbound Right Turn Lane along SW 30th Ave.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

The following items have been provided for your review;

- Cover Letter – Requested Change
- Application form – Finding of Adequacy, Two (2) Delegation Request
- Application Fee - (Finding of Adequacy)
- Application Fee - \$3,000.00 (two (2) Delegation Request)
- Survey – Seven (7) copies
- Plat – Seven (7) copies
- Legal Descriptions (NAVL & Parcel A-2)

I trust the enclosed information is sufficient for your review, but should you require any additional information, please do not hesitate to call.

Very truly yours,

Peter R. Gallo PE, President
LAND PLAN ENGINEERING GROUP, Inc.

Plat Book 158, Pg 18

AMPLA

Return recorded copy to:

Development Management Division
115 S. Andrews Avenue, A240
Fort Lauderdale, FL 33301

Document prepared by: SHUTTS & BOWEN, LLP
LINDA SOCOLOW, ESQ
200 E BROWARD BLVD # 2100
FT. LAUDERDALE FL 33301

NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.

**AGREEMENT FOR AMENDMENT
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Marina Mile Park of Commerce, LLC, and Pantropic Power, Inc., its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the Islette Runway Plat, Plat No./Clerk's File No. 060-MP-93, hereinafter referred to as "PLAT," which PLAT or delegation request was approved by the Board of County Commissioners of Broward County on May 1, 1995, 20; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of August 5, 2008

CAF#358
03/30/06 Revised

Approved BCC 8/5/08 #70

Submitted By Rev. Ryan

RETURN TO DOCUMENT CONTROL

15

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is 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 notice:

For the COUNTY:

Director, Development Management Division of Broward County
115 South Andrews Avenue, Room A240
Fort Lauderdale, FL 33301

For the DEVELOPER:

Marina Mile Park of Commerce, LLC

814 South Military Trail

Deerfield Beach, Florida 33442

4. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County Florida, at the DEVELOPER's expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.
5. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement 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 sits, and shall be governed by the laws of the State of Florida.
6. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.

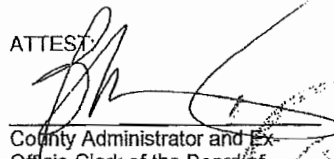
7. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
8. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
9. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
10. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
11. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
12. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
13. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

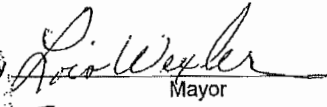
IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 5 day of AUGUST, 2008 and DEVELOPER, signing by and through its Michael Kops, duly authorized to execute same.

COUNTY

ATTEST:

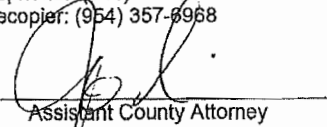

County Administrator and Ex-Officio Clerk of the Board of County Commissioners of Broward County, Florida

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By 
Mayor

16th day of September, 2008

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

By 
Assistant County Attorney

4 day of September, 2008

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses:

Marina Mile Park of Commerce, LLC
Name of Developer (corporation/partnership)

Anita D. Lanci
(Signature)
Print name: Anita D. Lanci

By [Signature]
(Signature)
Print name: Robert B. Miller

Debra L. Quellette
(Signature)
Print name: DEBRA L. QUELETTE

Title: Authorized Member
Address: 814 South Military Trail
Deerfield Beach, FL 33442

11th day of July, 2008

ATTEST (if corporation):

(CORPORATE SEAL)

(Secretary Signature)
Print Name of Secretary: _____

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was acknowledged before me this 11th day of July, 2008, by Robert B. Miller, as Authorized Member of Marina Mile Park of Commerce, a Florida corporation/partnership, on behalf of the corporation/partnership. He or she is: limited liability company
☐ personally known to me, or
☒ produced identification. Type of identification produced FLDL# M460-762-50-469-0

(Seal)

NOTARY PUBLIC:

Debra L. Quellette
Print name:

My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Debra L. Quellette
Commission #DD661311
Expires: APR. 10, 2011
BONDED THROUGH ATLANTIC BONDING CO., INC.

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses:

(Signature) [Signature]
Print name: Jack Killmer
(Signature) [Signature]
Print name: DANIEL CUTHBERT III

Pantropic Power, Inc.

Name of Developer (corporation/partnership)

By [Signature]
(Signature)
Print name: Luis Botas
Title: PRESIDENT
Address: 8205 NW 58th St.
Miami, FL 33166

12 day of August, 2008

ATTEST (If corporation):

(Signature) [Signature] (CORPORATE SEAL)
(Secretary Signature)
Print Name of Secretary: Fernando Cabrera

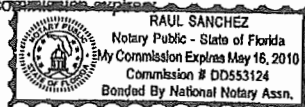
ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

The foregoing instrument was acknowledged before me this 12th day of AUG, 2008, by Luis Botas, as PRESIDENT of PANTROPIC POWER INC., a FLORIDA corporation/partnership, on behalf of the corporation/partnership. He or she is:
☒ personally known to me, or
☐ produced identification. Type of identification produced _____

(Seal)

My commission expires:



NOTARY PUBLIC:

(Signature) [Signature]
Print name: _____

MORTGAGEE-CORPORATION/PARTNERSHIP

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

SUN AMERICAN BANK

Name of Mortgagee (corporation/partnership)

Will Mortensen

(Signature)

Print name: Will MortensenBy Michael J. Byrne

(Signature)

Print name: MICHAEL J. BYRNETitle: VICE PRESIDENTAddress: 3475 SHERIDAN STREET
HOLLYWOOD, FL 33021

(Signature)

Print name: Sean-Max Andre9th day of July, 2008

ATTEST (if corporation):

(CORPORATE SEAL)

(Secretary Signature)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIPSTATE OF Florida)
COUNTY OF Broward) SS.

The foregoing instrument was acknowledged before me this 9th day of July, 2008, by MICHAEL J. BYRNE, as VICE PRESIDENT of SUN AMERICAN BANK, a FL corporation/partnership, on behalf of the corporation/partnership. He or she is:

☒ personally known to me, or☐ produced identification. Type of identification produced _____

 April L. Miller
Commission # DD543708
Expires: APR. 24, 2010
Bonded Thru Atlantic Bonding Co., Inc.
(Seal)

NOTARY PUBLIC:

April L. Miller
Print name: APRIL L. MILLER

My commission expires: 4-24-2010CAF#358
03/30/06 Revised

BROWARD
COUNTY
FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION

PLAT BOOK 158 / PAGE 18
"ISGETTE'S RUNWAY"

CAF#358
03/30/06 Revised

8



EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

The plat is restricted to industrial use. Any structure within this plat must comply with Section IV D.I.F. Development Review Requirements, of the Broward County land Use Plan, regarding hazards to air navigation. Commercial/retail uses are not 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 of the Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use, Parcel A-2 (see attached legal description) is restricted to 100,000 square feet of office use and 100,000 square feet of technical vocational school use, and remainder of Parcel A will be industrial use.

This serves as notification of potential aircraft over flight and noise impacts on this property due to its close proximity to the Fort Lauderdale-Hollywood International Airport and is not eligible for noise mitigation.

EXHIBIT "B" - CONTINUED

PLEASE CHECK THE APPROPRIATE BOX OR BOXES.

[X] Expiration of Finding of Adequacy for Plat without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.

Parcel A-1 or A-2

If a building permit for a principal building^A (excluding dry models, sales and construction offices) is not issued by June 24, 2013, then the County=s finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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**

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by June 24, 2013, 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 applicant satisfies the adequacy requirements set forth within Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. 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.

[X] Air Navigation Hazards.

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

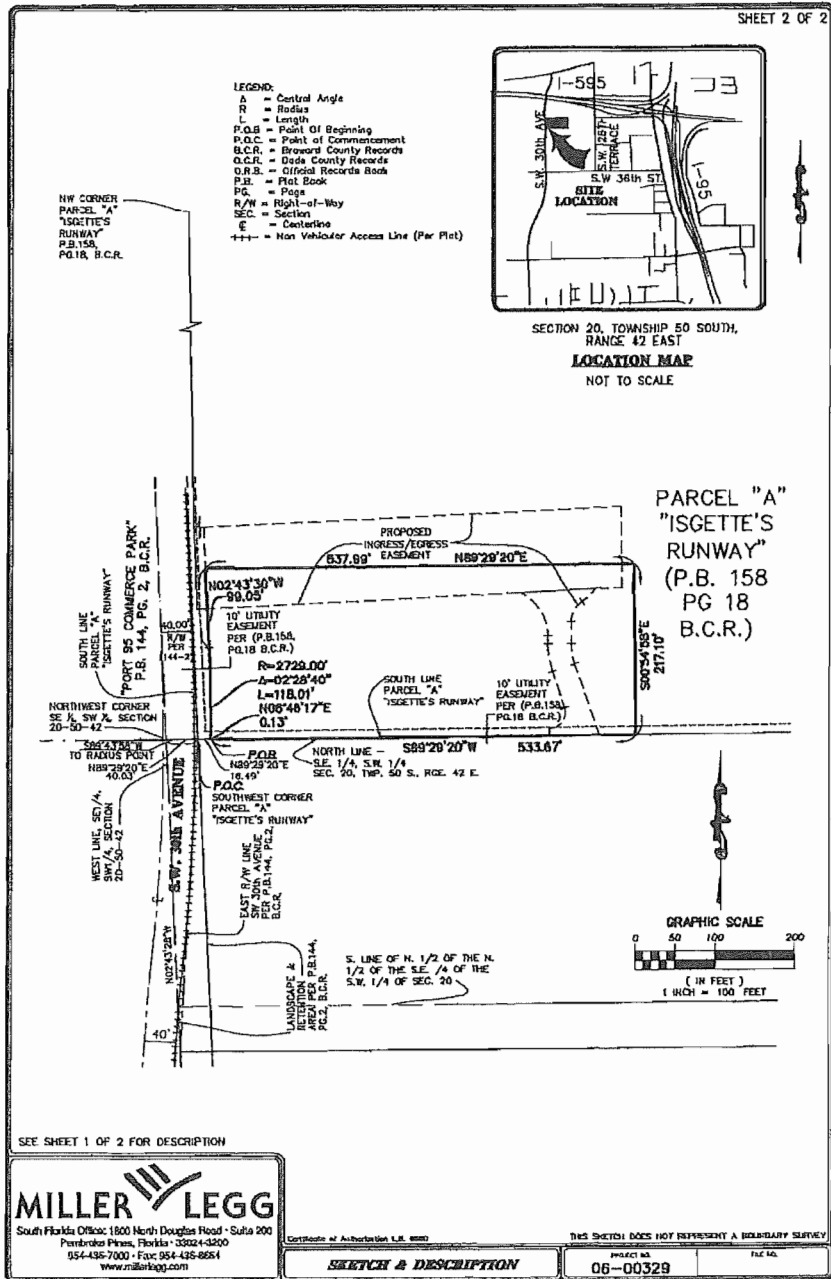


EXHIBIT A

SHEET 1 OF 3

DESCRIPTION: (PARCEL A-2)

A PORTION OF PARCEL "A" OF "ISGETTE'S RUNWAY", AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°20'00" EAST 7.00 FEET TO THE POINT OF BEGINNING #2; THENCE CONTINUE NORTH 89°20'00" EAST 765.87 FEET; THENCE SOUTH 01°55'03" EAST 381.80 FEET; THENCE SOUTH 88°49'41" WEST 220.24 FEET; THENCE SOUTH 00°54'58" EAST 67.09 FEET; THENCE SOUTH 89°29'20" WEST 538.02 FEET; THENCE NORTH 02°43'30" WEST 50.71 FEET; THENCE SOUTH 87°16'30" WEST 12.00 FEET; THENCE NORTH 02°43'30" WEST 9.04 FEET; THENCE NORTH 89°19'57" EAST 2.96 FEET; THENCE ALONG A LINE PARALLEL WITH AND 10.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", NORTH 00°58'15" WEST 40.00 FEET; THENCE SOUTH 89°19'57" WEST 3.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", NORTH 00°58'15" WEST 350.00 FEET TO THE POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 330659 SQUARE FEET (7.591 ACRES) MORE OR LESS.

TOGETHER WITH INGRESS/EGRESS EASEMENT,
DESCRIBED AS FOLLOWS:

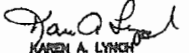
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 110.23 FEET; THENCE NORTH 87°16'30" EAST 405.98 FEET TO POINT OF BEGINNING #3; THENCE CONTINUE NORTH 87°16'30" EAST 94.33 FEET TO A POINT ON A 54.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 56°22'15" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°58'43" AN ARC DISTANCE OF 22.60 FEET TO A POINT OF REVERSE CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'27" AN ARC DISTANCE OF 30.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST 28.29 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 26.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°46'44" EAST 96.74 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 89°29'20" WEST 62.23 FEET; THENCE TOWARDS THE RADIUS POINT OF THE NEXT DESCRIBED CURVE NORTH 00°23'23" WEST 8.82 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108°23'21" AN ARC DISTANCE OF 37.83 FEET TO A POINT OF TANGENCY;

SEE SHEET 3 OF 3 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

REVISIONS DRAWN BY: LD CHECKED BY:		CERTIFIED TO: MARINA MILE PARK OF COMMERCE LLC		I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. DATED THIS 25th DAY OF MARCH, 2008 A.D.  KAREN A. LYNCH PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION No. 5837 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CERTIFICATE OF AUTHORIZATION: 1894401
		 MILLER LEGG South Florida Office: 1800 North Douglas Road - Suite 200 Pembroke Pines, Florida - 33264-3600 564-438-7000 - Fax: 564-438-6664 www.millerlegg.com		
		08-00329		
		-13-		

PROJECTS\2008\08-00329 - MARINA MILE PARK OF COMMERCE\DRAWINGS\SURVEYING\08-00329_PATHTONC_SKETCHES 8/5/08 by PACTON

SHEET 2 OF 3

EXHIBIT A

THENCE NORTH 18°46'44" WEST 49.89 FEET TO A POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 36.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 10.63 FEET TO A POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°35'47" AN ARC DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING #3.

TOGETHER WITH

ANOTHER PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 10.23 FEET; THENCE NORTH 87°16'30" EAST 12.00 FEET TO POINT OF BEGINNING #4; THENCE CONTINUE NORTH 87°16'30" EAST 524.87 FEET; THENCE SOUTH 00°54'58" EAST 100.05 FEET; THENCE SOUTH 87°16'30" WEST 521.71 FEET; THENCE ALONG A LINE PARALLEL WITH AND 19.00 FEET EAST OF SAID WEST LINE OF PARCEL "A", NORTH 02°43'30" WEST 100.00 FEET TO THE POINT OF BEGINNING #4.

ALL THE ABOVE SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

SEE SHEET 3 OF 3 FOR SKETCH

MILLER LEGG

South Florida Office: 1800 North Douglas Road - Suite 200
Pompano Beach, Florida 33064-3700
954-420-7000 • Fax: 954-420-6884
www.millerlegg.com

Certificate of Authorization L.B. 6660

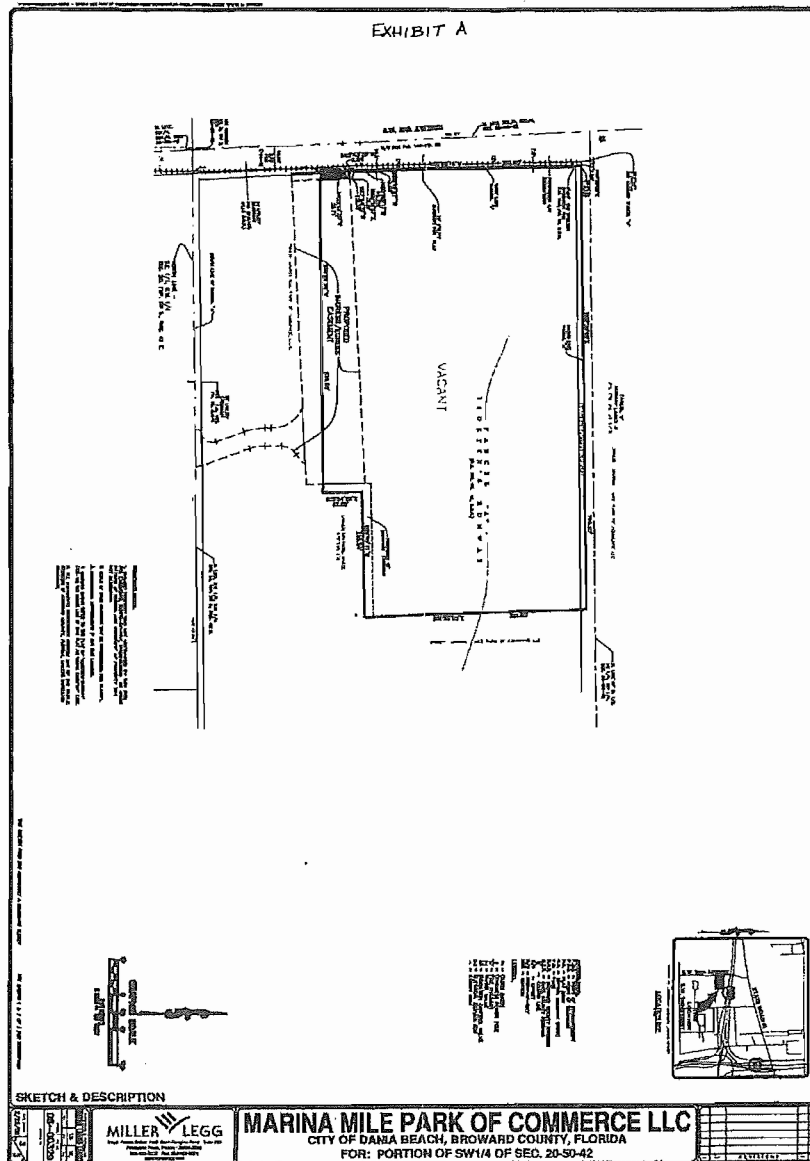
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTIONPROJECT NO.
06-00329

FILE NO.

© PROJECTS 2006/06-00329 - MARIA LEE PAUL OF COURTESY (DRAWING) SURVEYING (OR-0002) PARTIAL, SIGNED 8/2/06 by FUGGET

- 14 -





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.: _____

NOV 03 2016

(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: SW 29th Terrace, Dania Beach, FL 33312

Lot(s): n/a Block: n/a Subdivision: n/a

Recorded Plat Name: Portion of Parcel "A-2" Isgettes Runway Plat & Portion of Runway Lakes II Plat

5042-20-50-0012, 5042-20-50-0010

Folio Number(s): 5042-20-50-0020 Legal Description: See Survey

Applicant/Consultant/Legal Representative (**circle one**) MSG I-595, LLC

Address of Applicant: 2850 NE 191 st Street, Penthouse 1B, Aventura, FL 33180

Business Telephone: 954-263-8009 Home: n/a Fax: n/a

E-mail address: dabobolink@aol.com

Name of Property Owner: Pantropic Power, Inc.

Address of Property Owner: 8205 Northwest 58th Street, Miami, FL 33166

Business Telephone: 305-639-0062 Home: n/a Fax: n/a

Explanation of Request: Site Plan (see Letter)

*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: 10.95AC Gross Acreage: 10.95AC Prop. Square Footage: 150,000SF

Existing Use: Industrial Proposed Use: Industrial

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: _____
(Owner / Agent signature*)

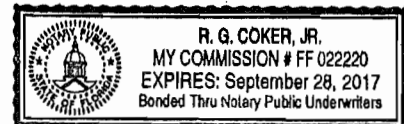
BEFORE ME THIS 25 DAY OF October, 2016

By: _____

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of _____)



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.***

RESOLUTION NO. 2017-012

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-113-16) AS SUBMITTED BY MSG I-595, LLC, ON BEHALF OF THE PROPERTY OWNER, PANTROPIC POWER, INC., FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF SW 30 AVENUE, THE SOUTH SIDE OF INTERSTATE 595 AND NORTH OF SW 36 STREET IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, 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, MSG I-595 LLC (the "Applicant") is requesting site plan approval for the proposed construction of a 150,000 square foot warehouse development (SP-113-16) as referenced in Exhibit "B," for property generally located on the east side of SW 30th Avenue, the south side of Interstate 595 and north of SW 36th Street in the City of Dania Beach, Florida (the "City"), as legally described in Exhibit "A", which Exhibit is attached and made a part of and incorporated into this Resolution by this reference; and

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

WHEREAS, the City Commission finds that the approval of the proposed Site Plan (SP-113-16) 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-113-16), 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. Provide a traffic study conducted after the opening of Ravenswood Road (also known as Anglers Avenue) prior to the issuance of a Certificate of Occupancy. 4th time requested.
2. Provide line of sight study on landscape plans indicating how the height and thickness of the landscaping will shield the outdoor storage and fleet parking from view by the on-coming traffic on SW 30 Avenue.
3. Per the Broward County Trafficways Plan, a minimum right-of-way width of 94' is required on SW 30 Avenue. Provide right-of-way dedication to meet this requirement
4. Indicate new property line on plans.
5. Per Sec. 265-50 (64), office space is to be included in the warehouse area for parking calculations. The applicable parking ratio is 1:1000. 150,000 sf requires 150 parking spaces. Revise cover sheet to reflect the accurate parking count that is required for the site.
6. Per Sec. 270-20, indicate locations, dimensions, and quantity of loading spaces on plans.
7. Per Section 505-100 (N) only 1 wall sign is permitted per tenant. Revise plans.
8. A monument sign may not be located off-premise. Revise plans to remove the sign located on the SW property line.
9. Per Section 270-20, indicate location and dimensions of each loading space on the site plan.
10. Provide colored elevations.
11. Previous comment still applies. Note that the response letter provided with the submittal states that tamarind trees have been added but no tamarind trees are labeled/located on plans. Replace most of the proposed gumbo limbos with another species. 40 gumbo limbos is an unacceptably large amount of the same species. (LANDSCAPE)
12. There is an overabundance of certain trees within the City of Dania Beach. These species have higher maintenance requirements, poor performance during storm events, and are prone to pest issues. In order to diversify the City's canopy, alternative tree

- species are recommended for installation. Common acceptable substitutions for these tree species include: wild tamarind (*Lysiloma latisiliquum*), paradise tree (*Simarouba glauca*), red maple (*Acer rubrum*), bald cypress (*Taxodium distichum*), blolly (*Guapira discolor*), lancewood (*Nectandra coriacea*), and sycamore (*Plantanus occidentalis*). These trees have been observed to be well adapted to the urban forest environment. Please feel free to contact Michael McCoy or Daniel Parobok for additional species suggestions at (305) 235-5098, MMcCoy@metriceng.com, daniel.parobok@metriceng.com. (LANDSCAPE)
13. Previous comment still applies. Indicate with a symbol of callout which trees onsite have been moved from terminal islands to a different planting location. (LANDSCAPE)
 14. Terminal islands do not meet Sec. 275-100 requirement of two Category 1 trees. If there is not sufficient room within the islands to meet this requirement, indicate the alternative planting location on the plans. (LANDSCAPE)
 15. Complete the mitigation table on sheet TD-2.2. List total canopy proposed for removal (in square feet) and how the canopy will be mitigated. Note that canopy being removed must be mitigated at a rate of 150%. (LANDSCAPE)
 16. Please provide the following Additional Fire Department Access Information as follows:
 - a. “NO PARKING” signs in front of each fire hydrant. (FIRE)
 - b. Fire Department Access Routes During Construction - WILL PROVIDE AT PERMIT (FIRE)
 17. Provide an egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings, structures or both. WILL PROVIDE AT PERMIT (FIRE)
 18. Address the following comments on the submitted traffic study:
 - a. Driveway for both the existing building (Marina Mile) and the new proposed I-595 Business Center is shared, need statement of total generated traffic from this combined site, not just on proposed development. (CITY ENGINEER)
 - b. Traffic impact on the following intersections would need to be evaluated to determine deterioration of level of service, if any: (CITY ENGINEER)

- i. SW 30th Avenue and Marina Mile Boulevard
 - ii. Project driveway and SW 30th Avenue
 - iii. SW 30th Avenue and SW 36th Street
 - c. Since anticipated peak traffic (AM peak) is greater than 100 trips, a full traffic impact study would need to be provided per ITE Recommended Practice, 2010. (CITY ENGINEER)
 - d. Please submit proposed scope and methodology, in writing, for review, signoff or both, before proceeding. (CITY ENGINEER)
 - e. Proposed ingress/egress and offsite development refer to SW 30th Avenue, a collector road, under the jurisdiction of the City of Hollywood and Broward County Highway Engineering and Traffic Engineering Division trafficways. Please coordinate separately with these agencies and copy this Department of any correspondence and agreements with them. Final signoff by the City of Dania Beach on proposed driveway connection on SW 30th Avenue is contingent on approvals from these agencies. (CITY ENGINEER)
 - f. Show anticipated vehicles per day for each driveway connection on the civil site plan. (CITY ENGINEER)
 - g. Show sight distance analysis using FDOT Index No. 546 at proposed driveway on SW 30th Avenue. This needs to be shown on the civil and landscape plans. (CITY ENGINEER)
19. Provide copy of pre- and post-development stormwater management and drainage calculations. More specifically identify and provide the following information: 10-year, 25-year and 100-year, 24 hour and 72 hour flood stage elevations. Data provided in the stormwater management calculations do not agree with the overall site data (13.88 acres vs 10.77 acres). On the other hand, survey shows 16.5 acres. Please revisit calculations. (CITY ENGINEER)
20. Proposed grading and drainage plan shall be based on the stormwater management calculations. (CITY ENGINEER)
21. Per City Code of Ordinances (Article 415 – Sidewalks and Swales), Owner is responsible for sidewalks and swale improvements within the road right-of- way. (CITY ENGINEER)

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

23. 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. (CITY ENGINEER)

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 such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 SW 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: February 14, 2017.

ATTEST:

LOUISE STILSON, CMC
CITY CLERK

TAMARA JAMES
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DISCRPTION

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 AND ALL OF PARCEL "E" OF "RUNWAY LAKES II", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, LESS RIGHT OF WAY PARCEL NO. 107 LYING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON SHEETS 4,5 AND 7 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4093542, SECTION 86095-2425 RECORDED IN INSTRUMENT NO. 113935943, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY;

THENCE N.02°42'14"W. A DISTANCE OF 15.02 FEET;

THENCE N.89°16'59"E. A DISTANCE OF 44.19 FEET;

THENCE N.06°26'51"W. A DISTANCE OF 179.38 FEET;

THENCE N.02°13'20"W. A DISTANCE OF 0.81 FEET. THE PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL 'E'. SAID POINT BEING ON THE SOUTH LINE OF SAID FDOT PARCEL NO.107;

THENCE S.81°31'58"E. A DISTANCE OF 147.43 FEET;

THENCE S.80°44'00"E. A DISTANCE OF 492.07 FEET;

THENCE S.81°42'07"E. A DISTANCE OF 182.34 FEET;

THENCE S.78°23'32"E. A DISTANCE OF 270.03 FEET. PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH SOUTH LINE OF SAID FDOT PARCEL NO. 107. SAID POINT ALSO BEING ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°20'30"W. ALONG SAID NORTH LINE, A DISTANCE OF 248.38 FEET;

THENCE S.01°56'24"E. A DISTANCE OF 381.07 FEET;

THENCE S.88°47'34"W. A DISTANCE OF 298.59 FEET;

THENCE S.00°54'54"E. A DISTANCE OF 66.92 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 537.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 45730, PAGE 975 OF SAID PUBLIC RECORDS;

THE NEXT SEVEN CURSE BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE FOR S.W. 30th AVENUE;

THENCE N.02°46'44"W. A DISTANCE OF 50.71 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 12.20 FEET;

THENCE N.03°02'23"W. A DISTANCE OF 9.36 FEET;

THENCE N.89°19'19"E. A DISTANCE OF 2.91 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 40.54 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 3.00 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 350.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°19'19"W. ALONG SAID NORTH LINE, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, FLORIDA
AND CONTAINING 10.77 ACRES (468,980 SQUARE FEET), MORE OR LESS.

**EXHIBIT “B”
SITE PLAN**

DEVELOPER PLAN
EASEMENT ENCROACHMENT STATEMENT
BROWARD COUNTY WATER & WASTEWATER
ENGINEERING DIVISION

WWED'S APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED ABOVE GROUND STRUCTURES, ASPHALT, PAVING, LANDSCAPING, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRIC, CABLE, AND OTHER UTILITY FACILITIES WITHIN RIGHTS-OF-WAY AND EXISTING AND PROPOSED POTABLE WATER / RECLAIMED WATER / SANITARY SEWER EASEMENTS. WWED HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER / RECLAIMED WATER / SANITARY SEWER EASEMENTS. ALL THIRD PARTY EASEMENT LEGAL DOCUMENTS MUST BE PRESENTED TO AND APPROVED BY BCWWS BEFORE ISSUANCE OF A CONSTRUCTION PERMIT FOR THIS PROJECT.



PROJECT VICINITY MAP
SCALE: NONE

WATER ERU TABLE						
TYPE OF USE	UNIT OF MEASURE	# OF UNITS	ERU PER UNIT	# OF ERU's	REF. CODE	COMMENT
WAREHOUSE	1,000 SF	150,000	0.130	19.50	CO-7	
IRRIGATION	1,000 SF	22,000	0.549	12.08	102	
IRRIGATION CREDIT	20% OF BUILDING TOTAL			(-) 3.00		

SEWER ERU TABLE					
TYPE OF USE	UNIT OF MEASURE	# OF UNITS	ERU PER UNIT	# OF ERU's	REF. CODE COMMENT
WAREHOUSE	1,000 SF	150,000	0.130	19.50	CO-7
			TOTAL	19.50	

METER TALLY TABLE				
SIZE	5/8"	1"	1 1/2"	2"
DOMESTIC		1		
DDCV BY-PASS		1		
IRRIGATION			1	

NOTE: METER SIZES PER FLORIDA PLUMBING CODE.

NOTE: CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH B.C.W.W.S STANDARDS AND SPECIFICATIONS.

LEGAL DESCRIPTION: (I-595 BUSINESS CENTER)

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 18 AND ALL OF PARCEL "C", OF "RUNWAY LAKES II", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, LESS RIGHT OF WAY PARCEL NO. 107 LYING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON SHEETS 4, 5 AND 7 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4093542, SECTION 56095-2425 RECORDED IN INSTRUMENT NO. 119395943, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY; THENCE N.02°42'14"W. A DISTANCE OF 15.02 FEET; THENCE N.89°16'59"E. A DISTANCE OF 44.19 FEET; THENCE N.06°26'51"W. A DISTANCE OF 179.38 FEET; THENCE N.02°13'20"W. A DISTANCE OF 0.81 FEET, THE PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "E", SAID POINT BEING ON THE SOUTH LINE OF SAID FDOT PARCEL NO.107; THENCE S.81°31'58"E. A DISTANCE OF 147.43 FEET; THENCE S.80°44'00"E. A DISTANCE OF 492.07 FEET; THENCE S.81°42'07"E. A DISTANCE OF 182.34 FEET; THENCE S.78°23'32"E. A DISTANCE OF 270.03 FEET, PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH SOUTH LINE OF SAID FDOT PARCEL NO. 107, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID PARCEL "A"; THENCE S.89°20'30"W. ALONG SAID NORTH LINE, A DISTANCE OF 248.38 FEET; THENCE S.01°56'24"E. A DISTANCE OF 381.07 FEET; THENCE S.88°47'34"W. A DISTANCE OF 298.59 FEET; THENCE S.00°54'54"E. A DISTANCE OF 66.92 FEET; THENCE S.89°19'19"W. A DISTANCE OF 537.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 45730, PAGE 975 OF SAID PUBLIC RECORDS; HE NEXT SEVEN CURSE BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE FOR S.W. 30th AVENUE; THENCE N.02°46'44"W. A DISTANCE OF 50.71 FEET; THENCE S.89°19'19"W. A DISTANCE OF 12.20 FEET; THENCE N.03°02'23"W. A DISTANCE OF 9.36 FEET; THENCE N.89°19'19"E. A DISTANCE OF 2.91 FEET; THENCE N.00°59'20"W. A DISTANCE OF 40.54 FEET; THENCE S.89°19'19"W. A DISTANCE OF 3.00 FEET; THENCE N.00°59'20"W. A DISTANCE OF 350.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, FLORIDA AND CONTAINING 10.77 ACRES (468,980 SQUARE FEET), MORE OR LESS.

OWNER :
PANTROPIC POWER, INC.
8205 NW 58 TH STREET
MIAMI FL, 33168
TELEPHONE: (305) 592-4944

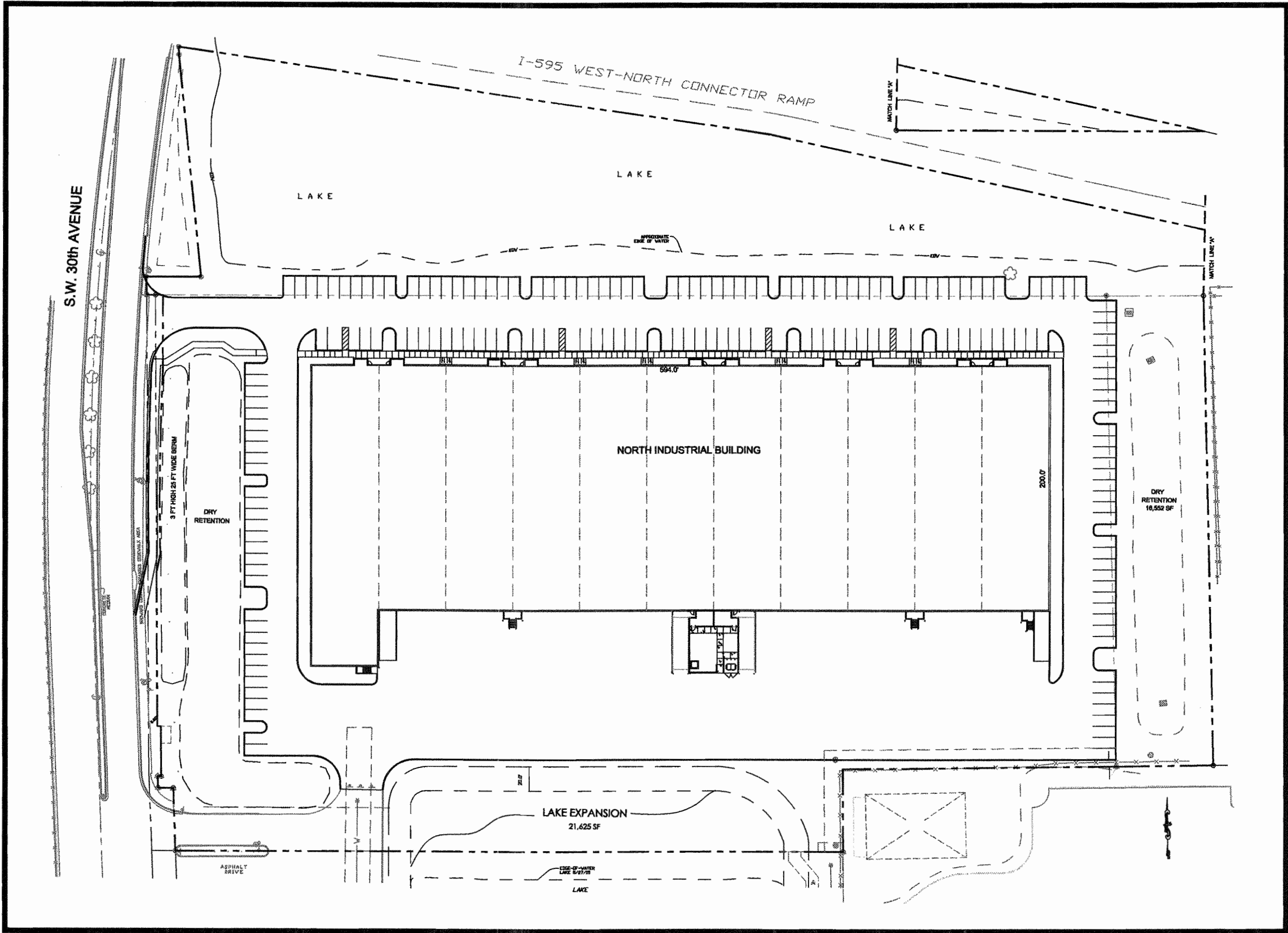
APPLICANT:
MSG-I-595, LLC
2875 NE 191ST STREET, PH 1-E
AVENTURA, FL 33180
TELEPHONE: (954) 263-8009

LANDSCAPE ARCHITECT:
JAMES SANTIAGO
ASLA
612 NE 14TH AVENUE, UNIT A
FORT LAUDERDALE, FL 33304
TELEPHONE: (954) 560-1695
EMAIL: JSANTIAGO@GMAIL.COM

ARCHITECT:
HNH ARCHITECTURE
3705 N. FEDERAL HIGHWAY
DELRAY BEACH, FL 33483
TELEPHONE: (561) 733-2225
EMAIL: JMAYO@HNH-ARCHITECTURE.COM

LAND SURVEYOR:
STONER & ASSOCIATES, INC.
SURVEYORS & MAPPERS
4341 SW 62ND AVENUE
DAVIE, FL. 33314
TELEPHONE: (954) 585-0997
EMAIL: RCRAWFORD@STONERSURVEYORS.COM

ENGINEER:
LAND PLAN ENGINEERING GROUP
1475 N.W. 126TH DRIVE
CORAL SPRINGS, FL 33071
TELEPHONE: (954) 812-5651
EMAIL: LPEG@BELLSOUTH.NET



PROJECT LOCATION MAP
SCALE: NONE
SECTION 20 TOWNSHIP 50 S RANGE 42 E
PROPERTY ID. 50 42 20 50 0012
PROPERTY ID. 50 42 20 50 0010
PROPERTY ID. 50 42 20 50 0020

B.C.W.W.S. REQUIRED NOTES:

- CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER (WWS) STANDARDS AND SPECIFICATIONS.
- PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED JANUARY 2013.
- STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE DESIGN AND RECORD DRAWINGS.
- RECORD DRAWINGS SHALL INCLUDE COLOR PHOTOGRAPHS OF ALL CONNECTIONS TO EXISTING WWS INFRASTRUCTURE AS WELL AS ALL CRITICAL UTILITY CROSSINGS AND WHERE SPECIFICALLY REQUIRED ON THE DESIGN DRAWINGS. ALL PHOTOGRAPHS INCLUDED IN THE RECORD DRAWINGS WILL ALSO BE PROVIDED TO WWS IN "JPEG" FORMAT ON CD OR DVD MEDIA. SEE "MINIMUM DRAWING REQUIREMENTS FOR PIPING PROJECTS" FOR THE DETAILS.
- THE VERTICAL DATUM USED FOR THESE DRAWINGS WAS NAVD 88. SEE ATTACHED BOUNDARY & TOPO SURVEY FOR SURVEYORS NOTES REGARDING VERTICAL DATUM USED.
- THE VERTICAL DATUM USED FOR THESE DRAWINGS WAS NAVD 88. SEE ATTACHED BOUNDARY & TOPO SURVEY FOR SURVEYORS NOTES REGARDING VERTICAL DATUM USED.

PROJECT IS KNOWN AS "I-595 BUSINESS CENTER" TO BE DEVELOPED AS A 150,000 SF WAREHOUSE, OFFICE & SHOWROOM USES IN ONE BUILDING. THE ESTIMATED VALUE WILL BE IN EXCESS OF \$10,000,000 DOLLARS. AVERAGE DAILY TRAFFIC WILL BE APPROXIMATELY 1,080 TRIPS. THE SITE WILL BE SERVICED BY A POTABLE WATER SYSTEM, A SANITARY SEWER COLLECTION SYSTEM AND PUBLIC UTILITIES.



LANDPLAN ENGINEERING GROUP, INC.

INNOVATION • SOLUTIONS • DESIGN

1475 N.W. 126th DRIVE ~ CORAL SPRINGS, FLORIDA 33071
TEL: (954) 812-5651 ~ E-MAIL: LPEG@bellsouth.net

PROJECT NO. 10126
DATE: NOVEMBER 2016

PETER R. GALLO, P.E.
FLORIDA REG. NO. 48333
(FOR THE FIRM)

INDEX: SHEET

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IRRIGATION PLANS.....	2 OF 2

LIST OF APPROVALS:

CITY OF DANIA BEACH PLANNING DEPARTMENT
CITY OF DANIA BEACH ENGINEERING DEPARTMENT
CITY OF DANIA BEACH UTILITY DEPARTMENT
BROWARD COUNTY W.W.S (WATER & SANITARY SEWER)
BROWARD COUNTY H.R.S. (WATER MAIN)
BROWARD COUNTY D.E.P. (STORM WATER)
CITY OF HOLLYWOOD UTILITY DEPT. (SANITARY)

SITE DATA	
LAND USE DESIGNATION.....	INDUSTRIAL
ZONING DESIGNATION.....	INDUSTRIAL / RESEARCH / OFFICE / MARINE (IROM-AA)
TOTAL GROSS SITE AREA	10.77 ACRES
R.O.W DEDICATION	0.22 ACRES
TOTAL NET SITE AREA	10.55 ACRES
WATER SERVICE.....	BROWARD COUNTY
WASTE WATER SERVICE.....	BROWARD COUNTY
STORM WATER MANAGEMENT.....	BROWARD COUNTY
SOLID WASTE SERVICE.....	WASTE MANAGEMENT
TOTAL GROSS BUILDING AREA.....	150,000 SF
GROUND FLOOR.....	123,694 SF
MEZZANINE.....	26,306 SF
PROPOSED USE: WAREHOUSE / OFFICE / SHOWROOM	
BUILDING LOT COVERAGE.....	123,694 SF
FLOOR AREA RATIO.....	0.28
PERVIOUS AREA.....	208,890 S.F. OR 44.0 %

PARKING

WAREHOUSE: ONE (1) SPACE FOR EACH ONE THOUSAND (1000) SQUARE FEET OF GROSS FLOOR AREA.

OFFICE / SHOWROOM: ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.

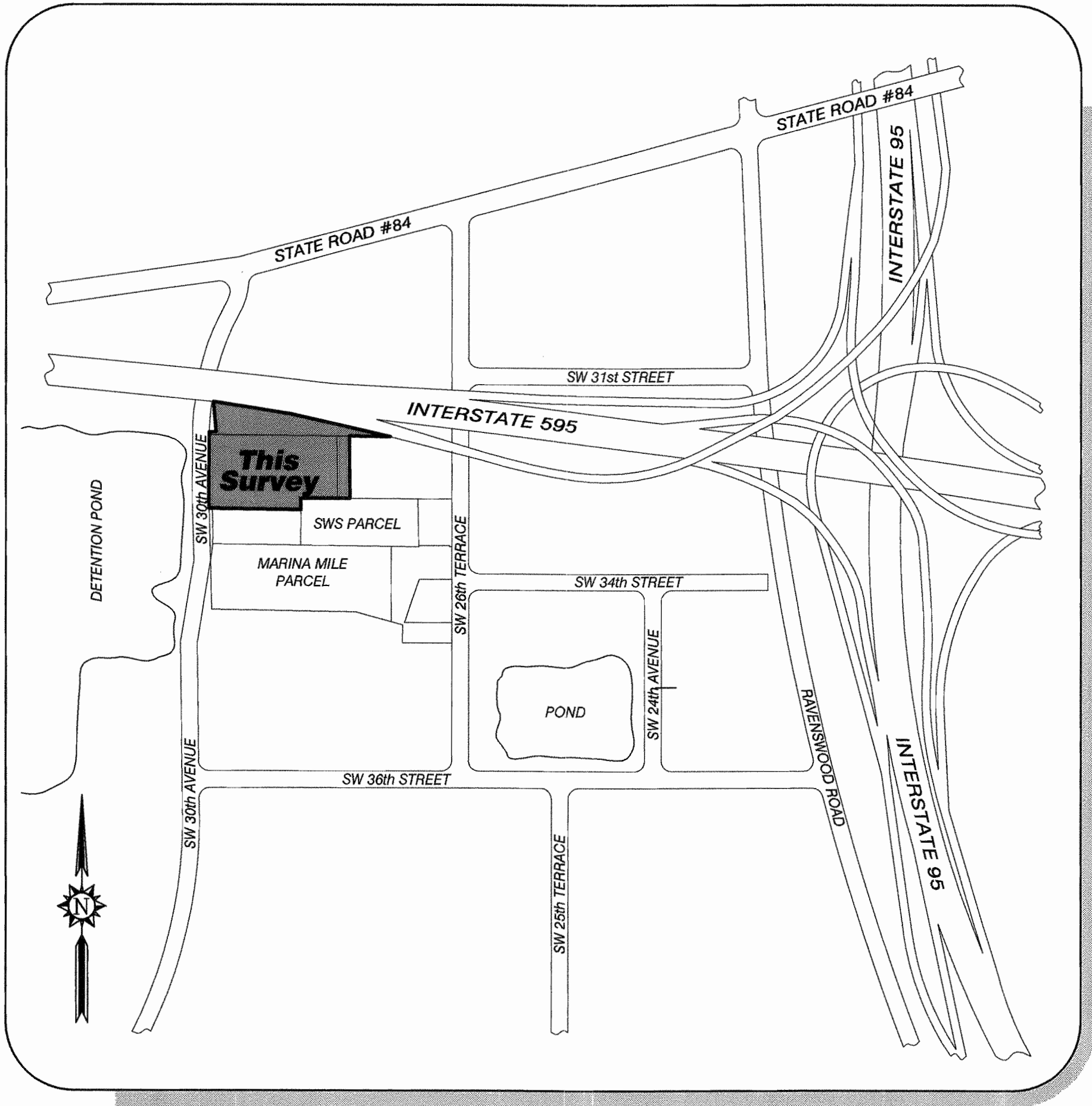
	REQUIRED	PROVIDED
WAREHOUSE (64) (135,000 SF / 1000).....	135	136
OFFICE / SHOWROOM (44) (15,000 SF / 300).....	50	50

TOTAL PARKING SPACES.....185.....186

IROM-AA ZONING REQUIREMENTS

	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT.....	62 FT	60 FT
MINIMUM OFFICE SPACE.....	10 %	10%
MAXIMUM LOT COVERAGE.....	70%	56%
MINIMUM FRONT SETBACK.....	46 FT	119.0 FT
MINIMUM PARKING SETBACK TO R.O.W.....	10 FT	65.7 FT
MINIMUM PARKING SETBACK TO PL.....	5 FT	5 FT

BOUNDARY AND TOPOGRAPHIC SURVEY OF:
I-595 BUSINESS CENTER
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



Location Map
NOT TO SCALE

LEGAL DESCRIPTION : (I-595 BUSINESS CENTER)

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 18 AND ALL OF PARCEL "E" OF "RUNWAY LAKES II", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, LESS RIGHT OF WAY PARCEL NO. 107 LYING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON SHEETS 4,5 AND 7 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4083542, SECTION 86095-2425 RECORDED IN INSTRUMENT NO. 113935943, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY;

THENCE N.02°42'14"W. A DISTANCE OF 15.02 FEET;

THENCE N.89°16'59"E. A DISTANCE OF 44.19 FEET;

THENCE N.06°26'51"W. A DISTANCE OF 179.38 FEET;

THENCE N.02°13'20"W. A DISTANCE OF 0.81 FEET, THE PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "E"; SAID POINT BEING ON THE SOUTH LINE OF SAID FDOT PARCEL NO.107;

THENCE S.81°31'58"E. A DISTANCE OF 147.43 FEET;

THENCE S.80°44'00"E. A DISTANCE OF 492.07 FEET;

THENCE S.81°42'07"E. A DISTANCE OF 182.34 FEET;

THENCE S.78°23'32"E. A DISTANCE OF 270.03 FEET, PREVIOUSLY FOUR COURSES BEING COINCIDENT WITH SOUTH LINE OF SAID FDOT PARCEL NO. 107, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°20'30"W. ALONG SAID NORTH LINE, A DISTANCE OF 248.38 FEET;

THENCE S.01°56'24"E. A DISTANCE OF 381.07 FEET;

THENCE S.88°47'34"W. A DISTANCE OF 298.59 FEET;

THENCE S.00°54'54"E. A DISTANCE OF 66.92 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 537.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 46730, PAGE 875 OF SAID PUBLIC RECORDS;

HE NEXT SEVEN CURSE BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE FOR S.W. 30th AVENUE;

THENCE N.02°46'44"W. A DISTANCE OF 50.71 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 12.20 FEET;

THENCE N.03°02'23"W. A DISTANCE OF 9.36 FEET;

THENCE N.89°19'19"E. A DISTANCE OF 2.91 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 40.54 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 3.00 FEET;

THENCE N.00°59'20"W. A DISTANCE OF 350.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°19'19"W. ALONG SAID NORTH LINE, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, FLORIDA AND CONTAINING 10.77 ACRES (468,980 SQUARE FEET), MORE OR LESS.

SURVEY NOTES :

1. THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°29'20"E. ALONG THE SOUTH LINE OF PARCEL "A", ISGETTE'S RUNWAY, AS RECORDED IN PLAT BOOK 156, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICA VERTICAL DATUM OF 1988 (N.A.V.D. 1988), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 3693, ELEVATION = 3.341'(N.A.V.D. 88)

5. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:

NTF COMMUNITY NAME: CITY OF DANIA BEACH

COMMUNITY NUMBER: 120034

COUNTY NAME: BROWARD

STATE OF FLORIDA

MAP/PANEL NUMBER: 12011C0558

SUFFIX: H

FIRM PANEL EFFECTIVE DATE: AUGUST 18, 2014

FLOOD ZONE/BASE FLOOD ELEVATION: X, #2(EL.4), AH(EL.4), AH(EL.6) (1988 DATUM)

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

6. CERTAIN FEATURES SHOWN ON THE MAP MAY BE REPRESENTED BY A SYMBOL OR SYMBOLS. THE SYMBOLS MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE THE REPRESENT. THE SYMBOLS ARE PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.

7. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.

8. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.

9. TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.

10. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.

11. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.

12. THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.

13. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.

14. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.

15. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.

16. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER. THIS SURVEY DRAWING CAN ONLY BE CONSIDERED VALID FOR THE DATE INDICATED AND ONLY REFLECTS THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.

17. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

18. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREON. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.

19. SUBJECT PROPERTY HEREON CONTAINING 16.535 ACRES (720,255.71 SQUARE FEET), MORE OR LESS.

20. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC WITHOUT THE BENEFIT OF A TITLE SEARCH, THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, EASEMENT OR OTHER MATTERS OF RECORDS BY STONER & ASSOCIATES.

SURVEYOR'S REFERENCES:

1. THE PLAT OF ISGETTE'S RUNWAY, AS RECORDED IN PLAT BOOK 156, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. THE PLAT OF RUNWAY LAKES II, AS RECORDED IN PLAT BOOK 156, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS :

3400 S.W. 30th AVENUE
DANIA BEACH, FLORIDA 33312

THIS SURVEY IS CERTIFIED TO:

MSG MARINA MILE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
THEODORE J. KLEIN, ESQ.
AKERMAN LLP

CERTIFICATE :

THIS IS TO CERTIFY THAT THIS SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS DEFINED BY THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD G. CRAWFORD, JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
SIGNATURE DATE: Nov 09, 2016

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NO.	REVISION	DATE	BY :

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FAX (954) 585-3927
STONER & ASSOCIATES, Inc.
SURVEYORS & MAPPERS
Florida State Surveyor
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE TOWN OF DAVE, FLORIDA 33314

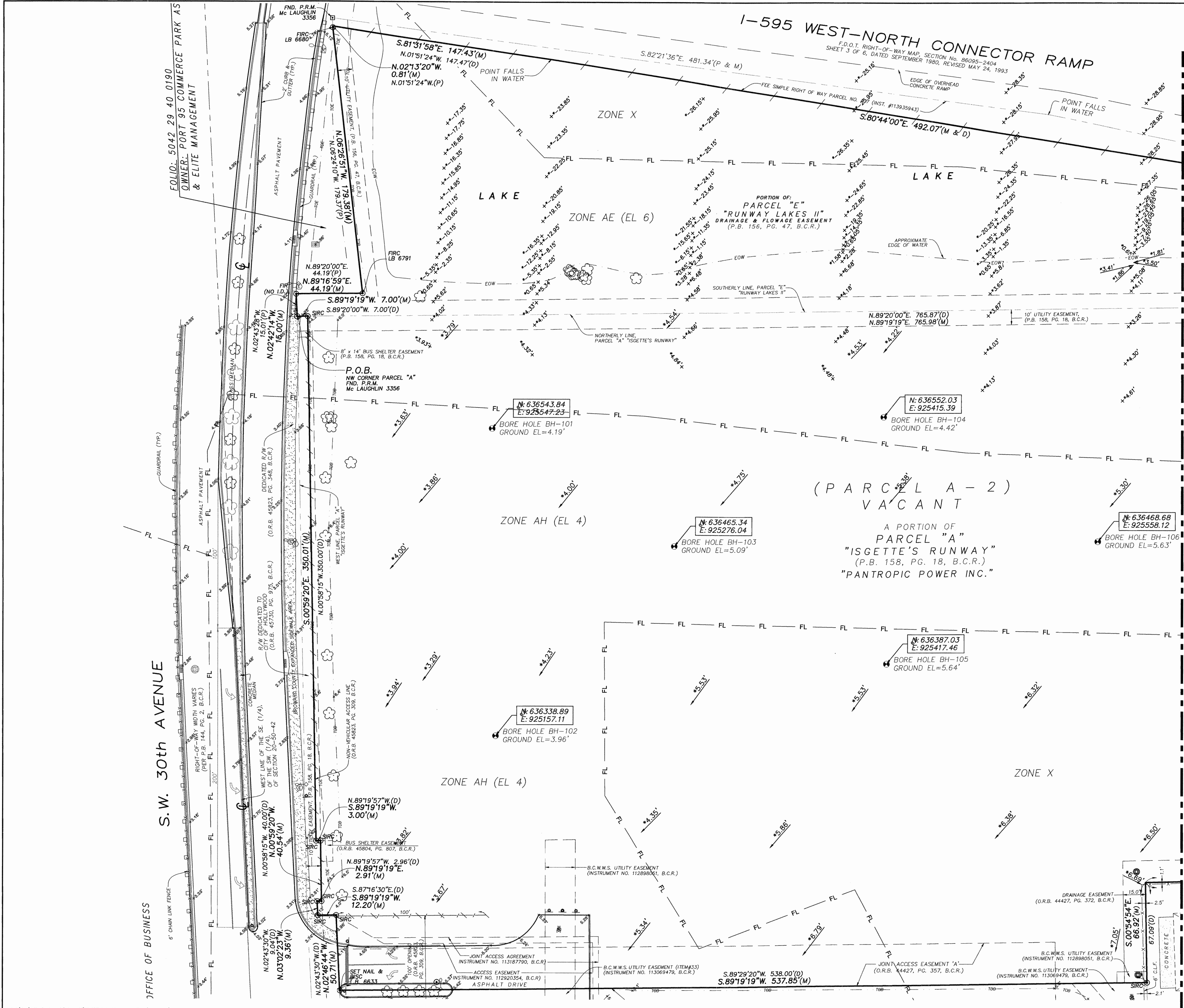
SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF:
I-595 BUSINESS CENTER
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

DATE OF SURVEY : 10/31/16	DRAWN : DRL	CHECKED: ROC	FIELD BOOK : BOOK/PAGE: 889/40-50 & FIELD DATA COLLECTOR
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SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

PROJECT
15-8237

SHEET NO.
1 OF 3



- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORD BOOK
 - P.G. PAGE
 - PLS. PROFESSIONAL LAND SURVEYOR
 - LB. LICENSED BUSINESS
 - CONC. CONCRETE
 - (TYP.) TYPICAL
 - (P) PER PLAT
 - (L) PER LEGAL DESCRIPTION
 - (M) AS MEASURED
 - (C) CALCULATED
 - FIND. FOUND
 - IRC. IRON ROD
 - P.R.M. IRON ROAD AND CAP
 - (NO I.D.) PERMANENT REFERENCE MONUMENT
 - SEC. NO IDENTIFICATION
 - F.D.O.T. SECTION
 - D= DELTA ANGLE
 - R= RADIUS
 - L= ARC LENGTH
 - DIA. DIAMETER
 - ELEC. ELECTRIC
 - IRRIG. IRRIGATION
 - ASPH. ASPHALT
 - EOW APPROXIMATELY EDGE OF WATER
 - TOB TOP OF BANK
 - TCE TOE OF SLOPE
 - BACKFLOW PREVENTER
 - BOLLARD OR GUARD POST
 - CATCH BASIN
 - CONCRETE LIGHT POLE
 - ELECTRIC VAULT
 - ELECTRIC METER
 - FIRE CONNECTION
 - FIRE HYDRANT
 - ELECTRIC METER
 - SANITARY SEWER MANHOLE
 - WATER METER
 - STORM DRAINAGE MANHOLE
 - IRRIGATION CONTROL VALVE
 - SEWER VALVE
 - WATER VALVE
 - ELECTRIC WIRE PULL BOX
 - IRRIGATION WIRE PULL BOX
 - WET WELL
 - ELECTRIC TRANSFORMER
 - HANDICAP SPACE
 - NUMBER OF PARKING SPACES
 - NON-VEHICULAR ACCESS LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OVERHEAD WIRES
 - EXISTING SURFACE ELEVATION

DATE: 10/31/16
DRAWN: DRL
CHECKED: RGC
FIELD BOOK: 889/40-50
BOOK/PAGE: 889/40-50
FIELD DATA COLLECTOR

PROJECT
15-8237

SHEET NO.
2 OF 3

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF:
I-595 BUSINESS CENTER
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
and Mapping Business No. 8633
4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314
TEL (954) 585-0997
FAX (954) 585-3927

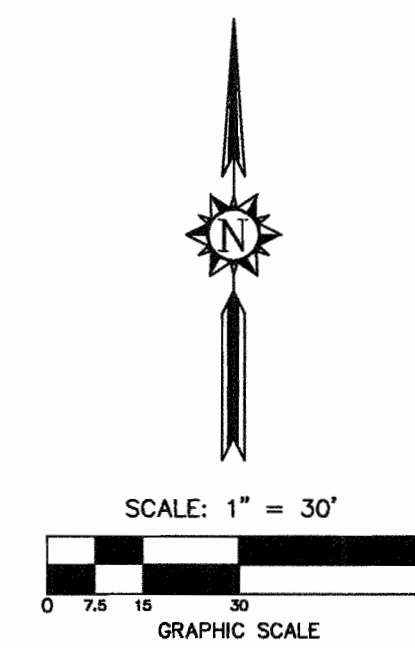
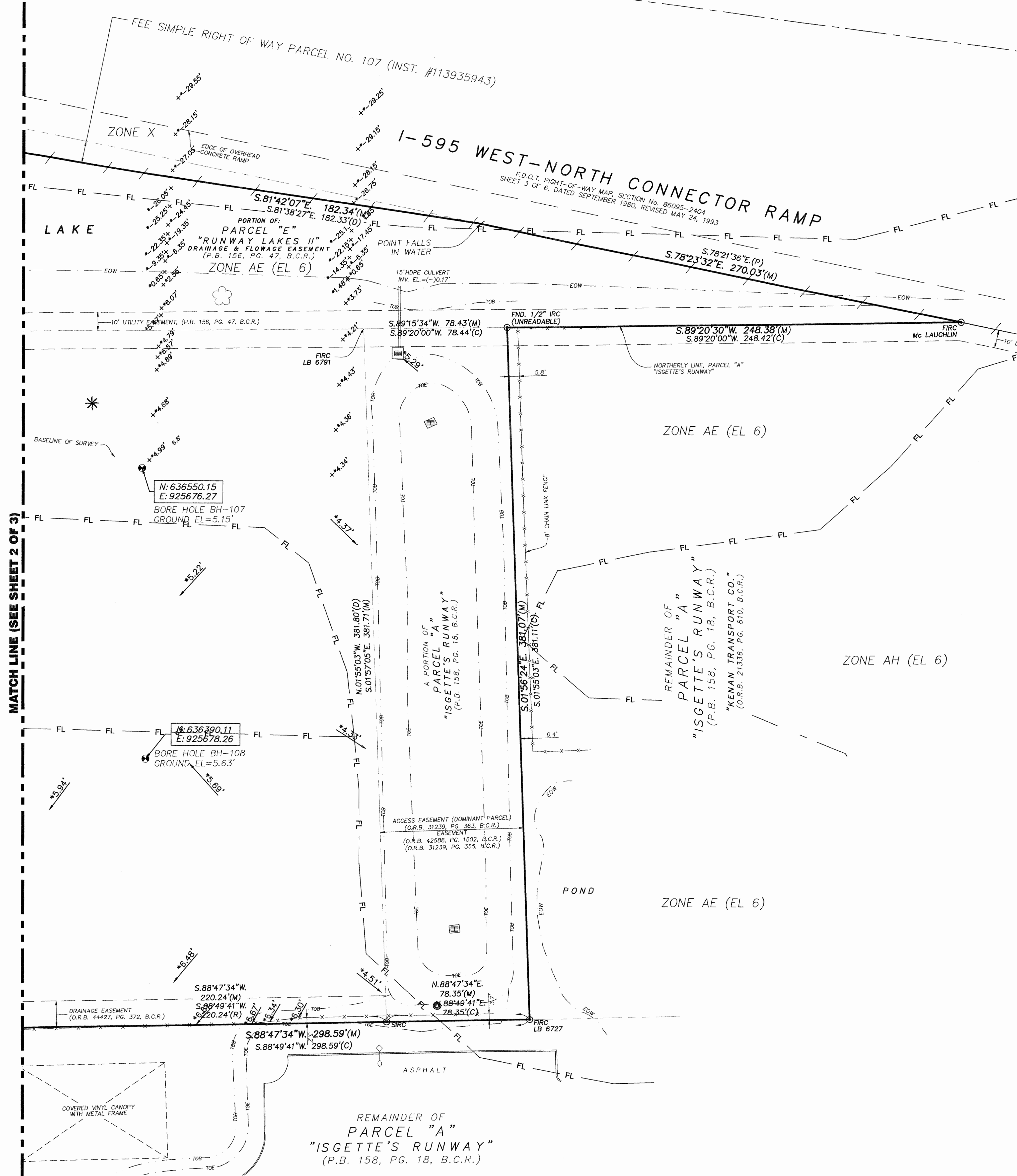
DATE: 10/31/16
REVISION: NO. 1
BY: 1

RICHARD G. CRAWFORD
PROFESSIONAL SURVEYOR
AND MAPPER NO. 5371
STATE OF FLORIDA

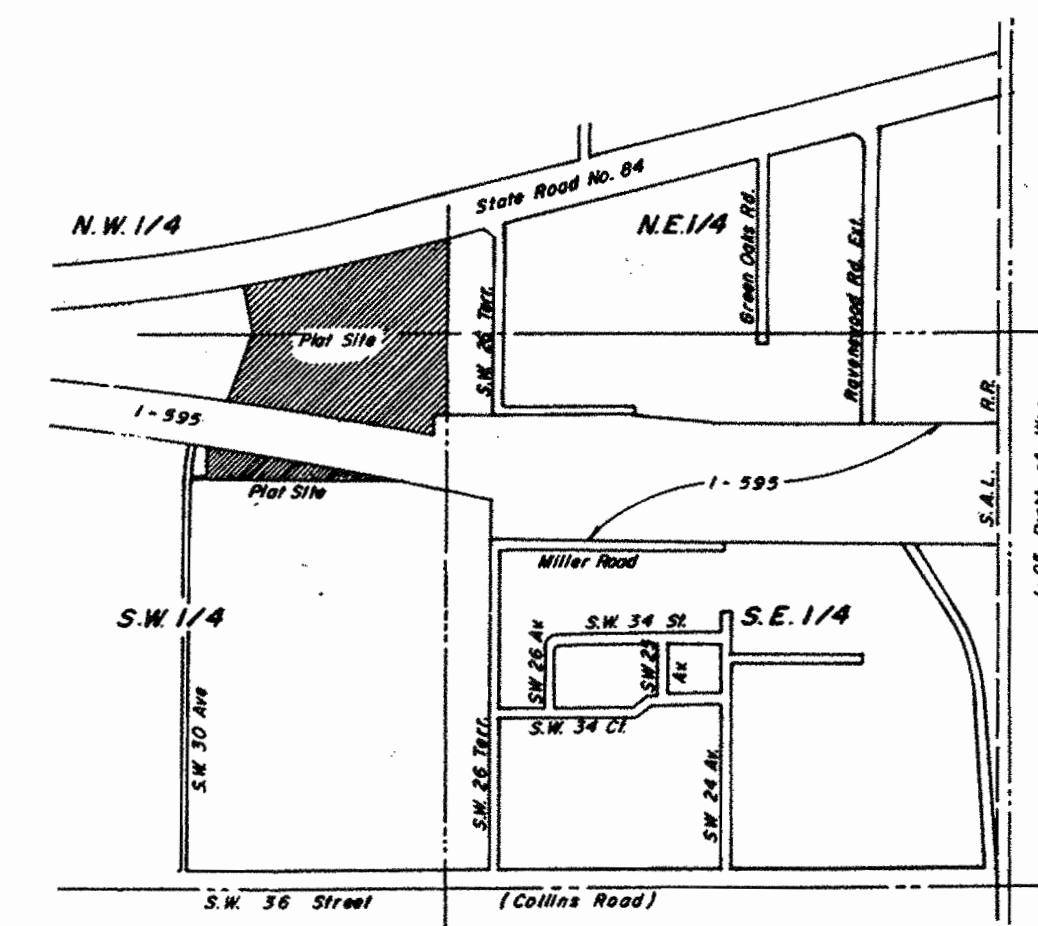
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 - WOOD FENCE
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 - BIKE RACK

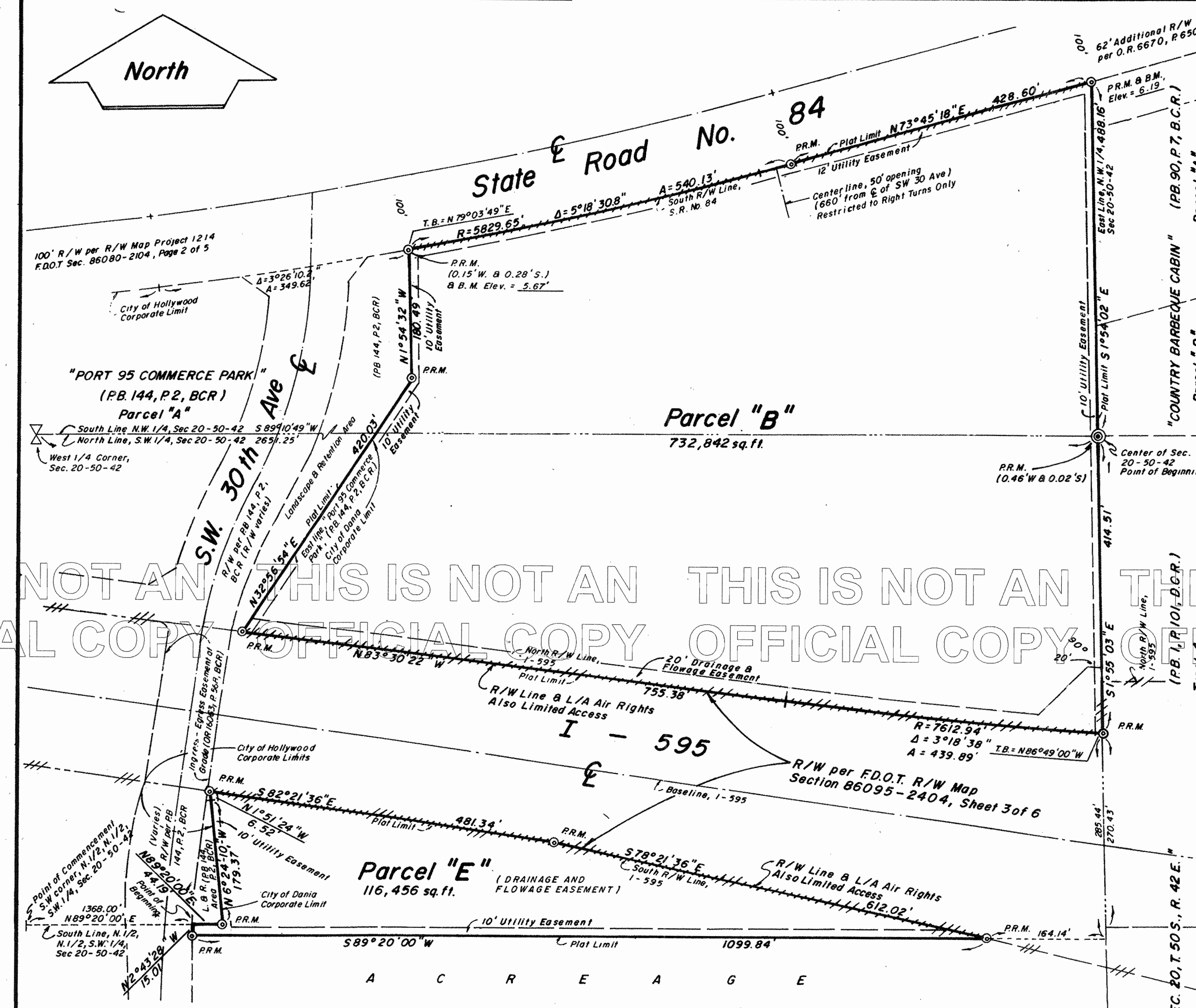
MATCH LINE (SEE SHEET 2 OF 3)



DATE OF FIELD SURVEY: 10/31/16		DRAWN: DRL		CHECKED: RGC		FIELD BOOK: BOOK/PAGE: 889/40-50	
DATE: 10/31/16		BY: RGC		PROJECT: 15-8237		SHEET NO: 3 OF 3	
REVISION: NO.		DATE: 10/31/16		PROJECT: 15-8237		SHEET NO: 3 OF 3	
TEL: (954) 585-0997		FAX: (954) 585-3927		PROJECT: 15-8237		SHEET NO: 3 OF 3	
STONER & ASSOCIATES, INC.		SURVEYORS & MAPPERS		PROJECT: 15-8237		SHEET NO: 3 OF 3	
4341 S.W. 62nd AVENUE TOWN OF DAME, FLORIDA 33314		CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA		PROJECT: 15-8237		SHEET NO: 3 OF 3	
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Location Map - A portion of Sec. 20-50-42



THIS IS NOT AN OFFICIAL COPY OF THE PLAT. THIS IS NOT AN OFFICIAL COPY OF THE PLAT. THIS IS NOT AN OFFICIAL COPY OF THE PLAT.

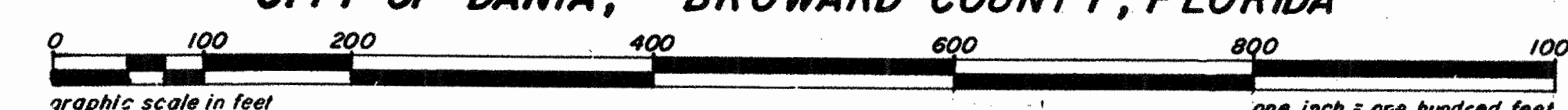
NOTES
 © P.R.M. - indicates Permanent Reference Monument
 B.M. Elev. - indicates Bench Mark Elevation
 This plat contains 19.4972 acres.
 - - - - - indicates Non-Vehicular Access Line
 NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County.
 Reference Bench Mark: Broward County Bench Mark No. 2077 (Brass disc located on top of N.E. bridge abutment of bridge on State Road 84 over South New River Canal 1 Elev. = 26.269'
 Bearings, as shown, are assumed

This plat is restricted 138,000 square feet of commercial use on the north 500 feet of Parcel "B" and a lake on Parcel "E" and on the remainder of Parcel "B." This plat is located within Zone "B" of the Fort Lauderdale - Hollywood International Airport Noise Exposure Map. Any structure within this plat must comply with Section IV D.I.F., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. 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.
 This plat is subject to the Florida Power and Light Company Easement, as recorded in Deed Book 732, Page 169, B.C.R. (F.P. & L. consent agreement required)
 - - - - - indicates Right-of-way line & Limited Access Air Rights

"RUNWAY LAKES II"

PORTIONS OF THE WEST ONE-HALF (W. 1/2)
 SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 CITY OF DANIA, BROWARD COUNTY, FLORIDA



DESCRIPTION
 A portion of the West one-half (W1/2), of Section 20, Township 50 South, Range 42 East, more fully described as follows:
 Beginning at the center of said Section 20; thence South 01°55'03" East, on the East line of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 414.51 feet to a point on a curve; thence Northwesterly on the North right-of-way line of Interstate 595, and on a curve to the left, whose tangent bears North 86°49'00" West, with a radius of 7612.94 feet and a central angle of 03°18'38", an arc distance of 439.89 feet to a point of tangency; thence North 83°30'22" West, on the said North right-of-way line, a distance of 755.38 feet; thence North 32°56'54" East, on the East line of PORT 95 COMMERCE PARK, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida; a distance of 420.03 feet, thence North 01°54'32" West, on the said East line, a distance of 180.49 feet to a point on a curve; thence Northwesterly on the South right-of-way line of State Road No. 84, and on a curve to the left, whose tangent bears North 79°03'49" East, with a radius of 5829.65 feet and a central angle of 05°18'30.8", an arc distance of 540.13 feet to a point of tangency; thence North 73°45'18" East, on the said South right-of-way line, a distance of 428.60 feet; thence South 01°54'02" East, on the East line of the Northwest one-quarter (NW1/4), of said Section 20, a distance of 488.16 feet to the Point of Beginning; TOGETHER WITH:
 A portion of the Southwest one-quarter (SW1/4), of said Section 20, more fully described as follows:
 Commencing at the Southwest corner of the North one-half (N1/2), of the North one-half (N1/2), of the Southwest one-quarter (SW1/4), of said Section 20; thence North 89°20'00" East, on the South line of the North one-half (N1/2), of the North one-half (N1/2), of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 1368.00 feet to the Point of Beginning; thence continuing North 89°20'00" East, on the said South line, a distance of 44.19 feet; thence North 06°24'10" West on the East boundary line of said PORT 95 COMMERCE PARK, a distance of 179.37 feet; thence North 01°51'24" West, along said East boundary line a distance of 6.52 feet, to a point on the South right-of-way line of Interstate 595; thence South 82°21'36" East on the said South right-of-way line of Interstate 595, a distance of 481.34 feet; thence South 78°21'36" East, on the said South right-of-way line, a distance of 612.02 feet; thence South 89°20'00" West, on a line 15.00 feet South of (as measured at right angles) and parallel with the said South line of the North one-half (N1/2), of the North one-half (N1/2), of the Southwest one-quarter (SW1/4) of Section 20, a distance of 1099.84 feet; thence North 02°43'28" West, on the East right-of-way line of Southwest 30th Avenue, as shown on said PORT 95 COMMERCE PARK, a distance of 15.01 feet to the Point of Beginning;
 Said lands situate, lying and being in the City of Dania, Broward County, Florida, and containing 849,298 square feet (19.4972 acres) more or less.

DEDICATION
 STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That ROBERT L. ELMORE (a/k/a ROBERT ELMORE), owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "RUNWAY LAKES II". All easements, as shown, are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of August, 1990.
 Witness: Martha M. Packard (Martha M. Packard) Robert L. Elmore: Robert L. Elmore
 Witness: Robert C. McLaughlin (Robert C. McLaughlin)

ACKNOWLEDGEMENT
 STATE OF FLORIDA SS BEFORE ME personally appeared ROBERT L. ELMORE (a/k/a ROBERT ELMORE), known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the said instrument for the purposes herein expressed.

WITNESS: My hand and official seal, this 5th day of August, 1990.
 NOTARY PUBLIC Robert C. McLaughlin STATE OF FLORIDA My commission expires the 14th day of Jan, 1995

CITY OF DANIA PLANNING AND ZONING BOARD
 THIS IS TO CERTIFY: That the PLANNING AND ZONING BOARD of the City of Dania has approved and accepted this plat for record this 5th day of November 1991.
 By: Quincy S. Jones Chairman, this 28th day of FEBRUARY 1992.

DANIA CITY COMMISSION
 THIS IS TO CERTIFY: That this plat of RUNWAY LAKES II, was approved by the BOARD OF COMMISSIONERS of the City of Dania, Broward County, Florida, by Ordinance No. 42-91, adopted by the said City Commission on this 26th day of NOVEMBER, 1991.
 Attested: Wanda Mullikin City Clerk By: Robert L. Elmore Mayor

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT
 This plat is approved and accepted for record this 16th day of February, 1992. By: Robert L. Elmore Director

BROWARD COUNTY ENGINEERING DIVISION
 This plat is approved and accepted for record.
 BY: Emilio V. Lufrio Emilio V. Lufrio, County Surveyor, Fla. P.L.S. Registration No. 4429, Date: 9-15-94
 BY: Henry P. Cook Henry P. Cook, Director of Engineering, Fla. P.E. Registration No. 12506, Date: 9-16-94

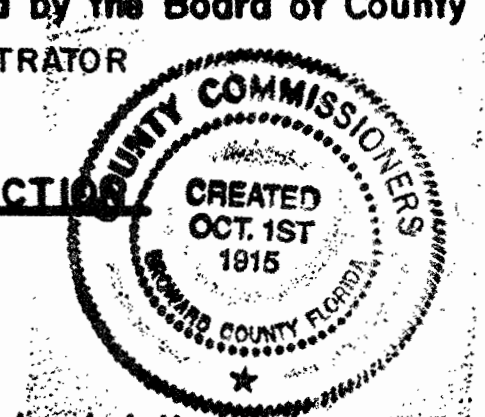
BROWARD COUNTY PLANNING COUNCIL
 THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of rights-of-way for trafficways this 25th day of June, 1992. By: Wanda Mullikin Chairperson, Date: September 3, 1992
 This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 15 day of September, 1994. By: Wanda Mullikin Administrator 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 13th day of MARCH, 1993. ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR
 By: Wanda Mullikin Deputy By: Wanda Mullikin Chair - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION
 This plat filed for record this 20th day of September, 1994, in BOOK 156 of PLATS, at Page 47, record verified.
 ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: Wanda Mullikin Deputy

SURVEYOR'S CERTIFICATE
 STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 21st day of June, 1994. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

McLAUGHLIN ENGINEERING CO.
 This plat dated at Fort Lauderdale, Florida, this 5th day of August, 1991. By: Robert C. McLaughlin Robert C. McLaughlin
 Registered Land Surveyor No. 3356, State of Florida.



DESCRIPTION

A portion of Tract 5 of the Southeast one-quarter (SE1/4), of MAP OF SEC. 20, T. 50 S., R. 42 E., according to the plat thereof recorded in Plat Book 1, Page 101, of the public records of Dade County, Florida; TOGETHER WITH a portion of the South one-half (S1/2), of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4), of said Section 20, and being all more fully described as follows:

Commencing at the center of said Section 20; thence South 01°55'03" East, on the East line of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 739.37 feet to a point on the South limited access right-of-way line of Interstate 595, a point on a curve, and the Point of Beginning; thence Northwest on the said right-of-way line, and on a curve to the left, whose tangent bears North 75°57'10" West, with a radius of 3793.22 feet and a central angle of 02°24'26", an arc distance of 159.37 feet to a point of tangency; thence North 78°21'36" West, on South right-of-way line, a distance of 10.29 feet; thence South 89°20'00" West, on a line 15 feet South of and parallel with the North line of the said South one-half (S1/2) of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 1099.84 feet; thence South 00°58'15" East, on the East right-of-way line of Southwest 30th Avenue, as shown on PORT 95 COMMERCE PARK, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida, a distance of 388.12 feet; thence South 02°43'28" East, on said East right-of-way line, a distance of 278.41 feet; thence North 89°29'20" East, on the South line of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 1266.55 feet; thence North 88°43'35" East, on the South line of the Northwest one-quarter (NW1/4), of the Southwest one-quarter (SW1/4), of said Section 20, a distance of 202.58 feet; thence North 00°54'58" West, on the West right-of-way line of Tram Road, as recorded in Deed Book 573, Page 112, of the public records of Broward County, Florida, a distance of 7.08 feet; thence South 88°49'41" West, a distance of 202.71 feet; thence North 01°55'03" West, on the East line of the said Southwest one-quarter (SW1/4), of Section 20, a distance of 285.02 feet; thence North 88°49'41" East, on the South line of the North 50.00 feet of the South one-half (S1/2), of the Southwest one-quarter (SW1/4), of the Northwest one-quarter (NW1/4), of the Southeast one-quarter (SE1/4), of said Section 20, a distance of 207.69 feet; thence North 00°54'58" West, on the said West right-of-way line of Tram Road, a distance of 273.19 feet to a point on the said South limited access right-of-way line of Interstate 595, and a point on a curve; thence Northwest on said right-of-way line, and on a curve to the left, whose tangent bears North 72°35'05" West, with a radius of 3793.22 feet and a central angle of 03°22'05", an arc distance of 222.97 feet to the Point of Beginning. Said land situate, lying, and being in Broward County, Florida, and containing 20.8853 Acres more or less.

DEDICATION

STATE OF TENNESSEE SS KNOW ALL MEN BY THESE PRESENTS: That ROBERT A. ISGETTE, COUNTY OF SEVIER and E. & I. INC., a Florida Corporation, owners of the lands described and shown as included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: I hereby set my hand and affix the corporate seal in the City of Sevierville, County of Sevier, State of Tennessee, this 20th day of September, 1991.

Witness: Patricia Adams Robert A. Isgett Individually & President of E. & I. INC.

ACKNOWLEDGEMENT

STATE OF TENNESSEE SS BEFORE ME personally appeared ROBERT A. ISGETTE, individually and as PRESIDENT of E. & I. INC., a Florida Corporation, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the said instrument for the purposes herein expressed.

WITNESS: My hand and official seal this 20th day of September, 1991.

My commission expires the 24th day of October, 1992. NOTARY PUBLIC Anna April Holmes STATE OF Tennessee

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS ROBERT ELMORE, owner and holder of a mortgage on this property recorded in O. R. BOOK 18976, Page 292, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of November, 1993.

Witness: James N. Greene Name Printed: James N. Greene Robert Elmore Robert Elmore

Witness: Martina M. Packard Name Printed: Martina M. Packard

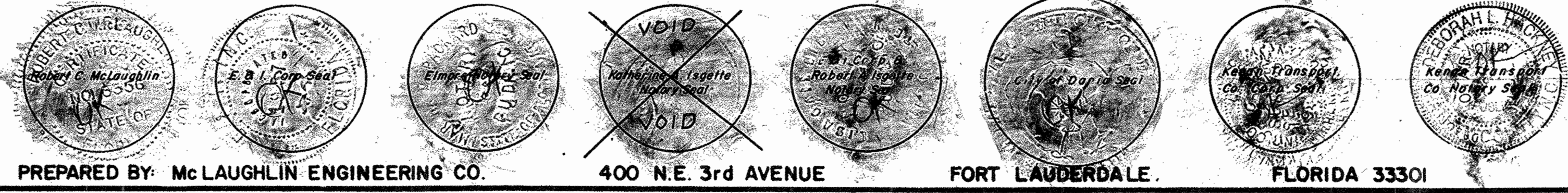
ACKNOWLEDGEMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 3rd day of November, 1993, by ROBERT ELMORE who is personally known to me or who has produced N/A as identification and who ~~did~~ (did not) take an oath.

NOTARY PUBLIC Martina M. Packard STATE OF FLORIDA Name printed Martina M. Packard Serial No., if any N/A

"ISGETTE'S RUNWAY"

A RESUBDIVISION OF A PORTION OF TRACT 5 OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF "MAP OF SECTION 20-TWP. 50 S.- RGE. 42 E." (P.B. 1, P. 101, D.C.R.), TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 20-TOWNSHIP 50S.-RANGE 42 E. CITY OF DANIA, BROWARD COUNTY, FLORIDA.



DEDICATION

STATE OF NORTH CAROLINA SS KNOW ALL MEN BY THESE PRESENTS: That KENAN TRANSPORT COMPANY, a North Carolina Corporation, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Chapel Hill, County of Orange, State of North Carolina, this 1st day of July, 1994.

Witness: John E. Krovic as to both Name Printed John E. Krovic Lee P. Shaffer: X William L. Boone as to both Name Printed Sharon Young William L. Boone: X William L. Boone Vice-Pres./ Secretary

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA SS The foregoing instrument was acknowledged before me this 1st day of July, 1994, by LEE P. SHAFFER and WILLIAM L. BOONE, being the PRESIDENT and VICE-PRESIDENT/SECRETARY, respectively, of KENAN TRANSPORT COMPANY, a North Carolina Corporation, on behalf of the Corporation. They are personally known to me or have produced N/A as identification and ~~did~~ (did not) take an oath.

NOTARY PUBLIC Deborah L. Hackney STATE OF NORTH CAROLINA Name Printed Deborah L. Hackney My Commission Expires 10/23/1998

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That KATHERINE A. ISGETTE, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as, "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 17 day of December, 1991.

Witness: Katherine A. Isgett Katherine A. Isgett: X

ACKNOWLEDGEMENT

STATE OF FLORIDA SS BEFORE ME personally appeared KATHERINE A. ISGETTE, known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the said instrument for the purposes herein expressed.

WITNESS: My hand and official seal this 17th day of December, 1991. My commission expires the 12th day of January, 1992. NOTARY PUBLIC Deborah L. Hackney STATE OF Florida

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That SEAL ADAMS and DOROTHY NASER, being Personal Representatives of the Estate of KATHERINE A. ISGETTE, deceased, owner of the lands described in and shown as included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 11th day of January, 1995.

Witness: Seal Adams as to both name printed Seal Adams Seal Adams: X Dorothy Naser as to both name printed Paul Lovosky Dorothy Naser: X Dorothy Naser

ACKNOWLEDGEMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 11th day of January, 1995, by SEAL ADAMS and DOROTHY NASER being personal representatives of the Estate of KATHERINE A. ISGETTE, deceased, who are personally known to me or who have produced N/A as identification, and who did not take an oath.

NOTARY PUBLIC Robert C. McLaughlin STATE OF FLORIDA name printed Robert C. McLaughlin

CITY OF DANIA PLANNING AND ZONING BOARD

THIS IS TO CERTIFY that the PLANNING AND ZONING BOARD of the City of Dania has approved and accepted this plat for record this 19th day of May, 1992.

By: Charles Adams Chairman, this 8th day of July, 1992

DANIA CITY COMMISSION

THIS IS TO CERTIFY: That this plat of "ISGETTE'S RUNWAY" was approved by the BOARD OF COMMISSIONERS of the City of Dania, Broward County, Florida, by Ordinance No. 14-93, adopted by the said City Commission this 27th day of JUNE, 1993.

Attested: Wanda Mullikin City Clerk By: Bobbie H. Gable Mayor.

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

This plat is approved and accepted for record this 25th day of April, 1992. By: Robert C. McLaughlin Director

BROWARD COUNTY ENGINEERING DIVISION

This plat is approved and accepted for record.

BY: Emilio V. Lufrio Emilio V. Lufrio, County Surveyor, Fla. P.L.S. Registration No. 4429, Date: 4-19-95

BY: Henry P. Cook Henry P. Cook, Director of Engineering, Fla. P.E. Registration No. 12506, Date: 4-25-95

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 23rd day of SEPTEMBER, 1993. By: Joe M. Millage 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 24 day of March, 1994. By: James A. O'Connell Administrator 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 15th day of MARCH, 1994. ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR

By: Maylene Dooly Deputy By: James A. O'Connell Chair - County Commission

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

This plat filed for record this 1st day of May, 1995, in BOOK 158 of PLATS, at Page 18, record verified.

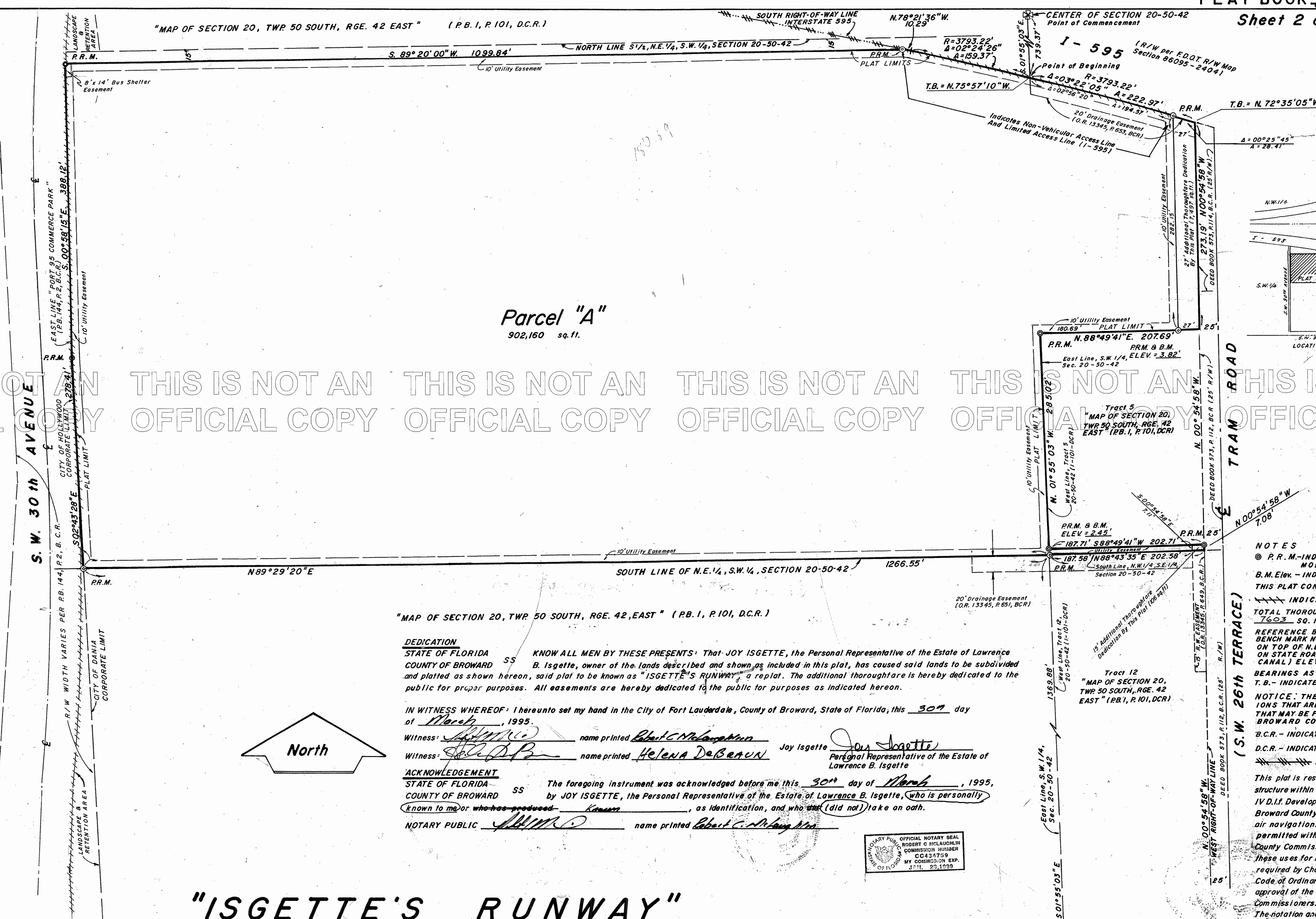
ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: Carole C. Dwyer Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 17th day of June, 1994. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

This plat dated at Fort Lauderdale, Florida, this 14th day of December, 1992. BY: Robert C. McLaughlin Registered Land Surveyor No. 3356, State of Florida.

"MAP OF SECTION 20, TWP 50 SOUTH, RGE. 42 EAST" (P.B. I, P. 101, D.C.R.)



Parcel "A"
902,160 sq. ft.

"MAP OF SECTION 20, TWP 50 SOUTH, RGE. 42, EAST" (P.B. I, P. 101, D.C.R.)

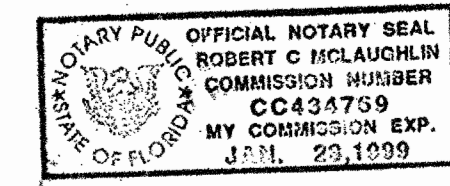
DEDICATION
STATE OF FLORIDA SS
COUNTY OF BROWARD
KNOW ALL MEN BY THESE PRESENTS: That JOY ISGETTE, the Personal Representative of the Estate of Lawrence B. Isgette, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ISGETTE'S RUNWAY", a replat. The additional thoroughfare is hereby dedicated to the public for proper purposes. All easements are hereby dedicated to the public for purposes as indicated hereon.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 30th day of March, 1995.

Witness: *[Signature]* name printed *Robert C. McLaughlin* Joy Isgette *[Signature]*
Witness: *[Signature]* name printed *Helena DeBraun* Personal Representative of the Estate of Lawrence B. Isgette

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me this 30th day of March, 1995, by JOY ISGETTE, the Personal Representative of the Estate of Lawrence B. Isgette, who is personally known to me or who has produced *Kamran* as identification, and who ~~did~~ (did not) take an oath.

NOTARY PUBLIC *[Signature]* name printed *Robert C. McLaughlin*

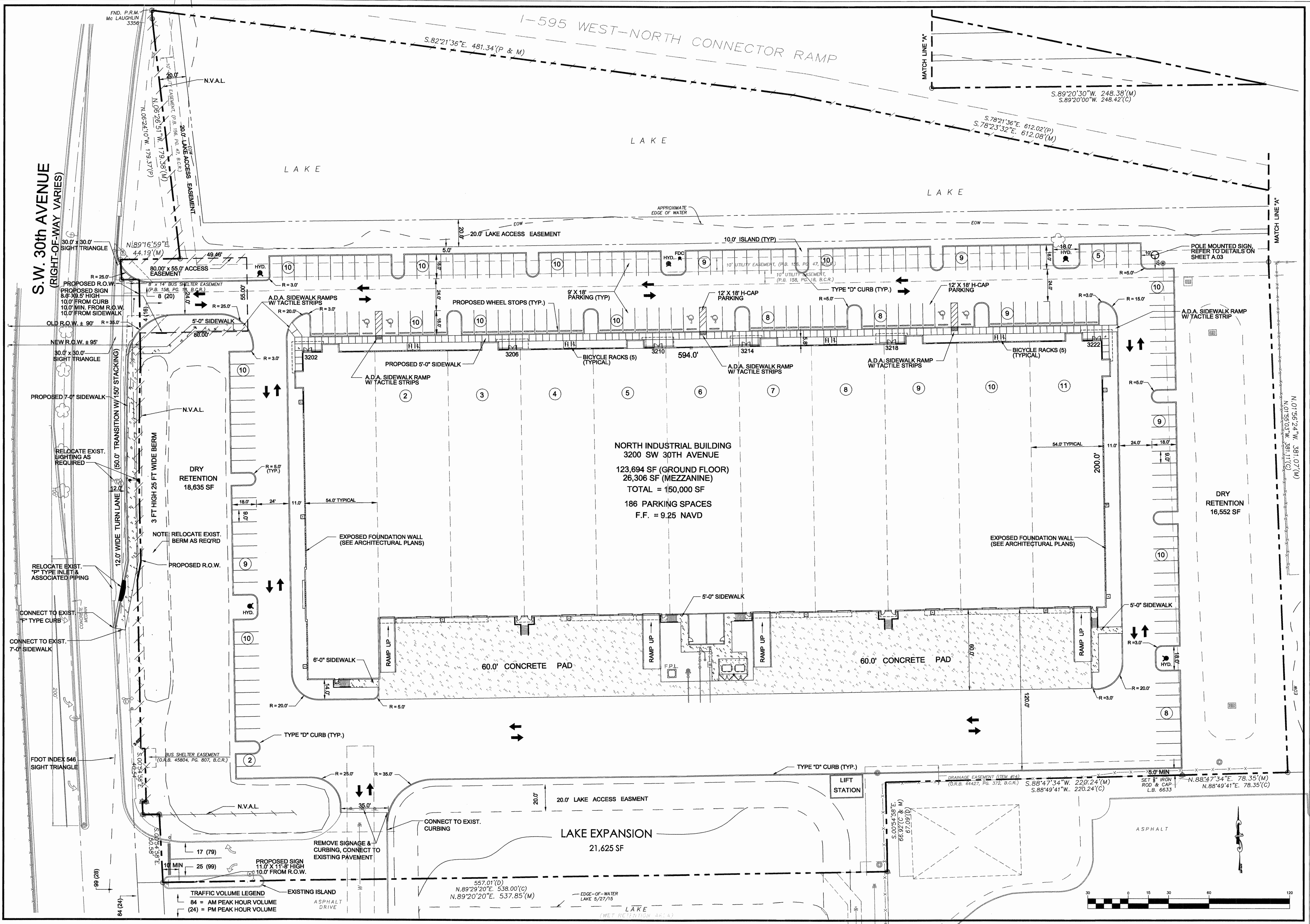


"ISGETTE'S RUNWAY"

A RESUBDIVISION OF A PORTION OF TRACT 5 OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF "MAP OF SECTION 20-TWP. 50 S.- RGE. 42 E." (P.B. I, P. 101, D.C.R.), TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 20-TOWNSHIP 50S.- RANGE 42 E. CITY OF DANIA, BROWARD COUNTY, FLORIDA.



NOTES
© P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT.
B.M. Elev. - INDICATES BENCH MARK ELEVATION. THIS PLAT CONTAINS 20.8853 ACRES.
--- INDICATES NON-VEHICULAR ACCESS LINE.
TOTAL THOROUGHFARE DEDICATED BY THIS PLAT: 7603 SQ. FT.
REFERENCE BENCH MARK: BROWARD COUNTY BENCH MARK No. 2077 (BRASS DISC LOCATED ON TOP OF N.E. BRIDGE ABUTMENT OF BRIDGE ON STATE ROAD 84 OVER SOUTH NEW RIVER CANAL) ELEVATION = 26.269.
BEARINGS AS SHOWN ARE ASSUMED.
T.B. - INDICATES TANGENT BEARING.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
B.C.R. - INDICATES BROWARD COUNTY RECORDS
D.C.R. - INDICATES DADE COUNTY RECORDS
--- INDICATES LIMITED ACCESS LINE
This plat is restricted to industrial use. Any structure within this plat must comply with Section IV D.I.f. Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. Commercial / retail uses are not 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.



LANDPLAN ENGINEERING GROUP, INC.
INNOVATION • SOLUTIONS • DESIGN
1475 N.W. 128th Drive • Coral Springs, Florida 33071
TEL: (954) 572-5651 • E-MAIL: LPE@landplan.net

DATE	REVISIONS
11-14-16	REV PARKING CONC. PAD
11-16-16	REV PER DRG COMMENTS
11-28-16	REV PER ARCH COMMENTS
12-30-16	REV PER ARCH COMMENTS

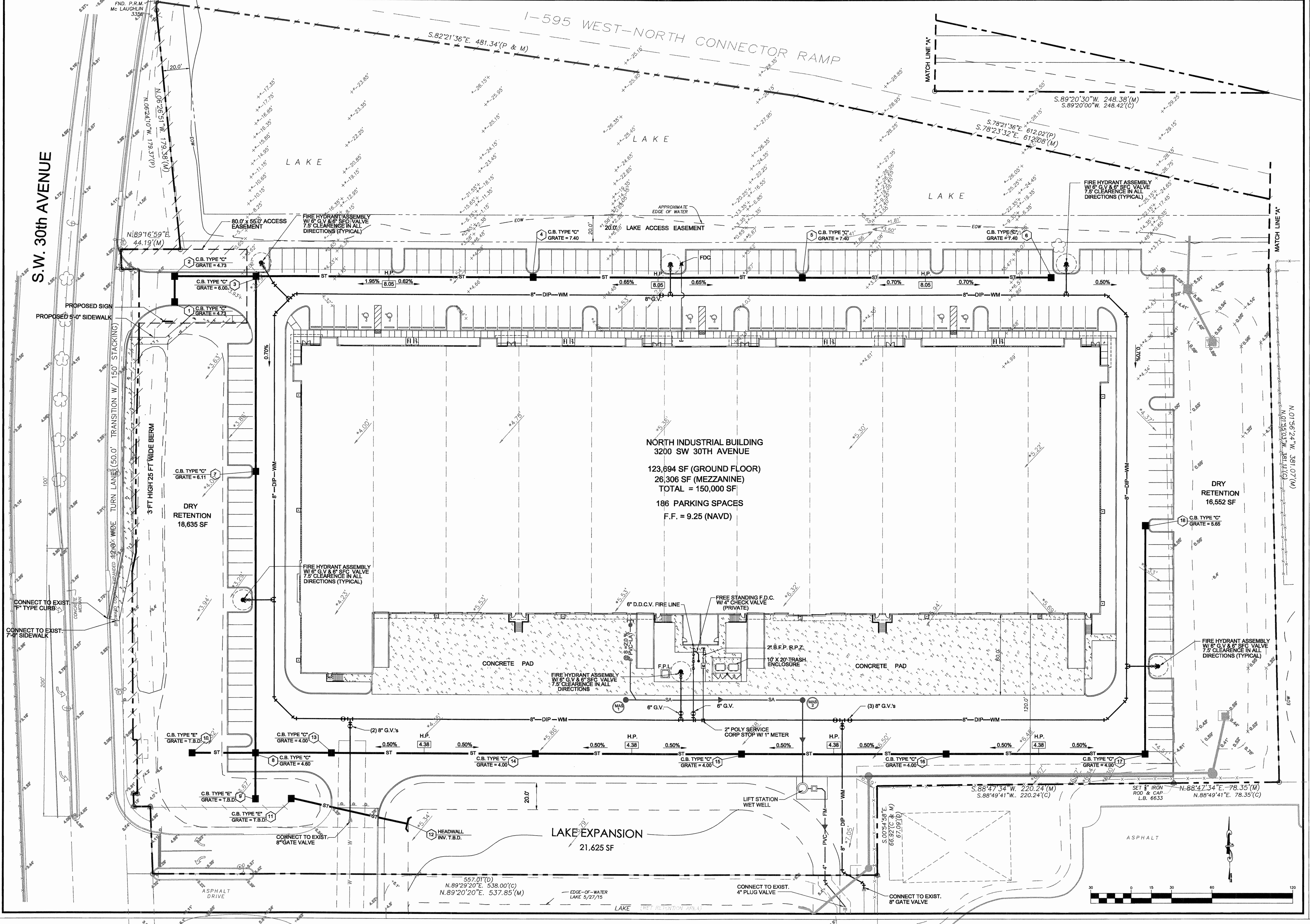
DATE OCTOBER 2016
SCALE AS NOTED
DESIGNED BY P.R.G.
DRAWN BY P.R.G.
CHECKED BY P.R.G.
FIELD BOOK

I-595 BUSINESS CENTER
BROWARD COUNTY FLORIDA
CITY OF DANIA BEACH

SITE PLAN

SHEET No. SP-1
PROJECT No. 10126

PETER R. GALLO, P.E.
FLORIDA REG. No. 48333
(FOR THE FIRM)



LANDPLAN ENGINEERING GROUP, INC.
INNOVATION • SOLUTIONS • DESIGN
1475 NW 126th Drive - Coral Springs, Florida 33071
TEL: (954) 912-5851 - EMAIL: LPEG@bellsouth.net

DATE	REVISIONS
11-19-16	REV PER DRC COMMENTS
11-28-16	REV PER ARCH COMMENTS

DATE OCTOBER 2016
SCALE AS NOTED
DESIGNED BY P.R.G.
DRAWN BY P.R.G.
CHECKED BY P.R.G.
FIELD BOOK

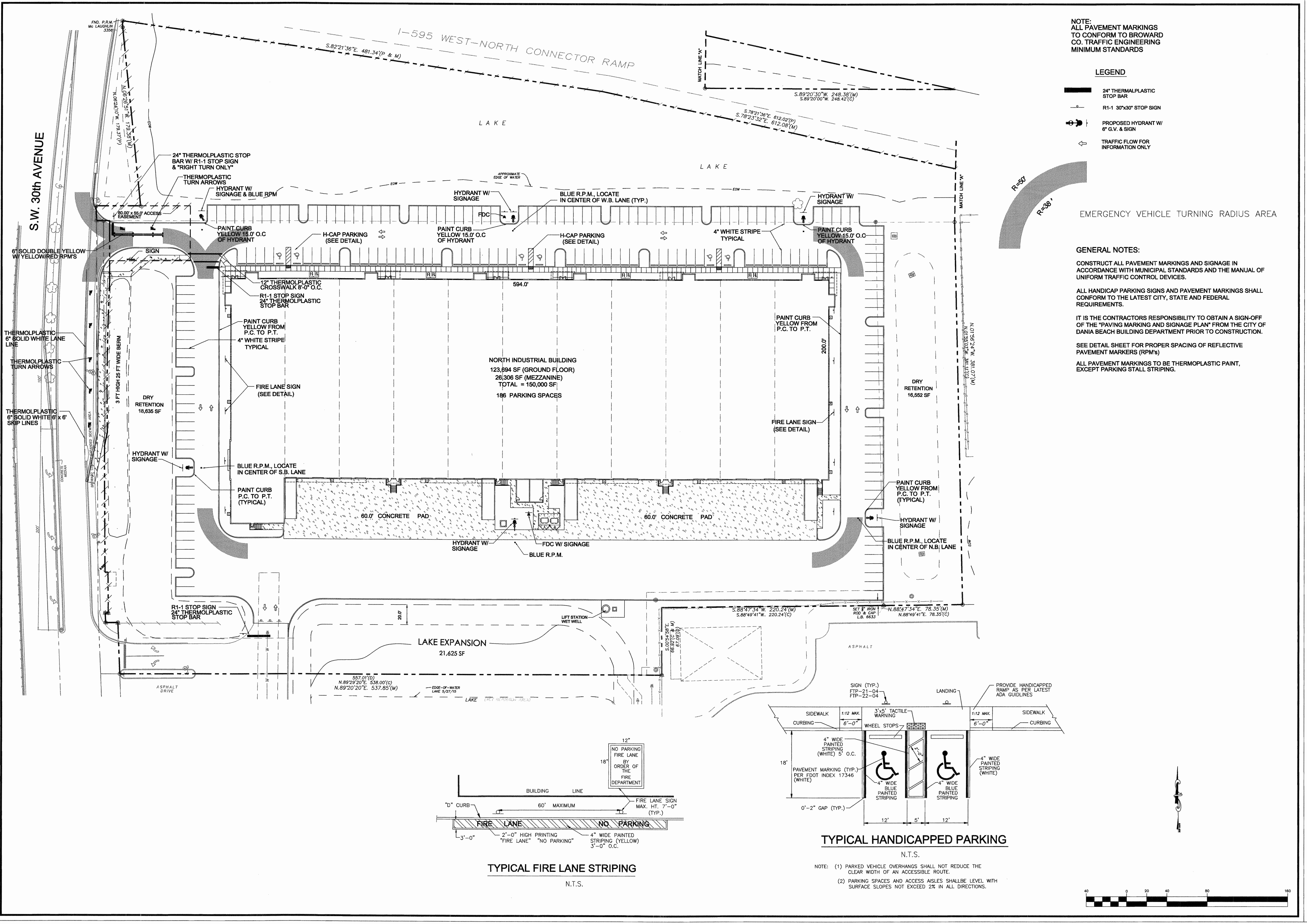
I-595 BUSINESS CENTER
BROWARD COUNTY FLORIDA
CITY OF DANIA BEACH

PRELIMINARY ENGINEERING PLAN PLAN

SHEET No.
PE-1

PROJECT No.
10126

PETER R. GALLO, P.E.
FLORIDA REG. NO. 48333
(FOR THE FIRM)



LANDPLAN ENGINEERING GROUP, INC.
INNOVATION • SOLUTIONS • DESIGN
1475 NW 128th DRIVE - CORAL SPRINGS, FLORIDA 33071
TEL: (954) 812-5651 - E-MAIL: LPFG@bellsouth.net

DATE	REVISIONS

DATE OCTOBER 2016
SCALE AS NOTED
DESIGNED BY P.R.G.
DRAWN BY P.R.G.
CHECKED BY P.R.G.
FIELD BOOK

I-595 BUSINESS CENTER
CITY OF DANIA BEACH
BROWARD COUNTY FLORIDA

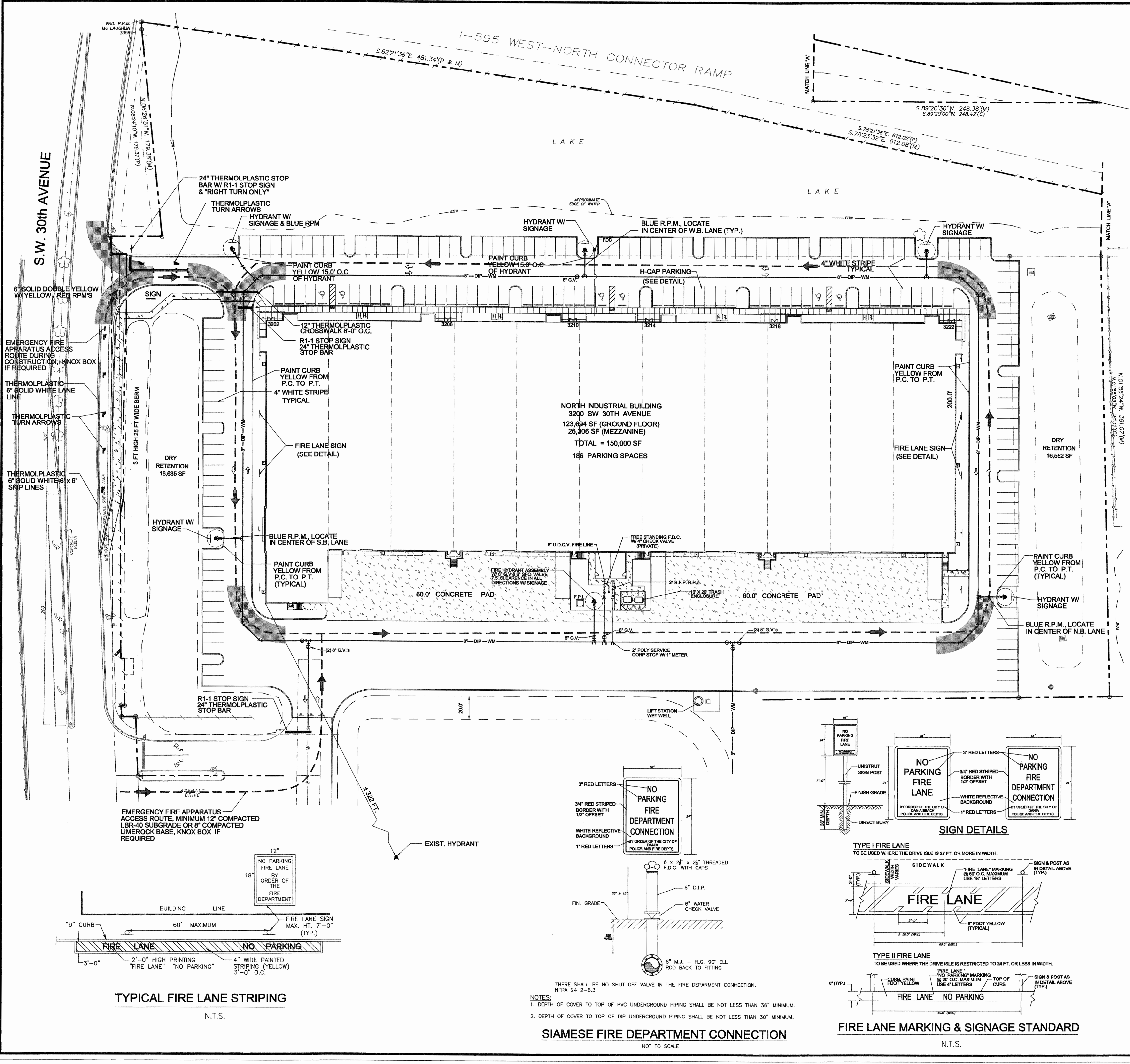
PAVEMENT MARKING PLAN

SHEET No.
PM-1

PROJECT No.

PETER R. GALLO, P.E.
FLORIDA REG. No. 48333
(FOR THE FIRM)

PDF created with pdfFactory Pro trial version www.pdffactory.com



NOTE:
ALL PAVEMENT MARKINGS
TO CONFORM TO BROWARD
CO. TRAFFIC ENGINEERING
MINIMUM STANDARDS

LEGEND

- 24" THERMOPLASTIC STOP BAR
- R1-1 30"x30" STOP SIGN
- PROPOSED HYDRANT W/ 6" G.V. & SIGN
- TRAFFIC FLOW FOR INFORMATION ONLY

EMERGENCY VEHICLE TURNING RADIUS AREA

GENERAL NOTES:

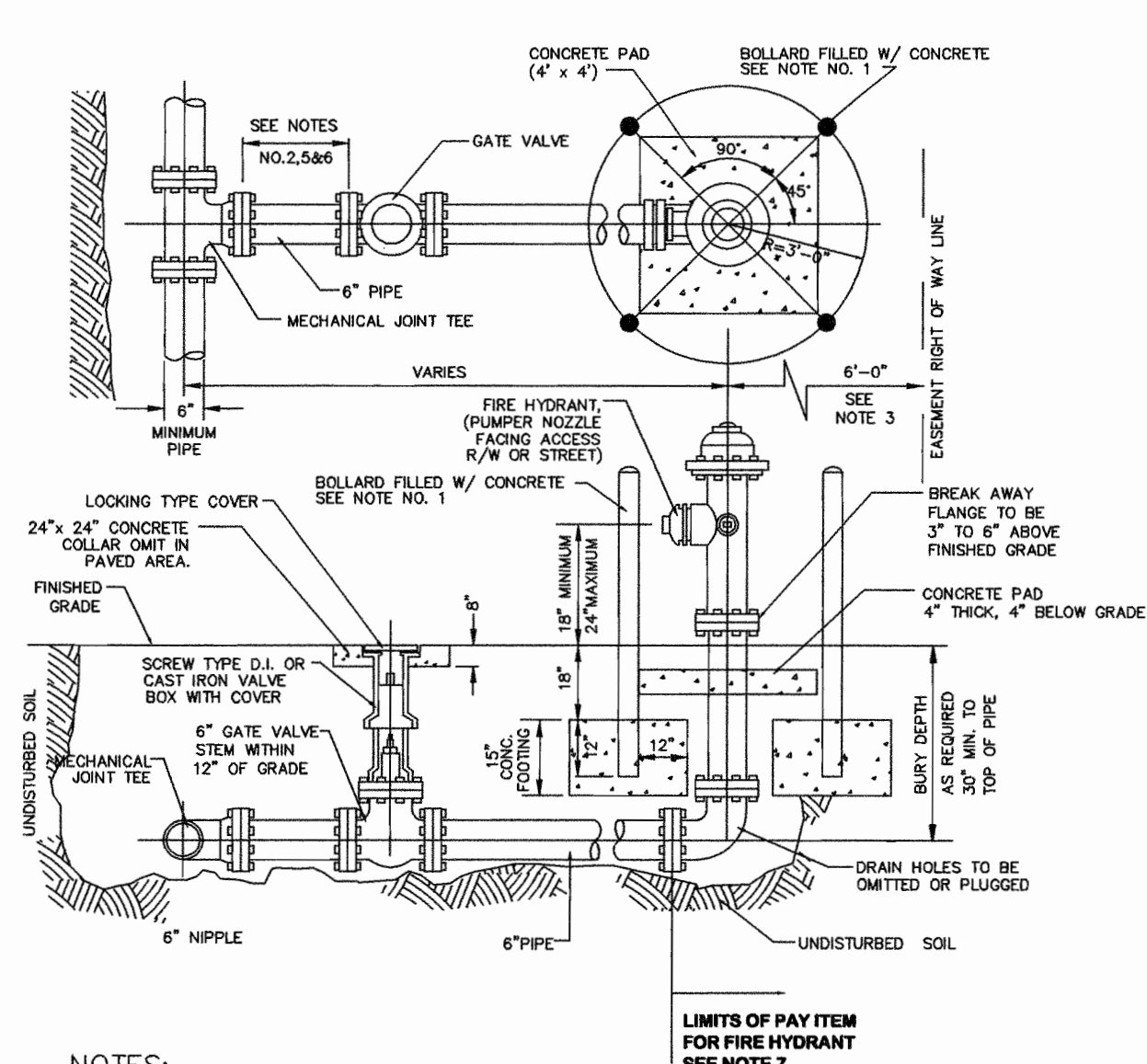
CONSTRUCT ALL PAVEMENT MARKINGS AND SIGNAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

ALL HANDICAP PARKING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST CITY, STATE AND FEDERAL REQUIREMENTS.

IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A SIGN-OFF OF THE "PAVING MARKING AND SIGNAGE PLAN" FROM THE CITY OF DANIA BEACH BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

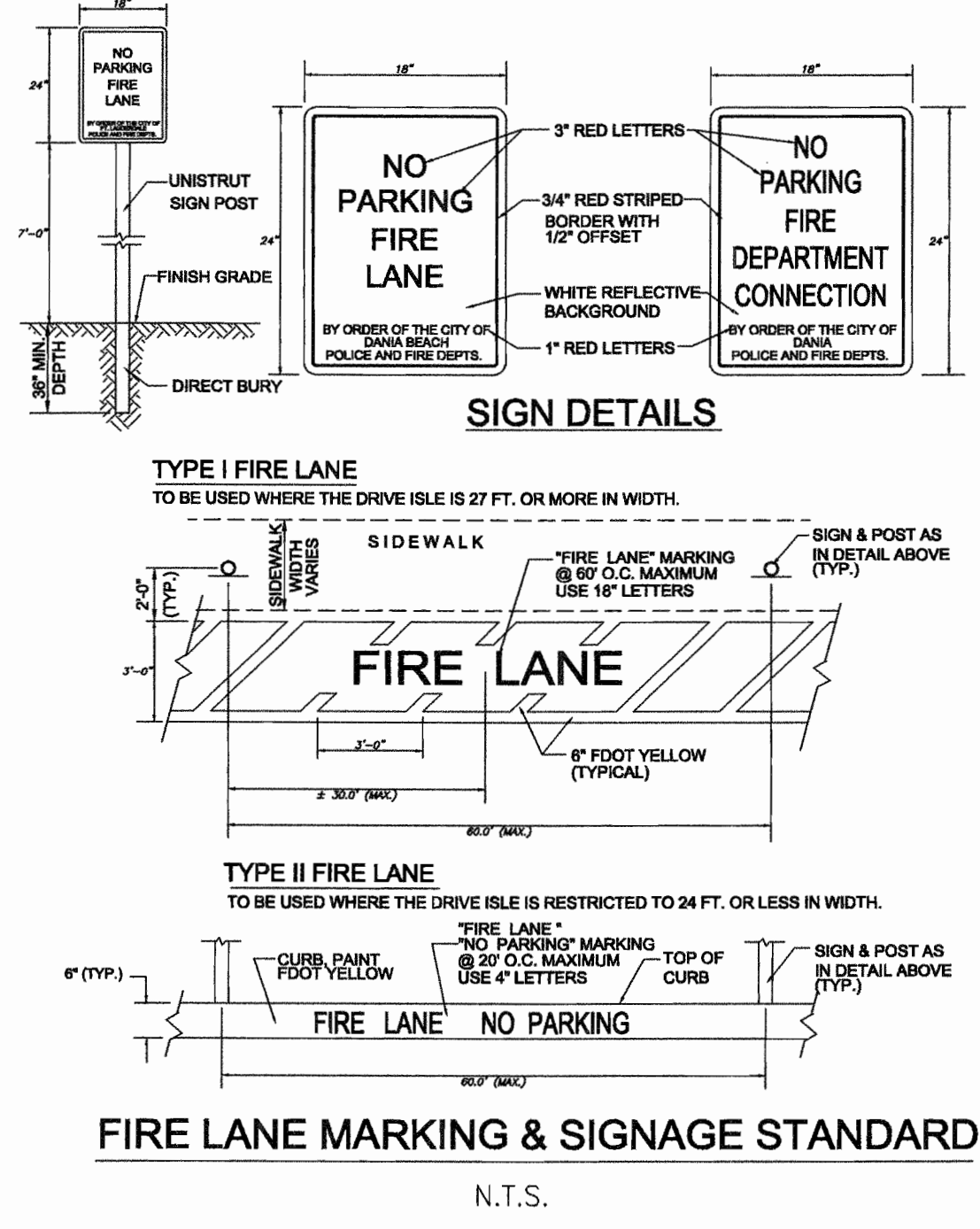
SEE DETAIL SHEET FOR PROPER SPACING OF REFLECTIVE PAVEMENT MARKERS (RPM's)

ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC PAINT, EXCEPT FOR PARKING STALL STRIPING.

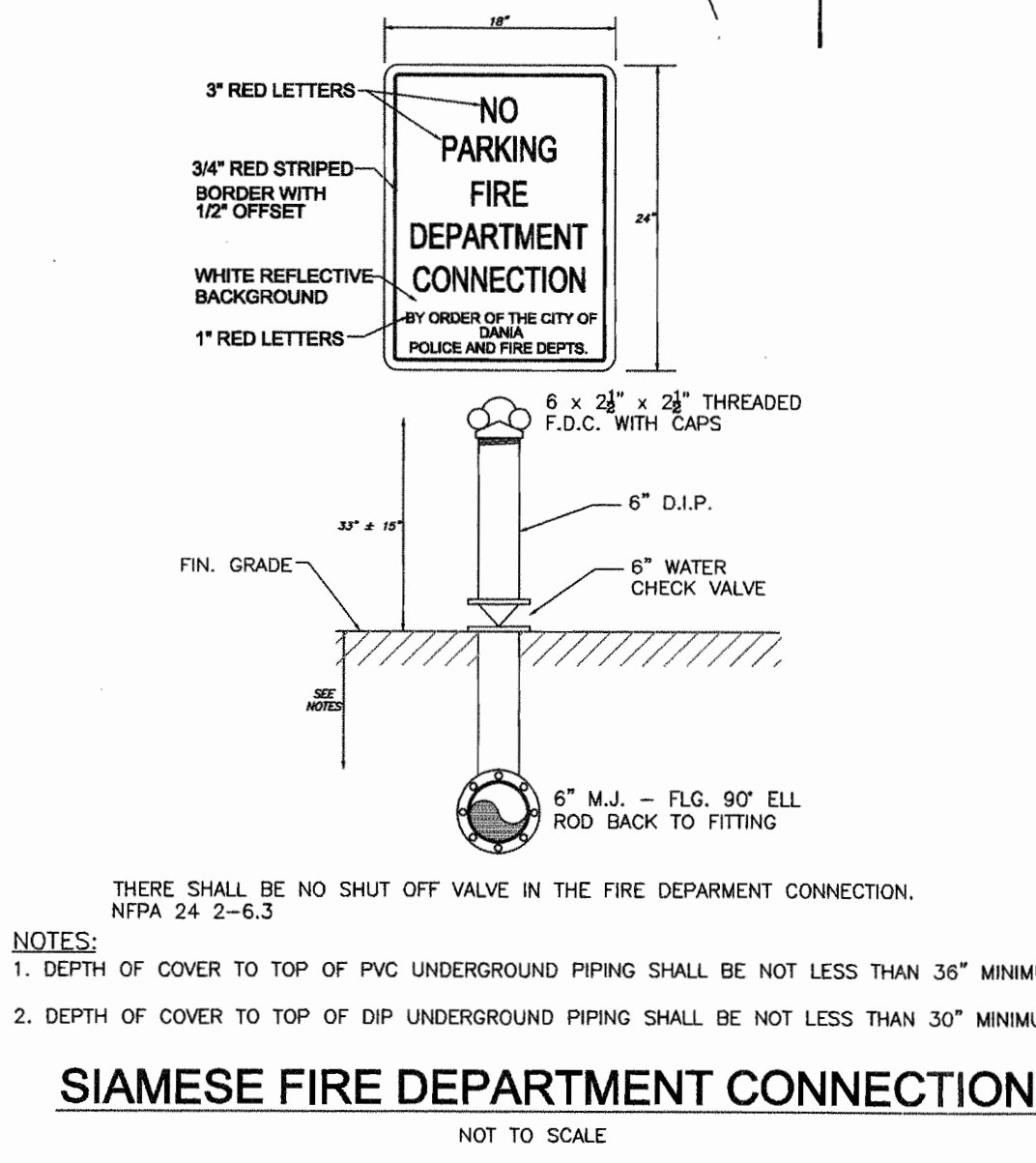


- NOTES:
- HYDRANT BOLLARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE. BOLLARDS ARE TO BE BURIED 3'-0" DEEP AND 3'-0" ABOVE FINISHED GRADE. THEY ARE ALSO TO BE 3'-0" O.C.
 - USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
 - HYDRANT SET BACK SHALL CONFORM TO D.O.T. AND B.C.E.D. 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 16 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT.
 - PAY ITEM FOR FIRE HYDRANT ASSEMBLY SHALL INCLUDE FIRE HYDRANT RISER, AND INLET PIPE, VALVE AND ADDITIONAL FITTINGS SHALL BE SEPARATE. (SEE TECHNICAL SPECIFICATIONS SECTION 01025 MEASUREMENT PAYMENT)

FIRE HYDRANT INSTALLATION
N.T.S.



FIRE LANE MARKING & SIGNAGE STANDARD
N.T.S.



SIAMESE FIRE DEPARTMENT CONNECTION
NOT TO SCALE

TYPICAL FIRE LANE STRIPING
N.T.S.

LANDPLAN ENGINEERING GROUP, INC.
INNOVATION • SOLUTIONS • DESIGN
1475 NW 128th DRIVE - CORAL SPRINGS, FLORIDA 33071
TEL: (954) 812-5851 - E-MAIL: LPFG@bellsouth.net

LPFG

DATE	REVISIONS
11-21-16	REV PER DRC COMMENTS
11-28-16	REV PER ARGH COMMENTS

DATE **NOVEMBER 2016**

SCALE **AS NOTED**

DESIGNED BY **P.R.G.**

DRAWN BY **P.R.G.**

CHECKED BY **P.R.G.**

FIELD BOOK

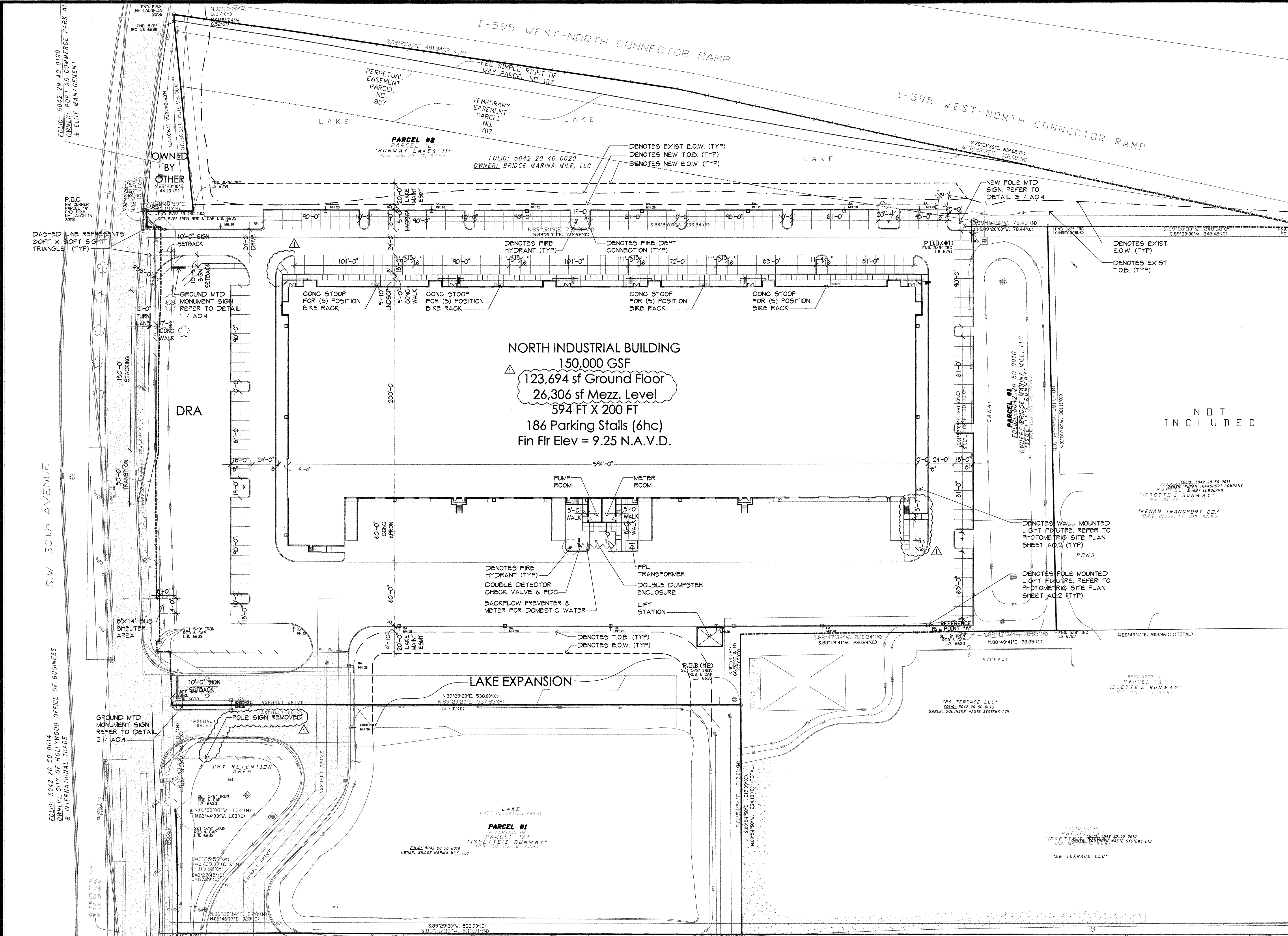
I-595 BUSINESS CENTER
BROWARD COUNTY FLORIDA

FIRE PROTECTION PLAN

SHEET No.
FP-1

PROJECT No.

PETER R. GALLO, P.E.
FLORIDA REG. No. 48333
(FOR THE FIRM)



I-595 Business Center

Industrial Shell Building
3200 SW 30TH Avenue in
City of Dania Beach, FI

2016-12-22
DRC COMMENTS-1

NO. DATE REVISION

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HNM

ARCHITECTURE

3703 North Federal Highway • Dania Beach, Florida 33443 • T. 561.733.2225
info@hnm-architecture.com • A43260726 • www.hnm-architecture.com

STATE OF FLORIDA
MICHAEL W. HANLON
REGISTERED ARCHITECT
AR 0017270

FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

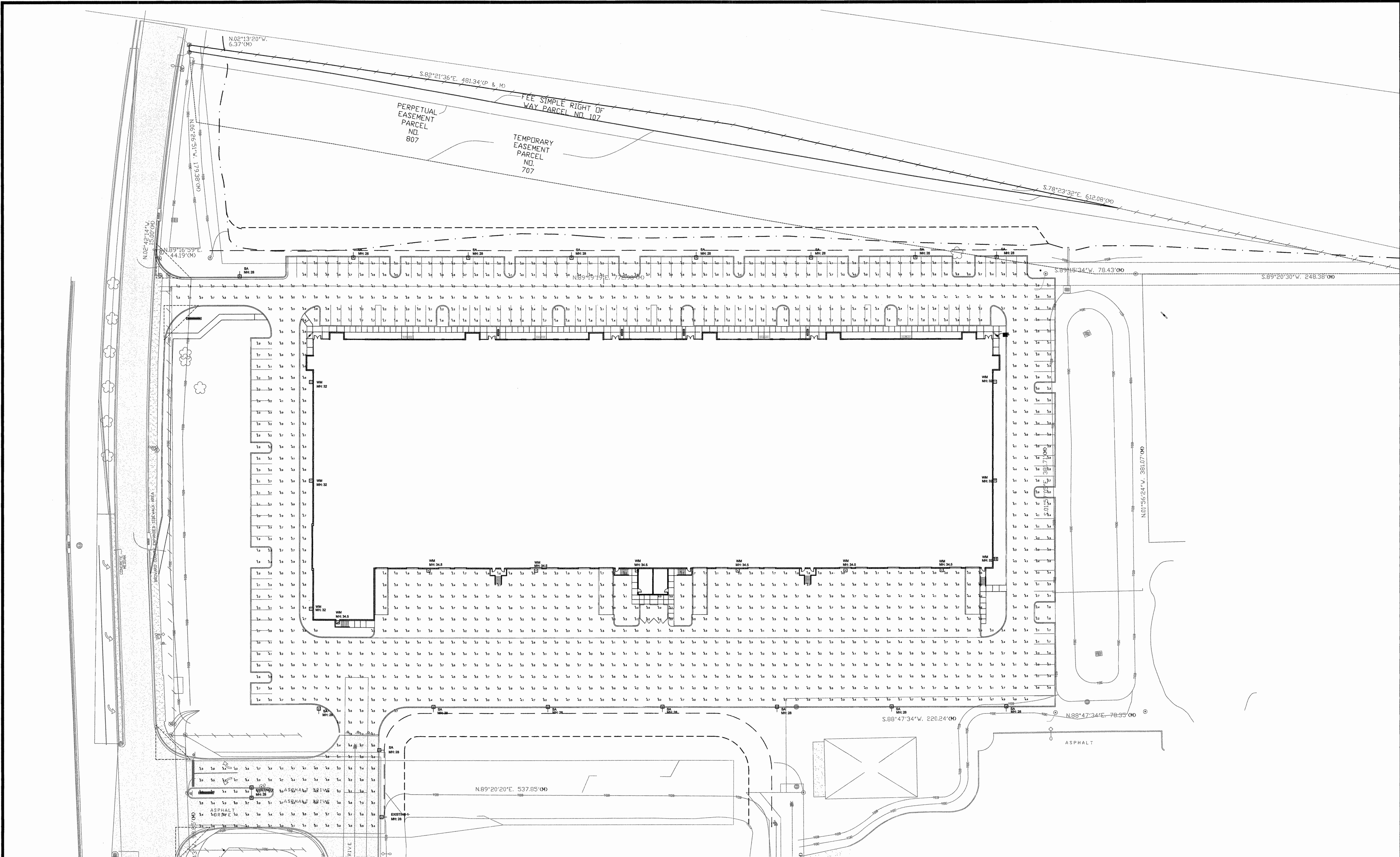
FRM PROJECT NUMBER:
16-009

ISSUED DATE:
2016-11-02

SCALE:
1" = 40'-0"

TITLE:
SITE PLAN

DRAWING NUMBER:
A0.1



PANTROPIC I-595 BUSINESS CENTER
SITE LIGHTING

Luminaire Schedule				LLF	Lum. Lumens
Symbol	Qty	Label	Description		
	16	SA	VNTLED033004SNUIN610XXB2HO / MTD AT 28' AFG	0.900	30543
	13	WM	VNTLED033004SNUIN610XXB2HO / WALL MTD PER PLAN	0.900	30543
	1	EXISTING 1	EXISTING SINGLE FIXTURE / MTD AT 28' AFG	0.900	30543
	1	EXISTING 2	EXISTING TWIN FIXTURE / MTD AT 28' AFG	0.900	32525

Calculation Summary		CalcType	Units	Avg	Max	Min	Avg/ft	Max/ft
Label	ENTRY AREA	Illuminance	Fc	4.77	7.8	2.2	2.17	3.55
Label	PARKING AREAS	Illuminance	Fc	3.48	7.8	1.0	3.48	7.80

Filename: PT-Site-2016-11-18.AGI

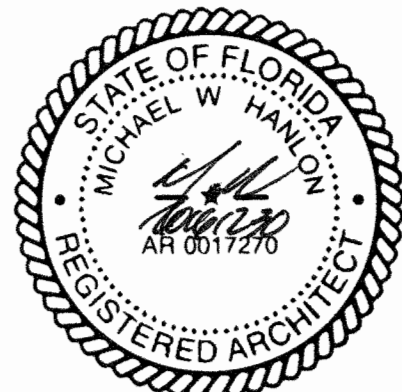
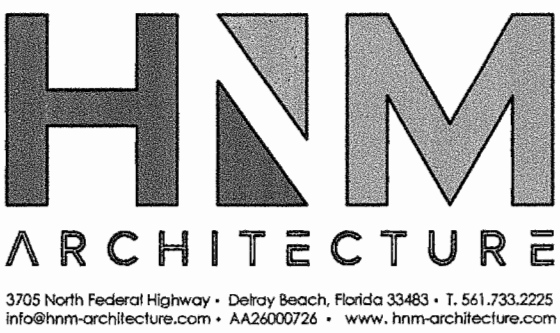
FOR FIXTURE INFO CONTACT RYAN MCCARTHY AT: 850-880-5708

I-595 Business Center
Industrial Shell Building
3200 SW 30TH Avenue in
City of Dania Beach, FL

NO.	DATE
1	11-11-2016

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FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270

ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:

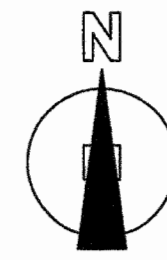
16-009

ISSUED DATE:

2016-11-29

SCALE:

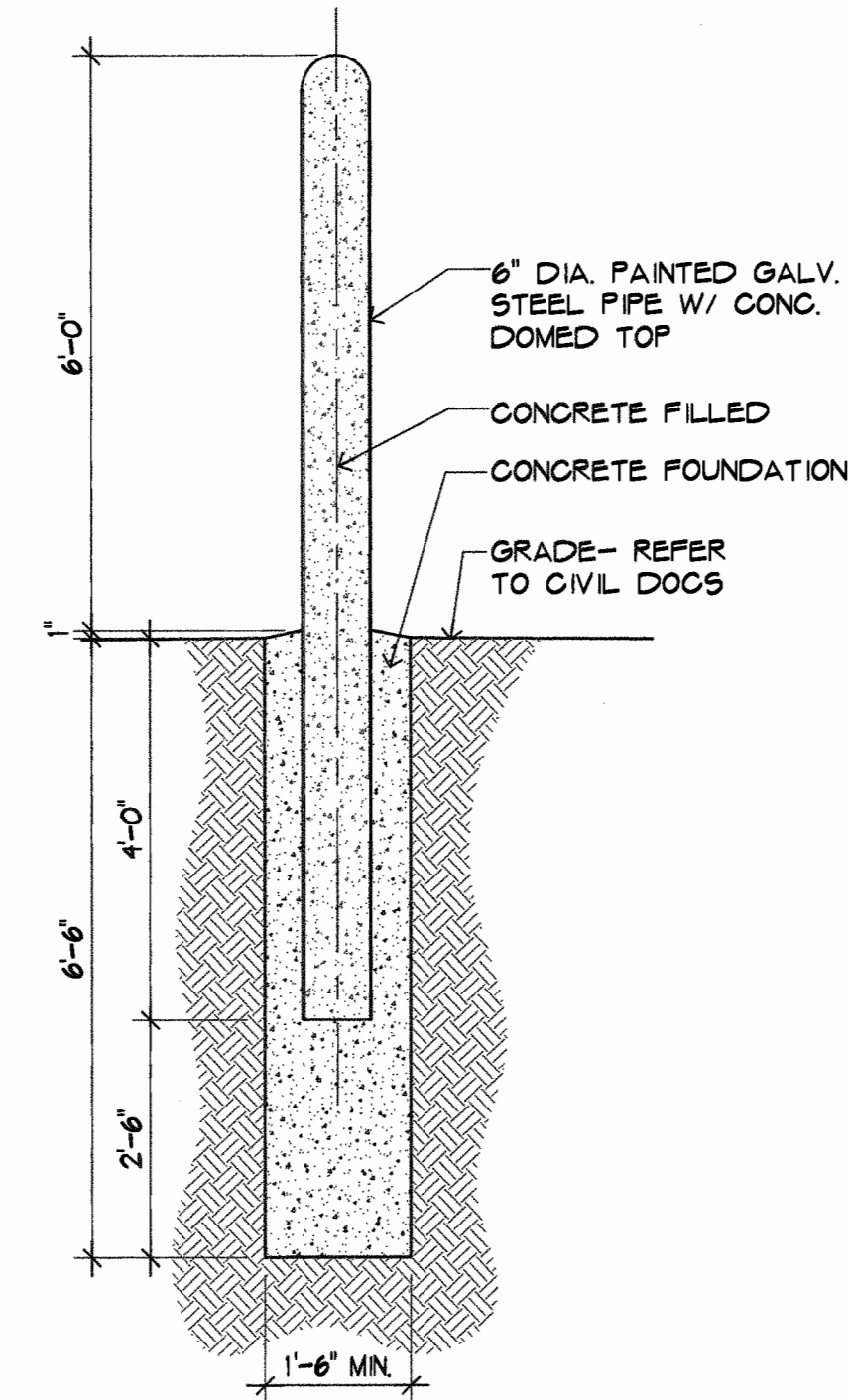
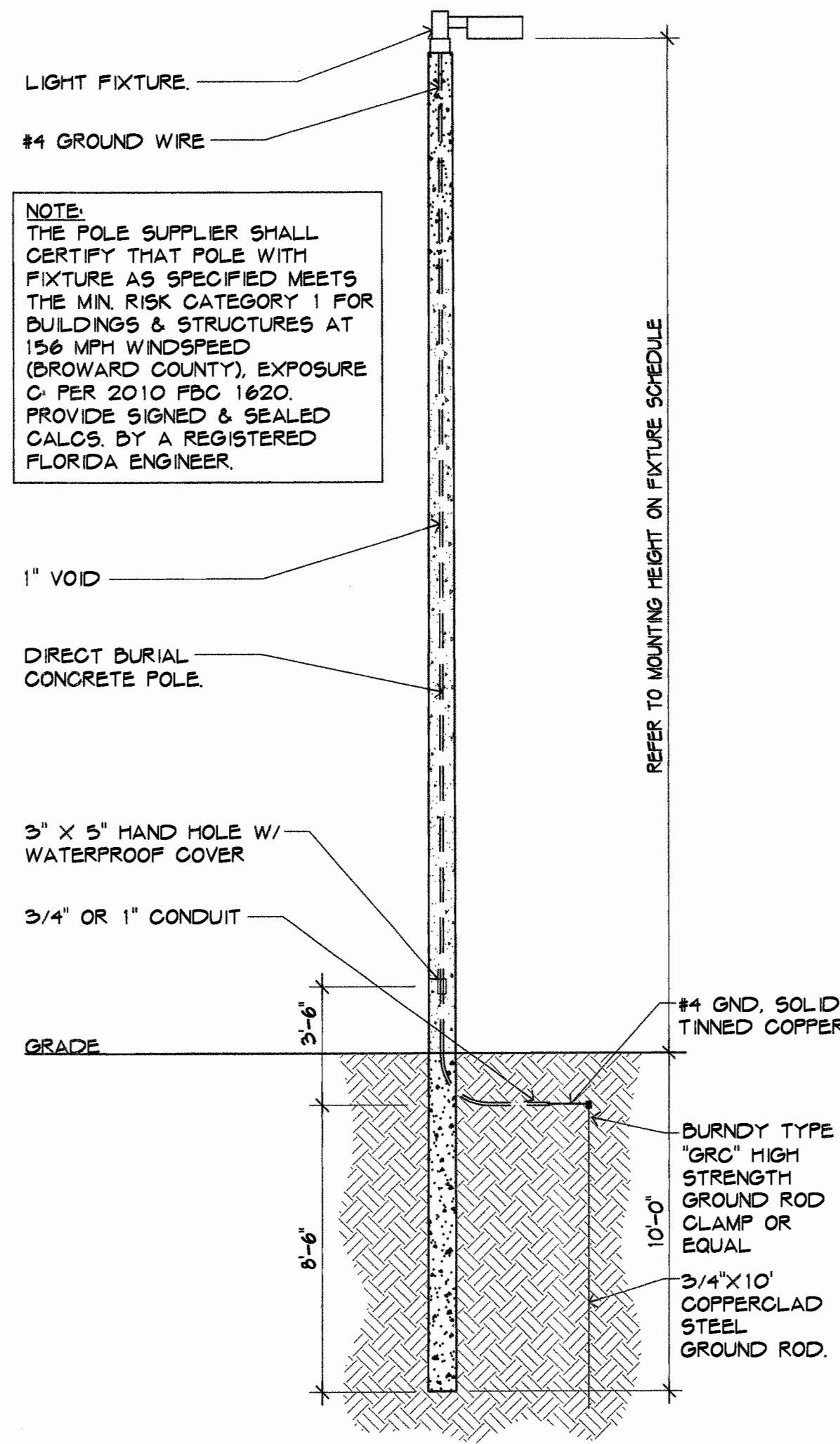
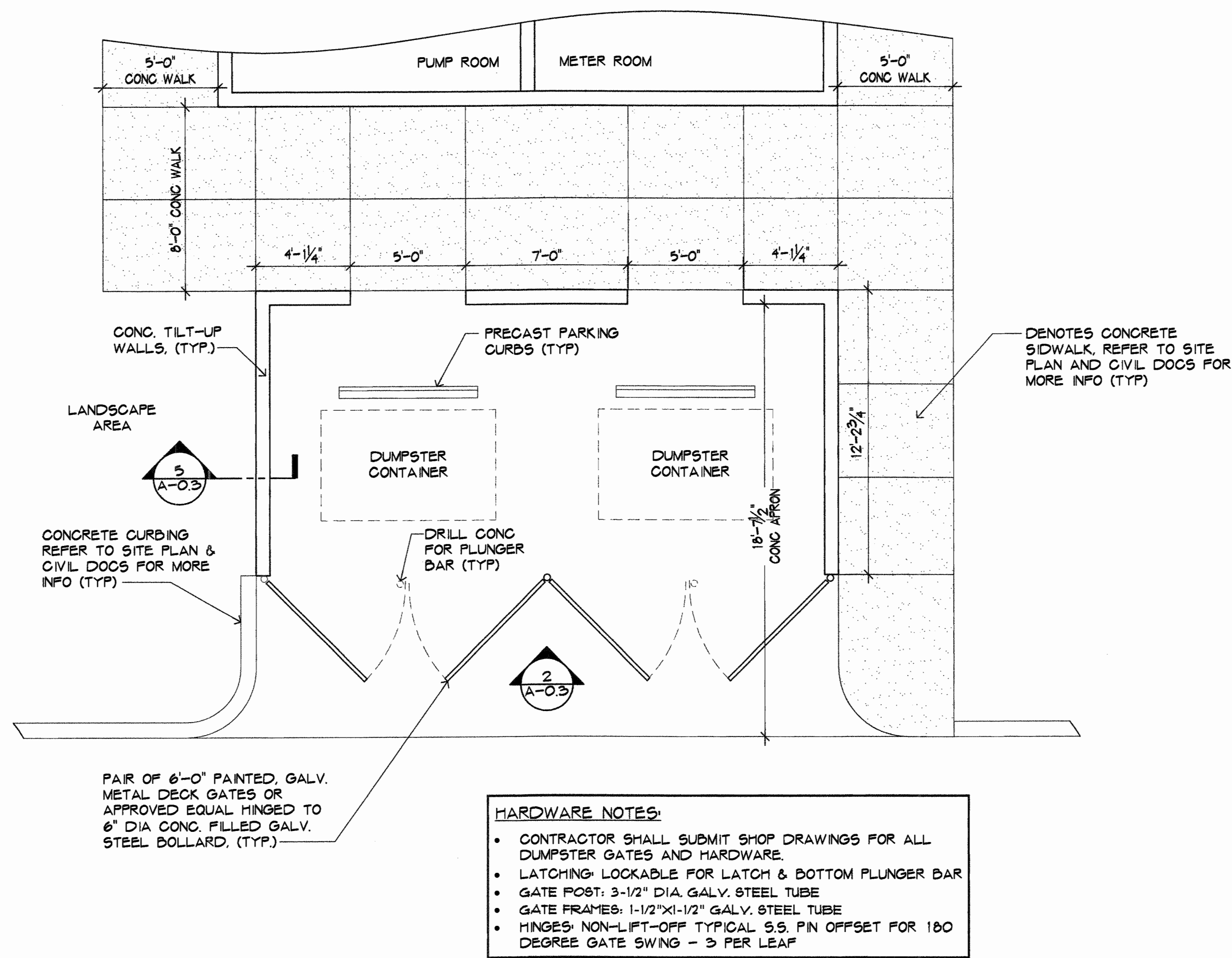
1" = 40'-0"



TITLE:
PHOTOMETRIC
SITE PLAN

DRAWING NUMBER:

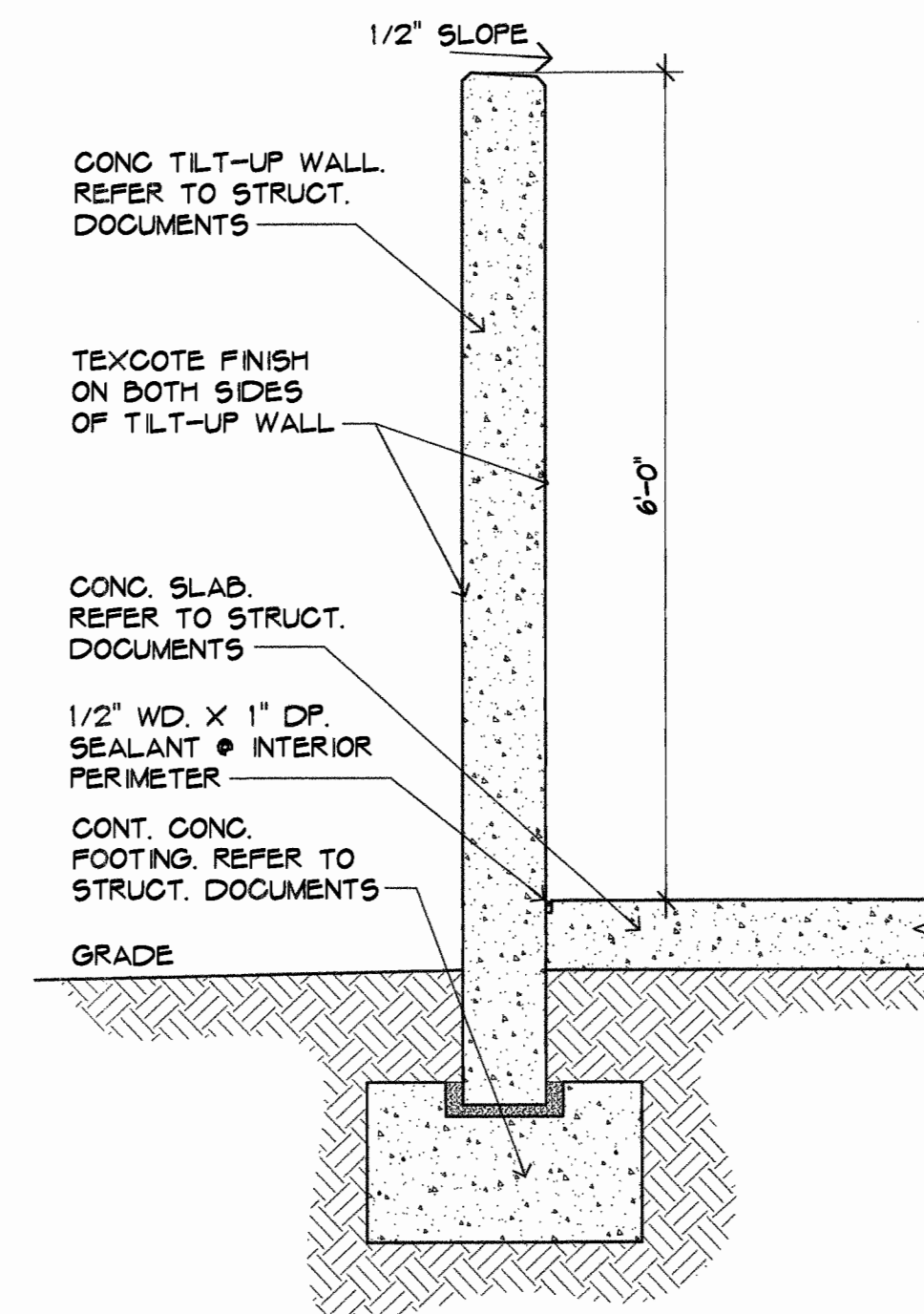
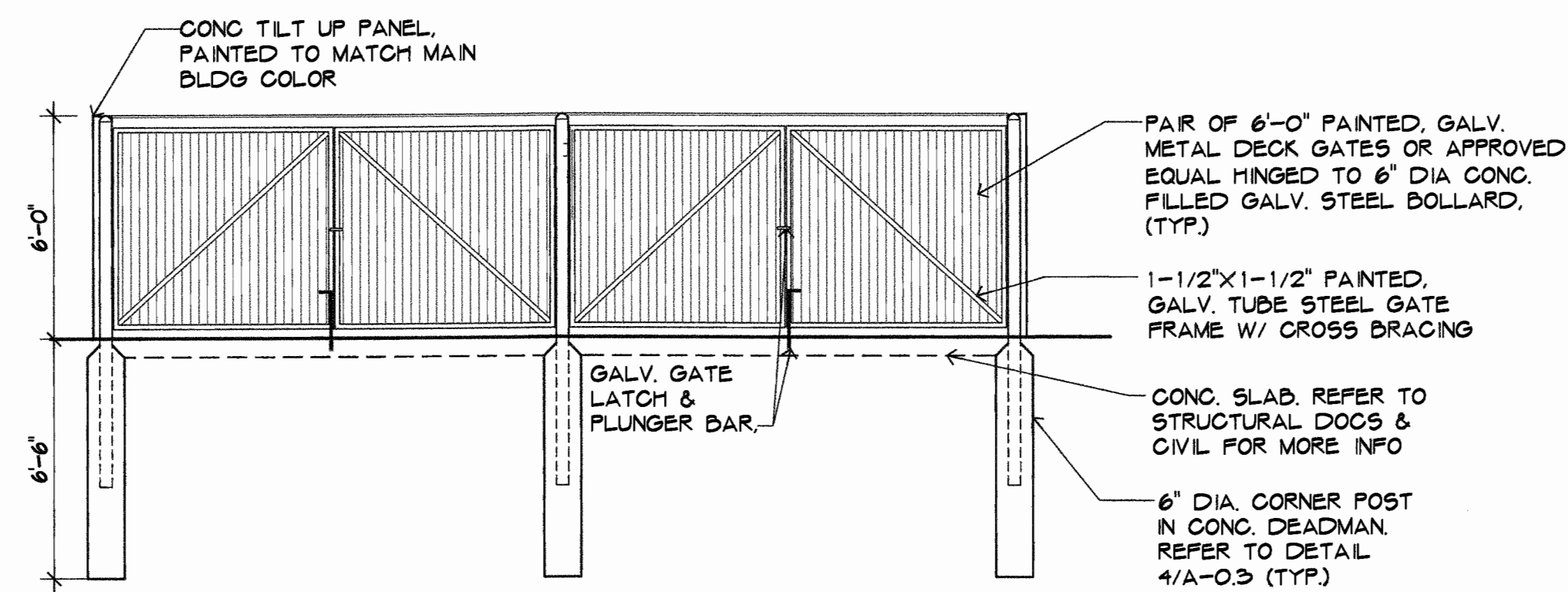
A0.2



1
1/4"=1'-0" DUMPSTER PLAN

3
1/4"=1'-0" LIGHT POLE DETAIL

4
1/2"=1'-0" POST DETAIL



2
1/4"=1'-0" DUMPSTER ELEVATION

5
3/4"=1'-0" DUMPSTER WALL SECTION

6
N/A NOT USED

I-595 Business Center
Industrial Shell Building
3200 SW 30th Avenue in
City of Dania Beach, FL

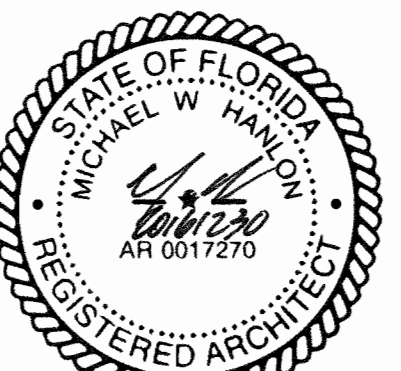
NO. DATE
REVISION

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info@hnm-architecture.com • A-2600725 • www.hnm-architecture.com



MICHAEL W. HANSON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
16-009

ISSUED DATE:
2016-11-30

SCALE:
AS NOTED

TITLE:
SITE PLAN DETAILS

DRAWING NUMBER:
A0.3

PLAN VIEW

SIGNAGE NOTES

- SIGNAGE AREA:**
 - MAXIMUM SIGNAGE AREA PROPOSED = 51.00 SF
 - MAXIMUM SIGNAGE AREA ALLOWED (123,766 SF BLDG) = 52.00 SF PER LDC SECT. 505-100 I (2)
- SIGNAGE HEIGHT:**
 - OVERALL SIGN HEIGHT PROPOSED = 9'-5 1/2" MAXIMUM
 - MAX SIGN HEIGHT ALLOWED (123,766 SF BLDG) = 8'-6" PLUS 1FT EMBELLISHMENT = 9'-6" PER LDC SECT. 505-100 I (2) AND SECT. 500-40 (K) (2)
- ILLUMINATION:**
 - EACH SIGN SHALL BE GROUND LIT ON EACH SIDE, BY TWO GROUND MOUNTED LIGHT FIXTURES
 - NO PORTION OF THE SIGN STRUCTURE OR SIGN FEATURES SHALL BE INTERNALLY ILLUMINATED

1" WIDE REVEAL

18" & 6" TALL, 1/4" THICK CUT, PIN MOUNTED LETTERS
PROJECT SIGNAGE AREA (2'-1" X 8'-4" = 17.33 SF)

MAX (6) WALL MOUNTED PLAQUES
7" X 96" TENANT SIGN AREA
4.67 SF EA-28.00 TOTAL SF (3-INCH HIGH LETTERING)

METAL CLAD STEPPED PEDESTAL
ADDRESS SIGN AREA
6" TALL, 1/4" THICK CUT, PIN MOUNTED LETTERS
2.91 SF SIGN AREA

MONUMENT SIGN BASE

FRONT VIEW

SIDE VIEW

1 NORTH ENTRY MONUMENT SIGN DETAILS

PLAN VIEW

SIGNAGE NOTES

- SIGNAGE AREA:**
 - MAXIMUM SIGNAGE AREA PROPOSED = 57.53 SF
 - MAXIMUM SIGNAGE AREA ALLOWED (189,620 SF BLDG) = 61.00 SF PER LDC SECT. 505-100 I (2)
- SIGNAGE HEIGHT:**
 - OVERALL SIGN HEIGHT PROPOSED = 11'-7 1/2" MAXIMUM
 - MAX SIGN HEIGHT ALLOWED (189,620 SF BLDG) = 10'-9" PLUS 1FT EMBELLISHMENT = 11'-9" PER LDC SECT. 505-100 I (2) AND SECT. 500-40 (K) (2)
- ILLUMINATION:**
 - EACH SIGN SHALL BE GROUND LIT ON EACH SIDE, BY TWO GROUND MOUNTED LIGHT FIXTURES
 - NO PORTION OF THE SIGN STRUCTURE OR SIGN FEATURES SHALL BE INTERNALLY ILLUMINATED

1" WIDE REVEAL

18" & 6" TALL, 1/4" THICK CUT, PIN MOUNTED LETTERS
PROJECT SIGNAGE AREA (2'-1" X 8'-4" = 17.33 SF)

TENANT SIGN AREA
3.5 FT X 7.5 FT = 26.25 TOTAL SF
(MAX 8-INCH HIGH LETTERING, MINIMUM 4" HIGH LETTERING)

METAL CLAD STEPPED PEDESTAL
ADDRESS SIGN AREA
6" TALL, 1/4" THICK CUT, PIN MOUNTED LETTERS
5.83 SF SIGN AREA

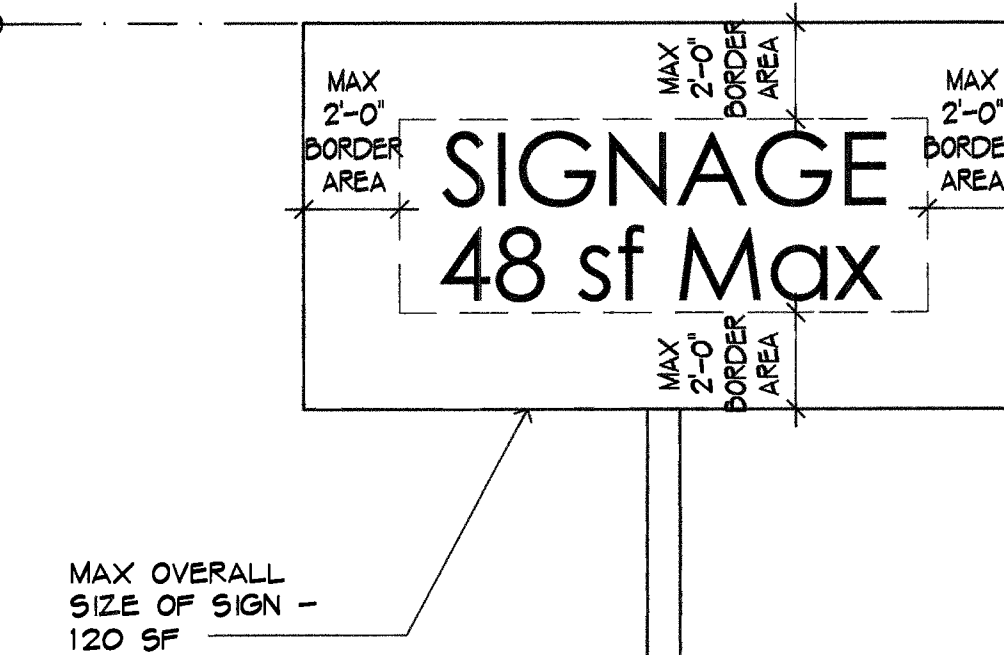
MONUMENT SIGN BASE

FRONT VIEW

SIDE VIEW

2 SOUTH, SHARED ENTRY, MONUMENT SIGN DETAILS

MAX HT OF TO SIGN
+50.00 N.A.V.D. - 88'



MAX OVERALL SIZE OF SIGN - 120 SF

DIRECT BURIAL METAL POLE

NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT SPEC WITH FIXTURE AS SPECIFIED MEETS THE MIN. RISK CATEGORY 1 FOR BUILDINGS & STRUCTURES AT 156 MPH WINDSPEED (BROWARD COUNTY), EXPOSURE C, PER 2014 FBC 1620. PROVIDE SIGNED & SEALED CALCS. BY A REGISTERED FLORIDA ENGINEER.

APPROX GRADE ELEVATION
+5.00 N.A.V.D. - 88'

3 POLE MOUNTED SIGN ELEVATION

I-595 Business Center

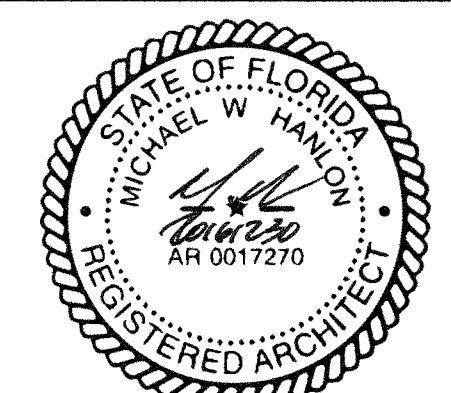
Industrial Shell Building
3200 SW 30th Avenue in
City of Dania Beach, FL

2016-12-22
DRC COMMENTS-1

NO. DATE
REVISION
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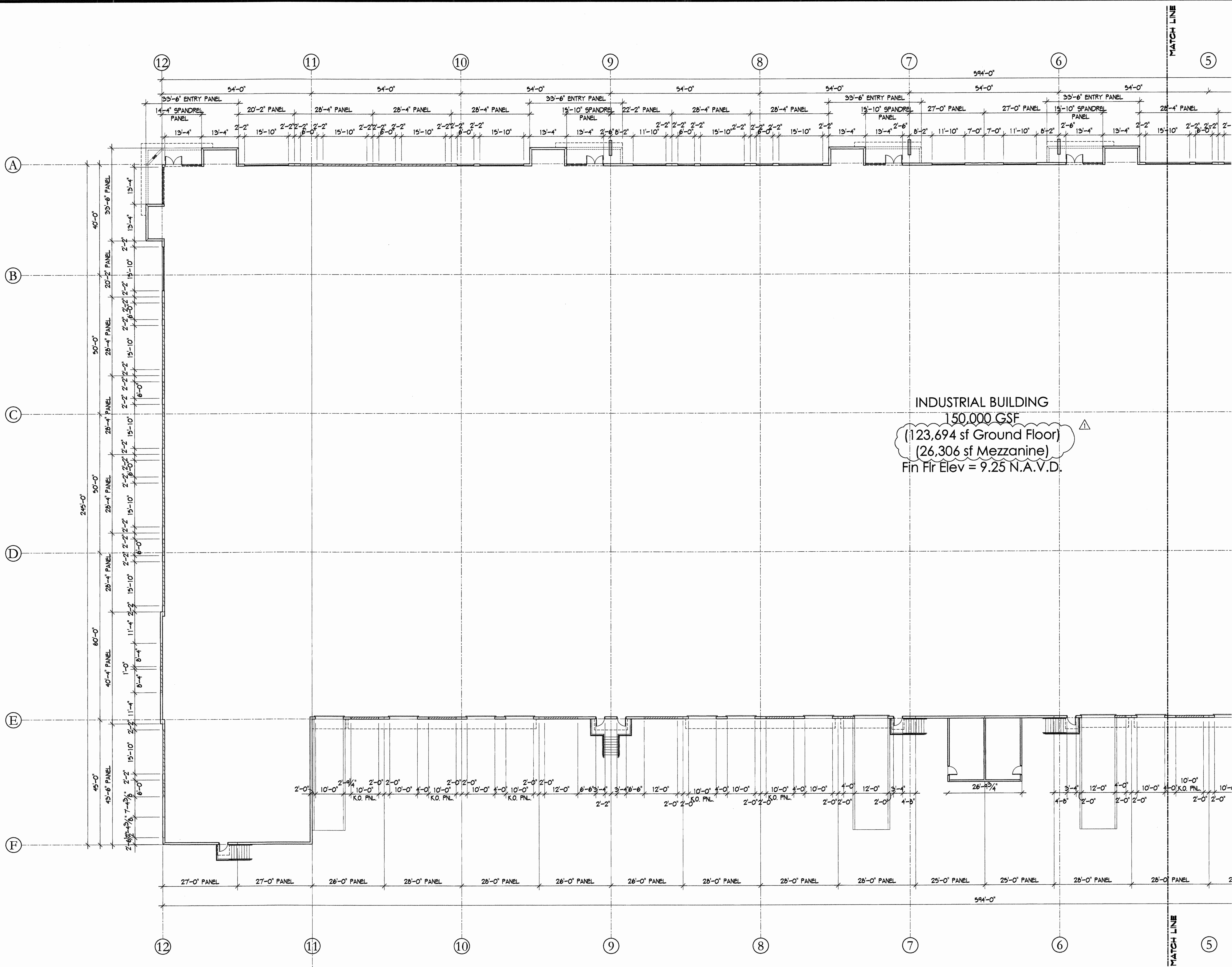


MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
16-009
ISSUED DATE:
2016-11-29
SCALE:
AS NOTED

TITLE:
SIGNAGE DETAILS

DRAWING NUMBER:
A0.4

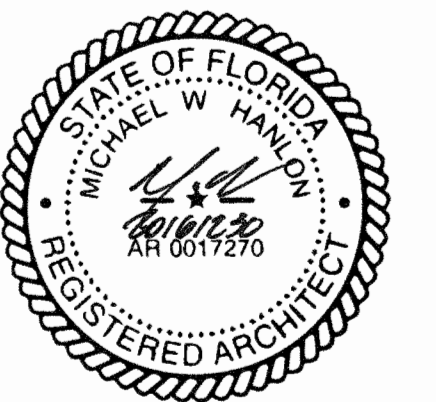


1 FLOOR PLAN - PARTIAL WEST

I-595 Business Center
Industrial Shell Building
3200 SW 30th Avenue in
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2016-12-22
ORC COMMENTS-1
NO. DATE REVISION
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MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT • REG. NUMBER: AH0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

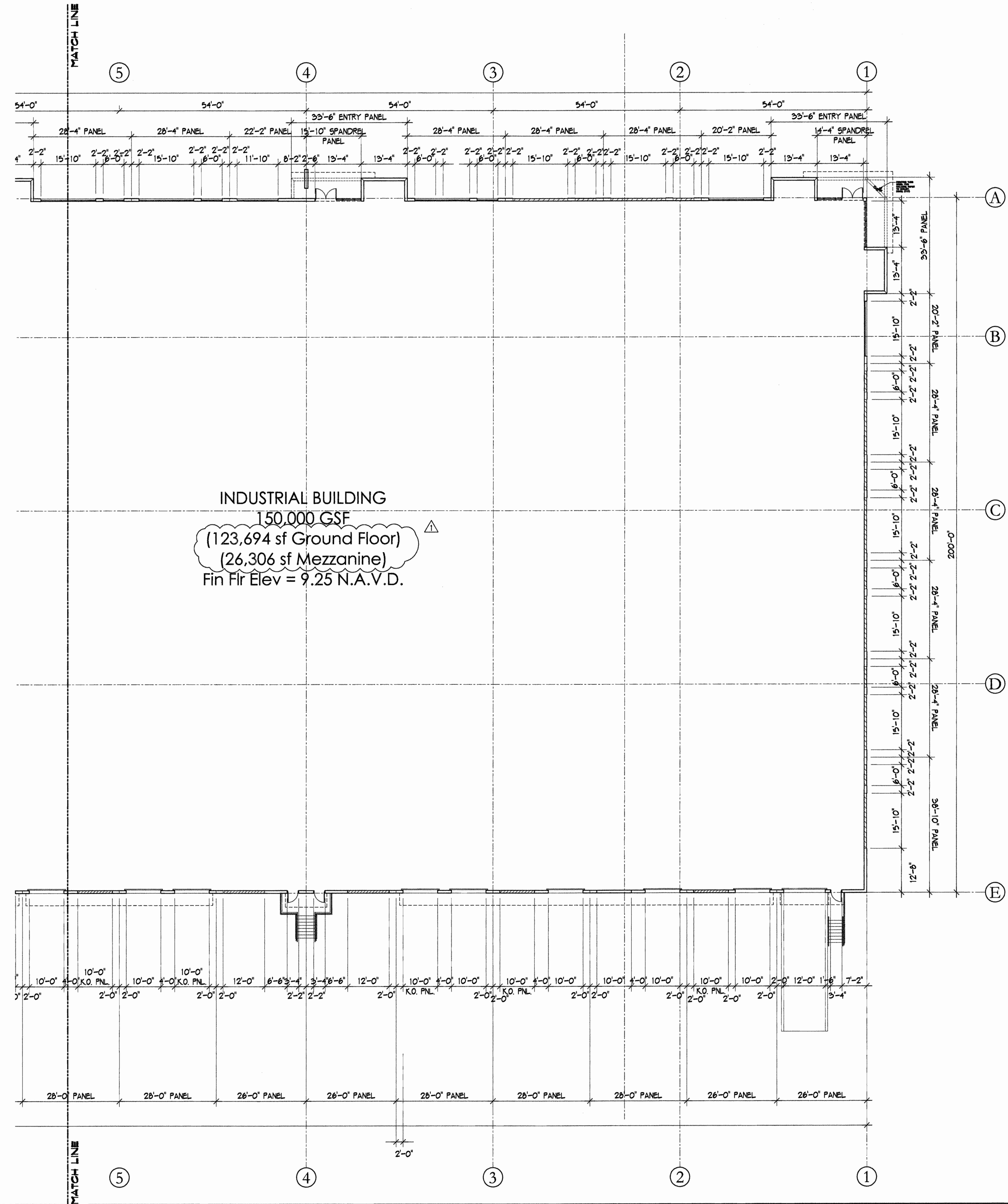
HNM PROJECT NUMBER:
16-009
ISSUED DATE:
2016-11-29
SCALE:
1/16"=1'-0"



TITLE:
FLOOR PLAN

DRAWING NUMBER:

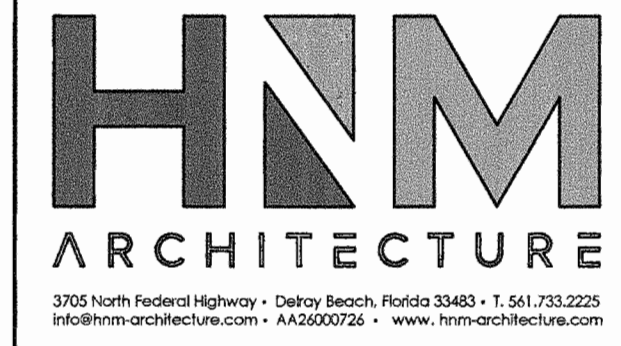
A1.0



INDUSTRIAL BUILDING
150,000 GSF
(123,694 sf Ground Floor)
(26,306 sf Mezzanine)
Fin Flr Elev = 9.25 N.A.V.D.

I-595 Business Center
Industrial Shell Building
3200 SW 30th Avenue in
City of Dania Beach, FL

2016-12-22
DRC COMMENTS-1
NO. DATE REVISION
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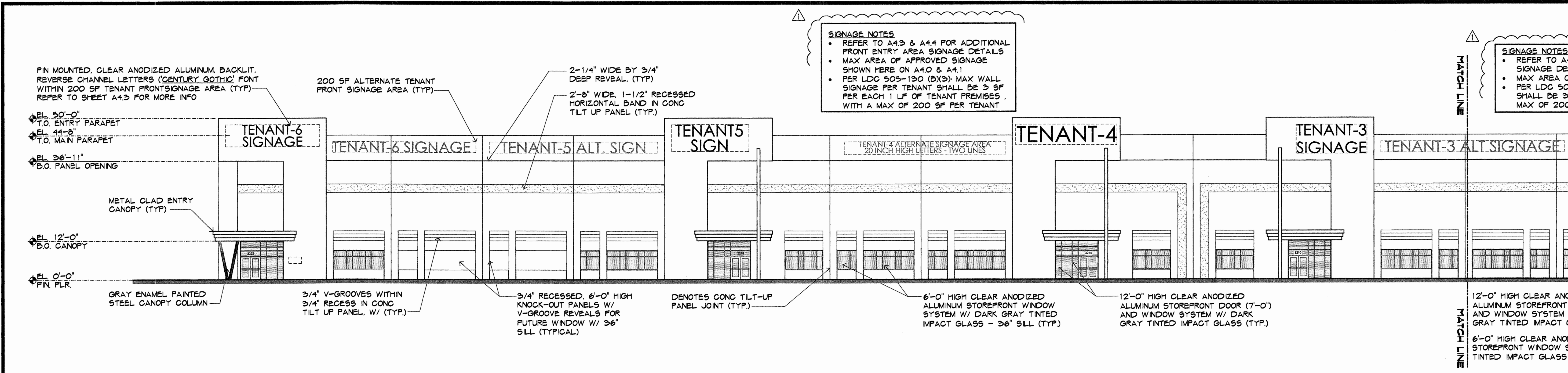


MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR001720
ELECTRONIC SIGNATURE SERIAL NUMBER:

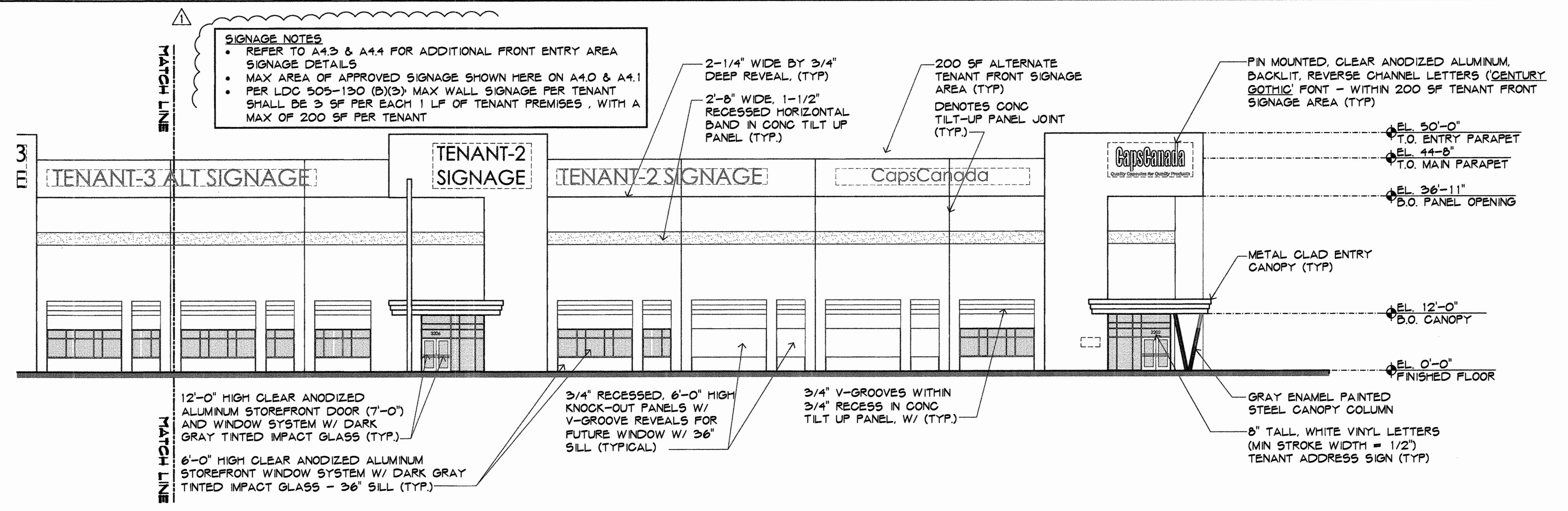
HNM PROJECT NUMBER: 16-009	
ISSUED DATE: 2016-11-29	
SCALE: 1/16"=1'-0"	

TITLE:
**FLOOR PLAN
PARTIAL - EAST**

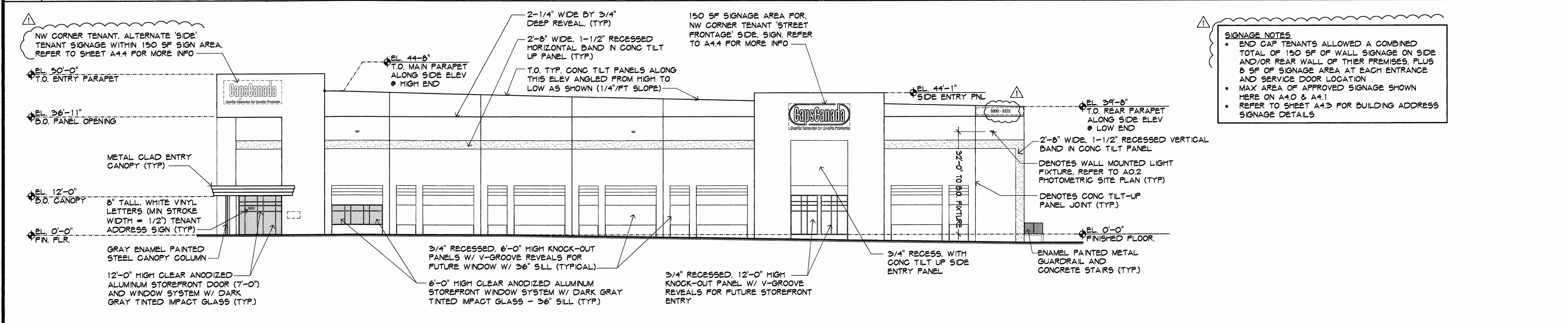
DRAWING NUMBER:
A1.1



1
1/16"=1'-0"
NORTH ELEVATION - PARTIAL



2
1/16"=1'-0"
NORTH ELEVATION - PARTIAL



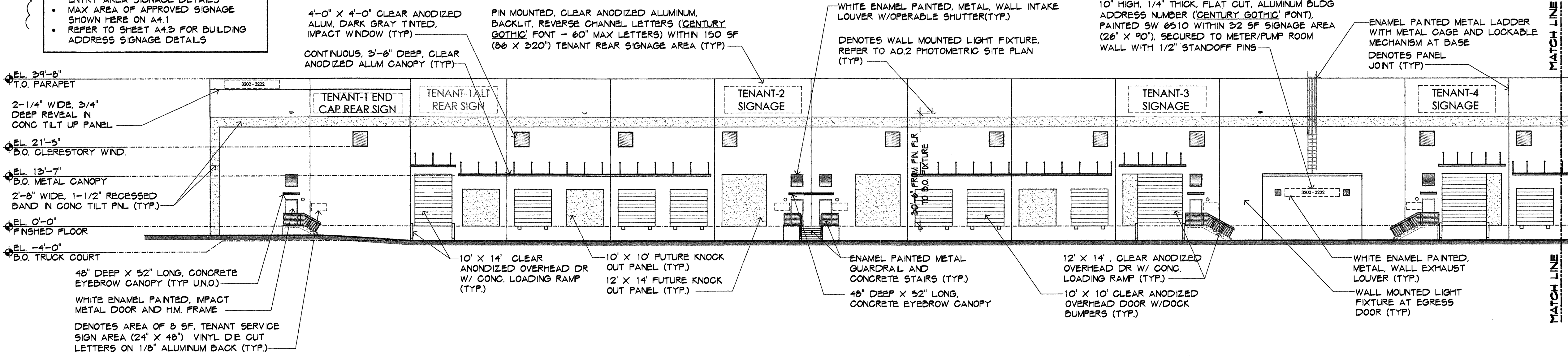
3
1/16"=1'-0"
WEST ELEVATION

I-595 Business Center

Industrial Shell Building
3200 SW 30th Avenue in
City of Dania Beach, FL

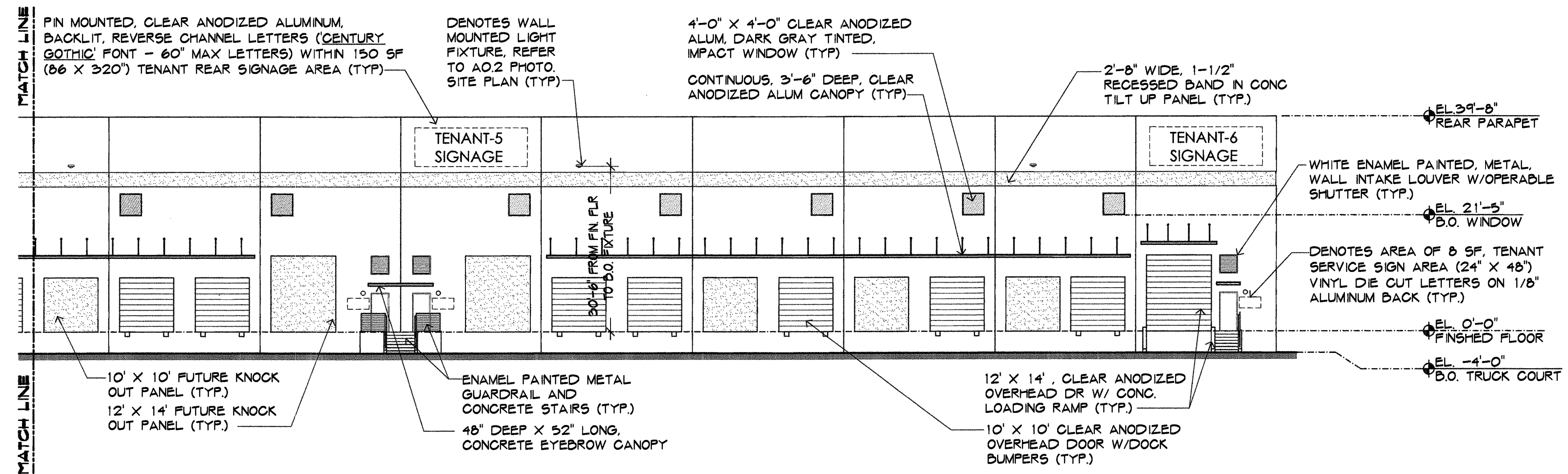
2016-12-22 DRG COMMENTS-1	
NO. DATE 1 12/22/2016	REVISION 1 12/22/2016
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PROJECT NUMBER: 16-009 ISSUED DATE: 2016-11-29 SCALE: 1/16"=1'-0" TITLE: NORTH AND WEST ELEVATIONS DRAWING NUMBER: A4.0	

- SIGNAGE NOTES**
- REFER TO A4.3 FOR ADDITIONAL REAR ENTRY AREA SIGNAGE DETAILS
 - MAX AREA OF APPROVED SIGNAGE SHOWN HERE ON A4.1
 - REFER TO SHEET A4.3 FOR BUILDING ADDRESS SIGNAGE DETAILS

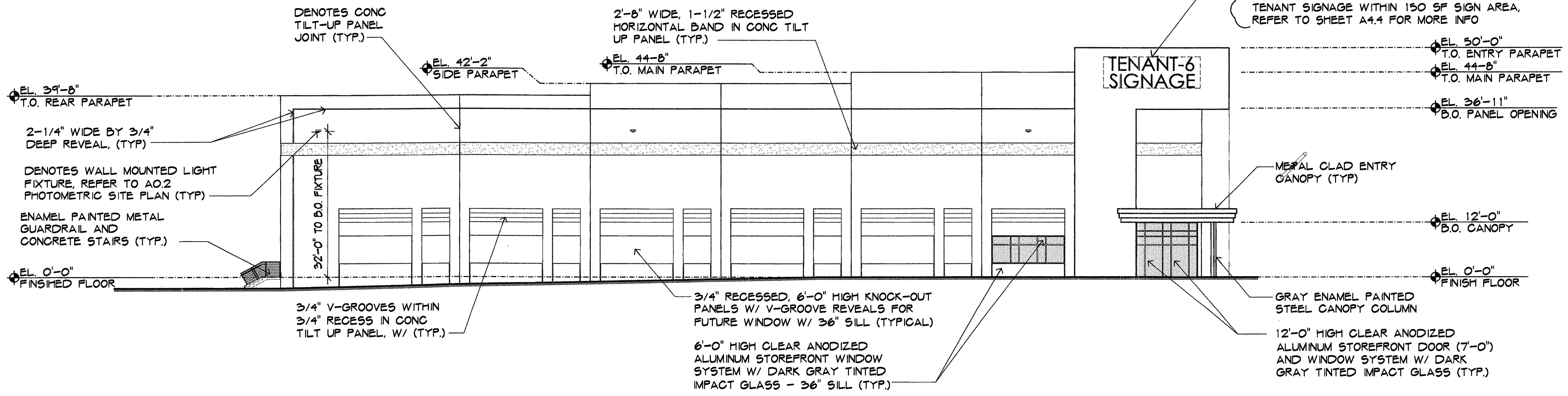


1 SOUTH ELEVATION - PARTIAL
1/16"=1'-0"

- SIGNAGE NOTES**
- REFER TO A4.3 FOR ADDITIONAL REAR ENTRY AREA SIGNAGE DETAILS
 - MAX AREA OF APPROVED SIGNAGE SHOWN HERE ON A4.1
 - EAST AND WEST 'END-CAP' TENANTS ALLOWED 150 SF OF WALL SIGNAGE AREA ON THE SIDE AND/OR REAR WALLS OF THEIR PREMISES, PLUS 8 SF OF SIGNAGE AREA AT EACH ENTRANCE AND SERVICE DOOR LOCATION HOWEVER LIMITED TO 1 SF OF SIGNAGE AREA PER EA. 1 LF OF WALL FRONTAGE UPON WHICH THE SIGN IS TO BE PLACED
 - INTERIOR 'NON-END' CAP TENANTS ARE ALLOWED 150 SF OF REAR WALL SIGNAGE AREA FOR THEIR PREMISES, PLUS 8 SF OF SIGNAGE AREA AT EACH ENTRANCE AND SERVICE DOOR LOCATIONS HOWEVER LIMITED TO 1 SF OF SIGNAGE AREA PER EA. 1 LF OF WALL FRONTAGE UPON WHICH THE SIGN IS TO BE PLACED



2 SOUTH ELEVATION - PARTIAL
1/16"=1'-0"



- SIGNAGE NOTES**
- MAX AREA OF APPROVED SIGNAGE SHOWN HERE ON A4.1
 - END CAP TENANTS ALLOWED A COMBINED TOTAL OF 150 SF OF WALL SIGNAGE ON SIDE AND/OR REAR WALL OF THEIR PREMISES, PLUS 8 SF OF SIGNAGE AREA AT EACH ENTRANCE AND SERVICE DOOR LOCATION HOWEVER LIMITED TO 1 SF OF SIGNAGE AREA PER EA. 1 LF OF WALL FRONTAGE UPON WHICH THE SIGN IS TO BE PLACED

3 EAST ELEVATION
1/16"=1'-0"

I-595 Business Center
Industrial Shell Building
3200 SW 30th Avenue in
City of Dania Beach, FL

2016-12-22
DRC COMMENTS-1

NO. DATE REVISION

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info@hnm-architecture.com • AIA26000726 • www.hnm-architecture.com

STATE OF FLORIDA
MICHAEL W. HANLON
12/12/20
AR 001270
REGISTERED ARCHITECT

FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR01270
ELECTRONIC SIGNATURE SERIAL NUMBER:

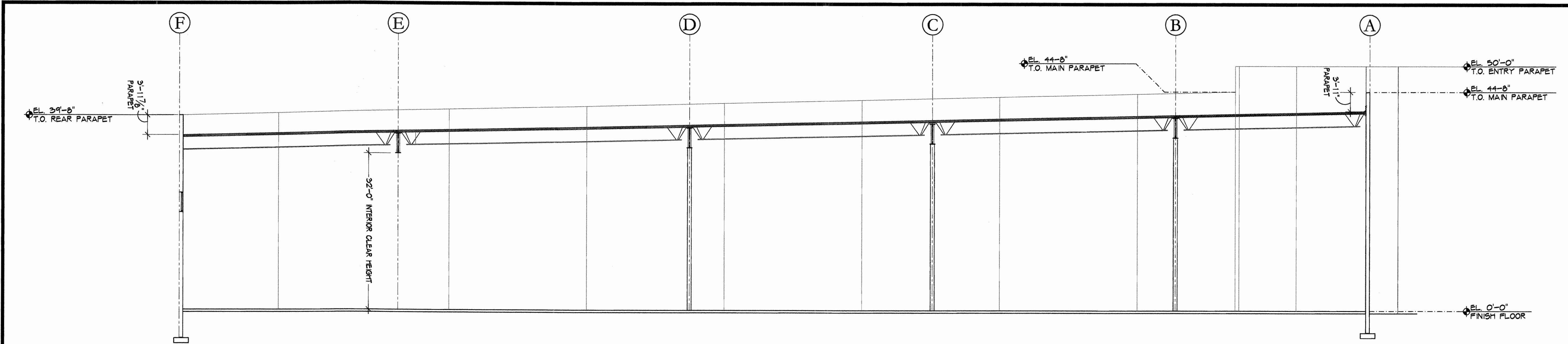
HNM PROJECT NUMBER:
16-009

ISSUED DATE:
2016-11-29

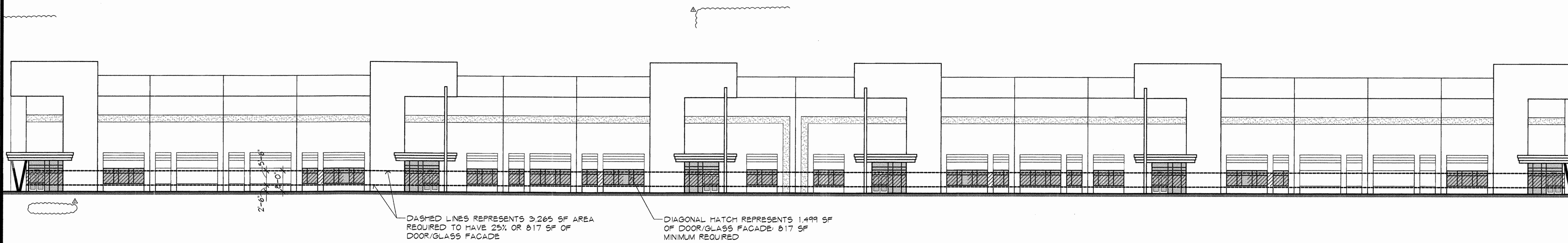
SCALE:
1/16"=1'-0"

TITLE:
SOUTH AND EAST ELEVATIONS

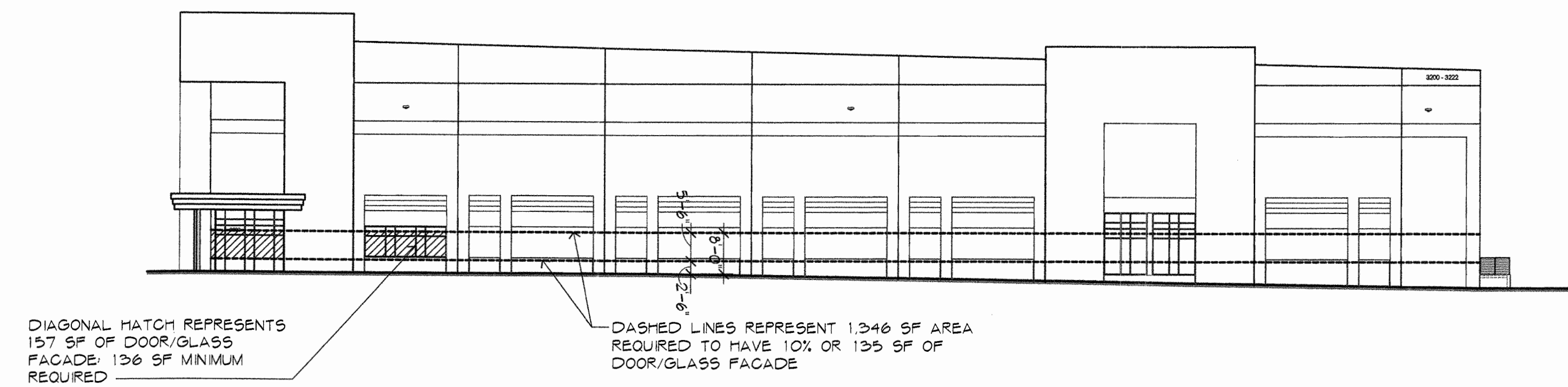
DRAWING NUMBER:
A4.1



1 BUILDING CROSS SECTION
3/32"=1'-0"



1 PRIMARY ELEVATION GLASS/DOOR PERCENTAGE DIAGRAM
1"=20'-0"



2 SECONDARY ELEVATION GLASS/DOOR PERCENTAGE DIAGRAM
1"=20'-0"

I-595 Business Center
Industrial Shell Building
3200 SW 30th Avenue in
City of Dania Beach, FL

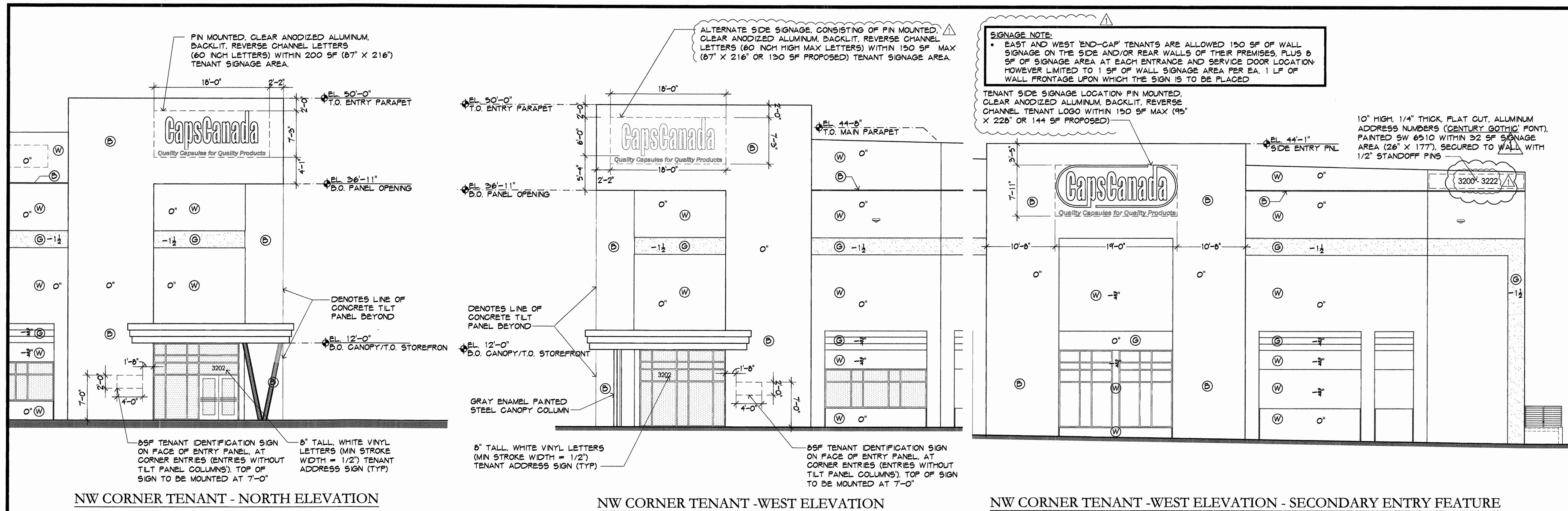
NO.	DATE	REVISION
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.		

HNM
ARCHITECTURE
3705 North Federal Highway • Delray Beach, Florida 33485 • T. 561.733.2225
info@hnm-architecture.com • AIA200726 • www.hnm-architecture.com

STATE OF FLORIDA
MICHAEL W. HANLON
REGISTERED ARCHITECT
AH 0017270

MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT • REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

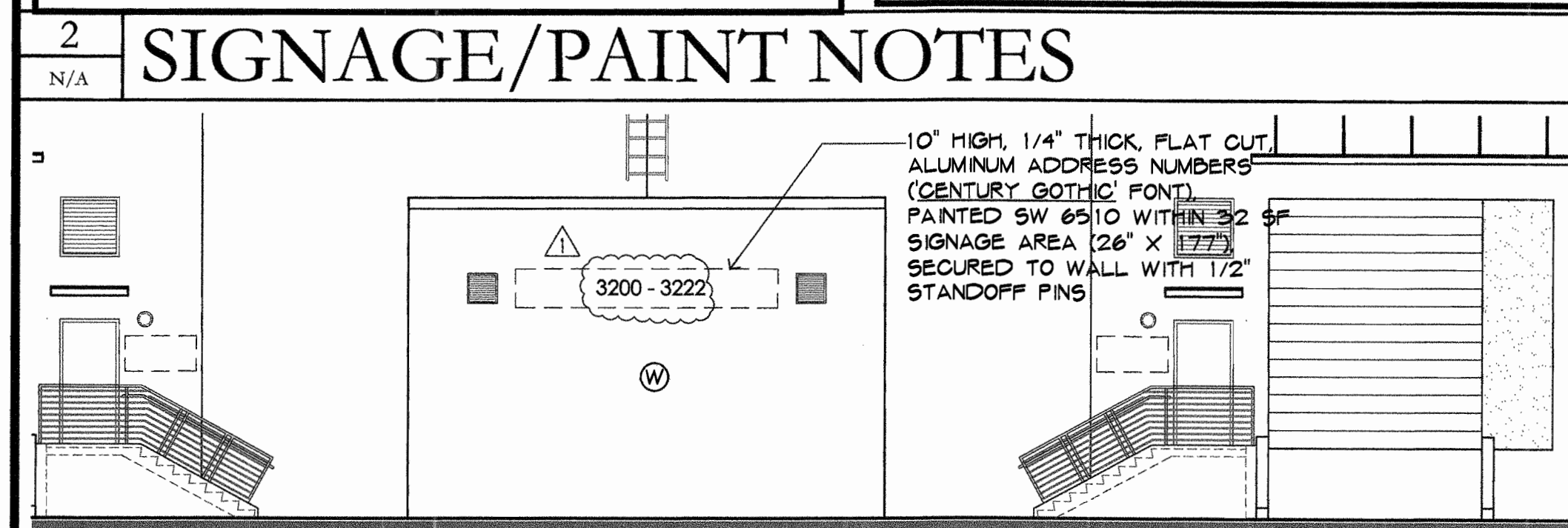
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ISSUED DATE: 2016-11-29	
SCALE: AS NOTED	
TITLE: BUILDING CROSS SECTION	
DRAWING NUMBER: A4.2	



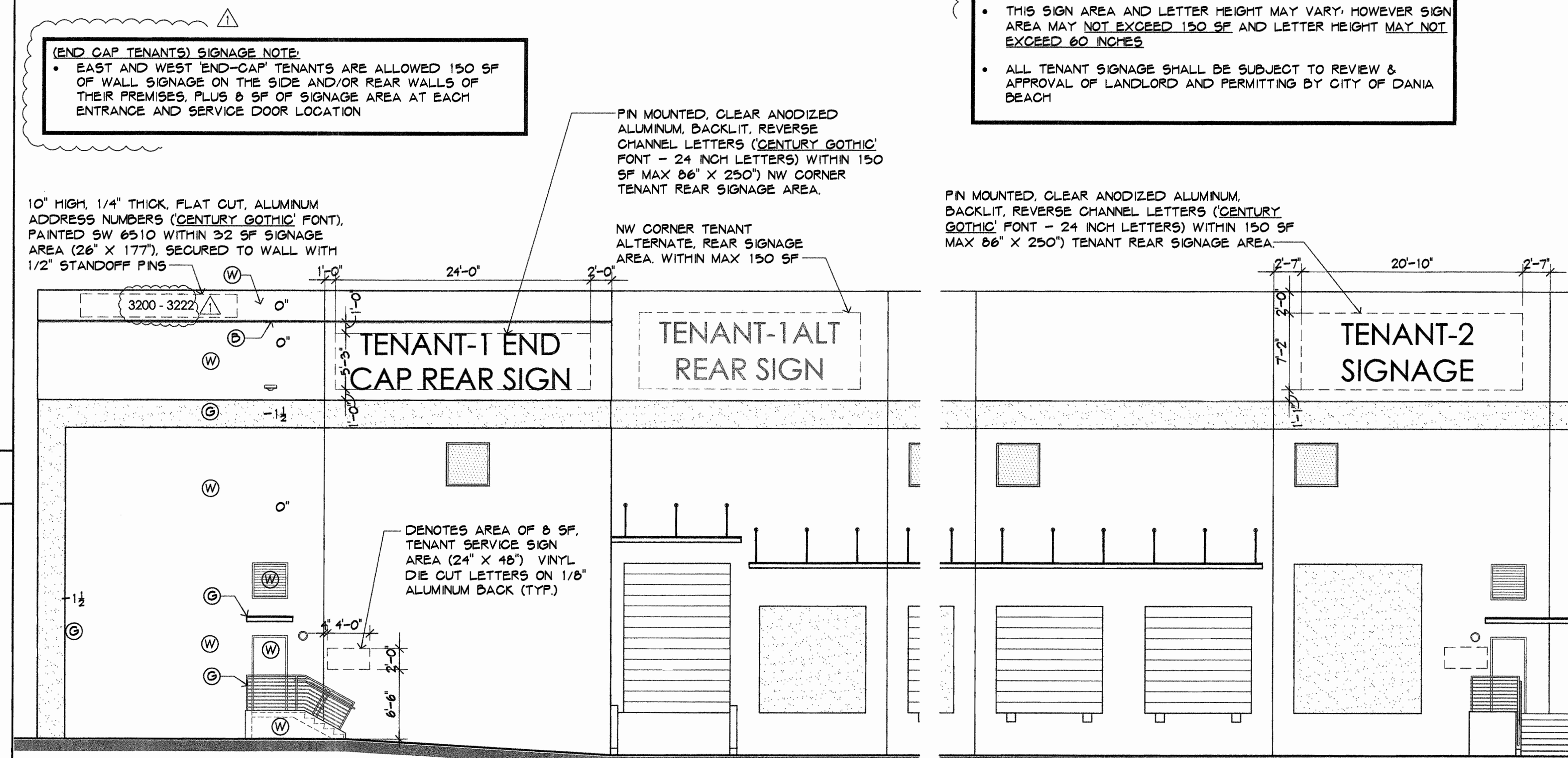
1	NW CORNER ENTRY DETAILS AND SIGNAGE - PARTIAL NORTH AND PARTIAL WEST ELEVATIONS
---	---

- ## GENERAL SIGNAGE NOTES:
- 'WALL MOUNTED SIGNS' SHALL NOT EXTEND MORE THAN 12 INCHES FROM THE FACE OF THE WALL WHICH IT IS MOUNTED UPON.
 - ALL SIGNS SHALL BE MOUNTED A MINIMUM OF 24 INCHES AWAY FROM THE TOP OF ANY PARAPET, A MINIMUM OF 12 INCHES AWAY FROM THE EDGE OF ANY CONC TILT UP PANEL AND A MINIMUM OF 6 INCHES AWAY FROM ANY ARCHITECTURAL FACADE FEATURE.
 - ANY SIGNS PROPOSED WITH TWO ROWS OF LETTERING SHALL PROVIDE A MINIMUM SPACING BETWEEN THE TWO ROWS EQUAL TO 25% OF THE LETTER HEIGHT.
 - LETTER COLORS SHALL BE CONTRASTING TO THE COLOR OF THE WALL IT IS BEING MOUNTED UPON
 - 'FRONT ELEVATION TENANT SIGNS' SHOWN ON A.3 AND A.4 ARE DEPICTED WITH VARIOUS LETTER HEIGHTS, SIGNAGE AREAS AND SIGNAGE LOCATIONS. EACH TENANT MAY CHOOSE ONLY ONE OF THE TWO LOCATIONS SHOWN AND ANY OF THE LETTER HEIGHT/SIGNAGE AREA OPTIONS SHOWN; HOWEVER LETTER HEIGHT MAY NOT EXCEED 60 INCHES AND SIGNAGE AREA MAY NOT EXCEED 200 SF
 - REFER TO SHEET A.0.3 FOR 'GROUND MOUNTED MONUMENT SIGN' DETAILS
 - REFER TO ELEVATION SHEETS A.4.0 AND A.4.1 FOR BUILDING ADDRESSING SIGNAGE
 - ALL FUTURE TENANT SIGNAGE TO BE PERMITTED SEPARATELY IN CONJUNCTION WITH BRIDGE POINT AT MARINA MILE TENANT SIGNAGE CRITERIA DATED 10.23.13
 - 6" TALL WHITE ADDRESS NUMBERS ARE TO BE PLACED OVER EVERY TENANT ENTRANCE PER FLORIDA FIRE PREVENTION CODE.

- | PAINT COLOR LEGEND: | |
|---------------------|---------------------------------|
| (G) | GRAY: SW 7067 "CITYSCAPE LRV" |
| (W) | WHITE: SW 7069 "NEBULOUS WHITE" |
| (B) | BLUE: SW 6510 "LOYAL BLUE" |
- GENERAL NOTES:
- EXTERIOR OF ENTIRE BUILDING TO RECEIVE "TEX-COTE" XL-70W PRIMER THEN APPLIED TEXTURE AS NOTED BELOW (EXCEPT DOCK AREA WALLS AND BACKSIDE OF PARAPET WALLS):
 - ALL PANELS: COARSE TEXTURE; EXCEPT GRAY HORIZONTAL BAND, TO RECEIVE SMOOTH TEXTURE.
 - ALL COLORS TO BE "SHERWIN WILLIAMS" EXTERIOR
 - BACK SIDE OF BUILDING PARAPETS AND DOCK AREA WALLS TO BE PRIMED AND HAVE TWO (2) COATS OF COMMERCIAL QUALITY GRADE LATEX PAINT ONLY. NO TEXTURED ACRYLIC COATING IN THESE AREAS.
 - ALL STOREFRONT TO BE CLEAR ANODIZED ALUM FRAMES W/ GRAY TINTED GLAZING PER MIAMI-DADE REQUIRED HURRICANE RESISTANCE WITHOUT THE USE OF SHUTTERS.
 - G.C. TO REVIEW COLORED ELEVATIONS FOR VERIFICATION OF PAINT COLOR AND LOCATION G.C. TO PAINT SWATCHES ON PORTION OF THE WALL FOR OWNER AND ARCHITECT TO APPROVE PRIOR TO COMMENCEMENT OF PAINTING.
 - ADDITIONAL COLORS TO HAVE TWO COATS OF COMMERCIAL QUALITY GRADE LATEX PAINT. MISCELLANEOUS METALS TO HAVE THREE COATS OF COMMERCIAL QUALITY GRADE ENAMEL PAINT.
 - RETURN ALL HORIZONTAL REVEALS AND RECESSES AT PANEL ENDS WHEN PANEL OVERLAP OTHER PANELS.



1	METER/PUMP RM DETAILS & SIGNAGE
1/8" = 1'-0"	



3	PARTIAL REAR ELEVATION DETAILS AND SIGNAGE
1/8" = 1'-0"	

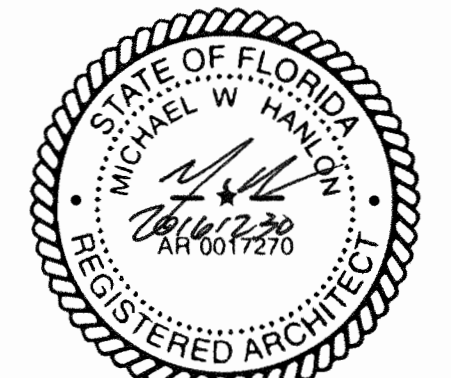
1-595 Business Center
Industrial Shell Building
3200 SW 30th Avenue in
City of Dania Beach, FL

 2016-12-22 DRC COMMENTS-1	
NO.	DATE REVISION

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AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER
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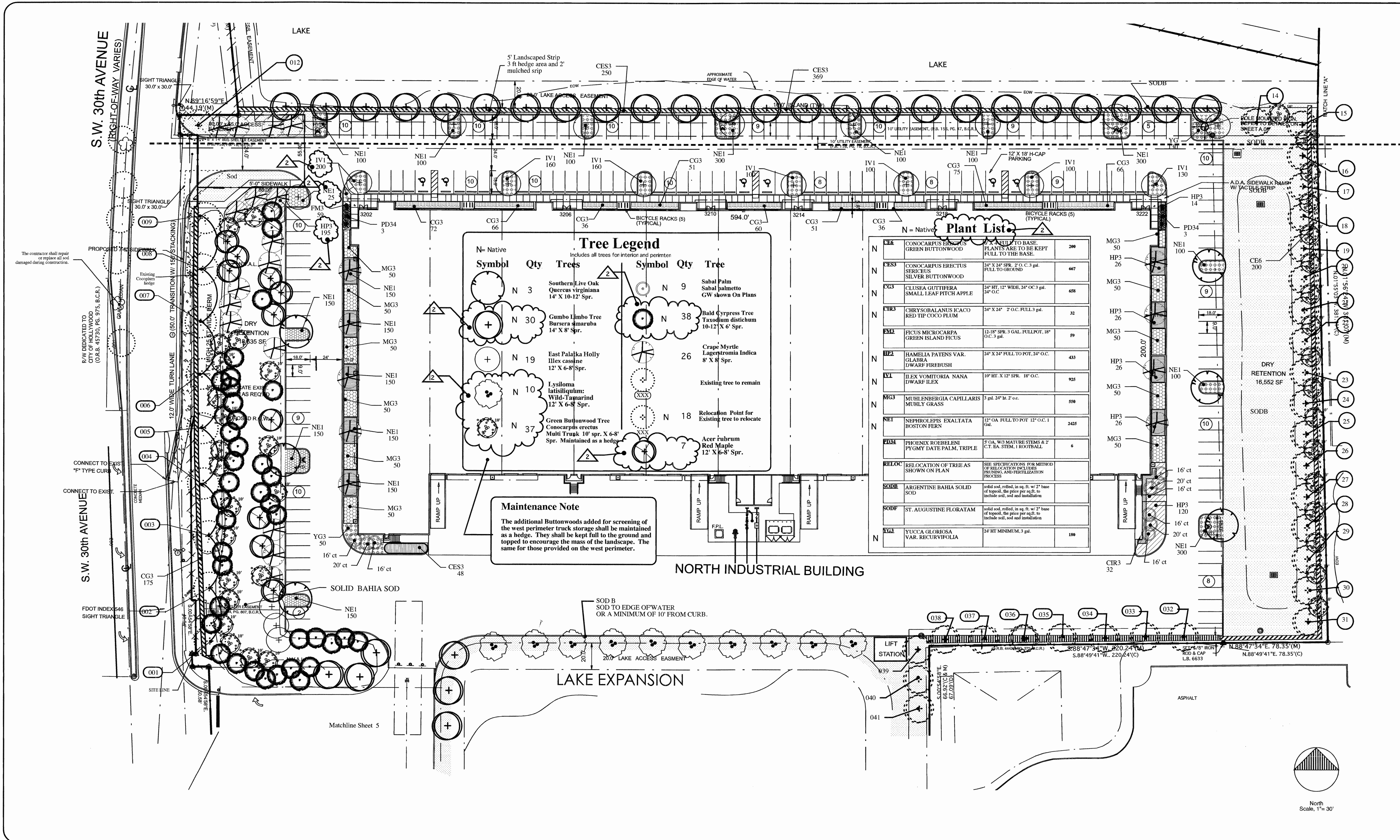


MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT . REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER: 16-009	
ISSUED DATE: 2016-11-29	
SCALE: AS NOTED	

TITLE: NW TENANT ELEV & PARTIAL SOUTH ELEV DETAILS & SIGNAGE

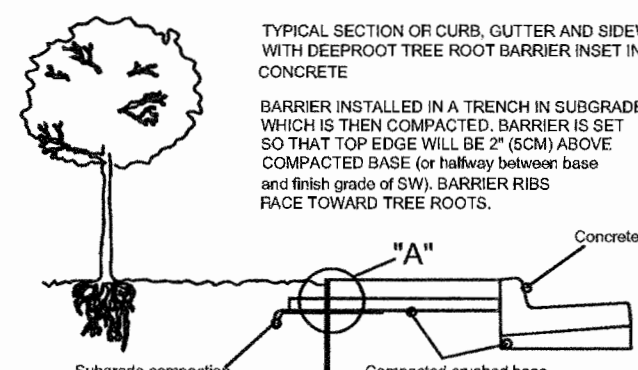
A4.3



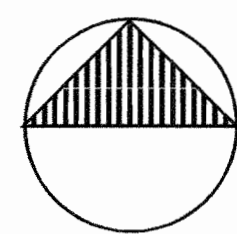
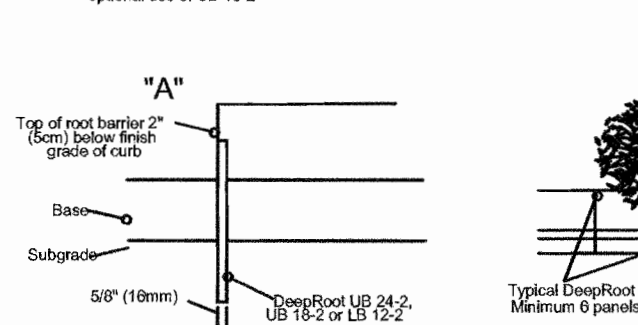
NOTE
ROOT PROTECTION BARRIER SHALL BE INSTALLED IN ALL SITUATIONS WHERE TREES OR PALMS ARE PLANTED LESS THAN 10 FEET FROM ANY PAVEMENT OF BUILDING. THE BARRIER IS TO BE LOCATED AT THE GREATEST LIMIT OF THE AVAILABLE SPACE OR AGAINST THE EDGE OF PAVEMENT OR STRUCTURE.

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT
TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS
THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE
WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET
FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD
TREE ROOTS.

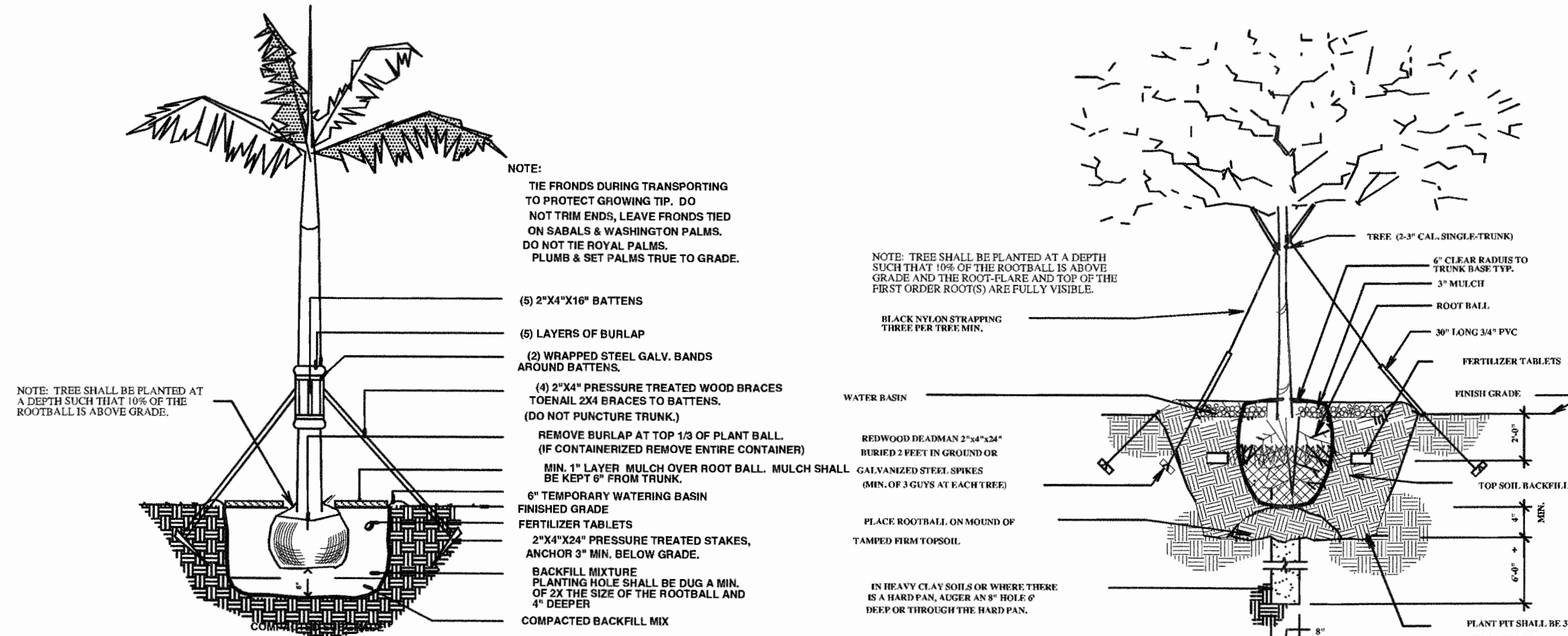
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



- rench to appropriate depth for
installation of root barrier so that
top of barrier is 2" (5cm) below
finish grade of top of sidewalk (or
halfway between top of compacted base
and finish grade of SW)

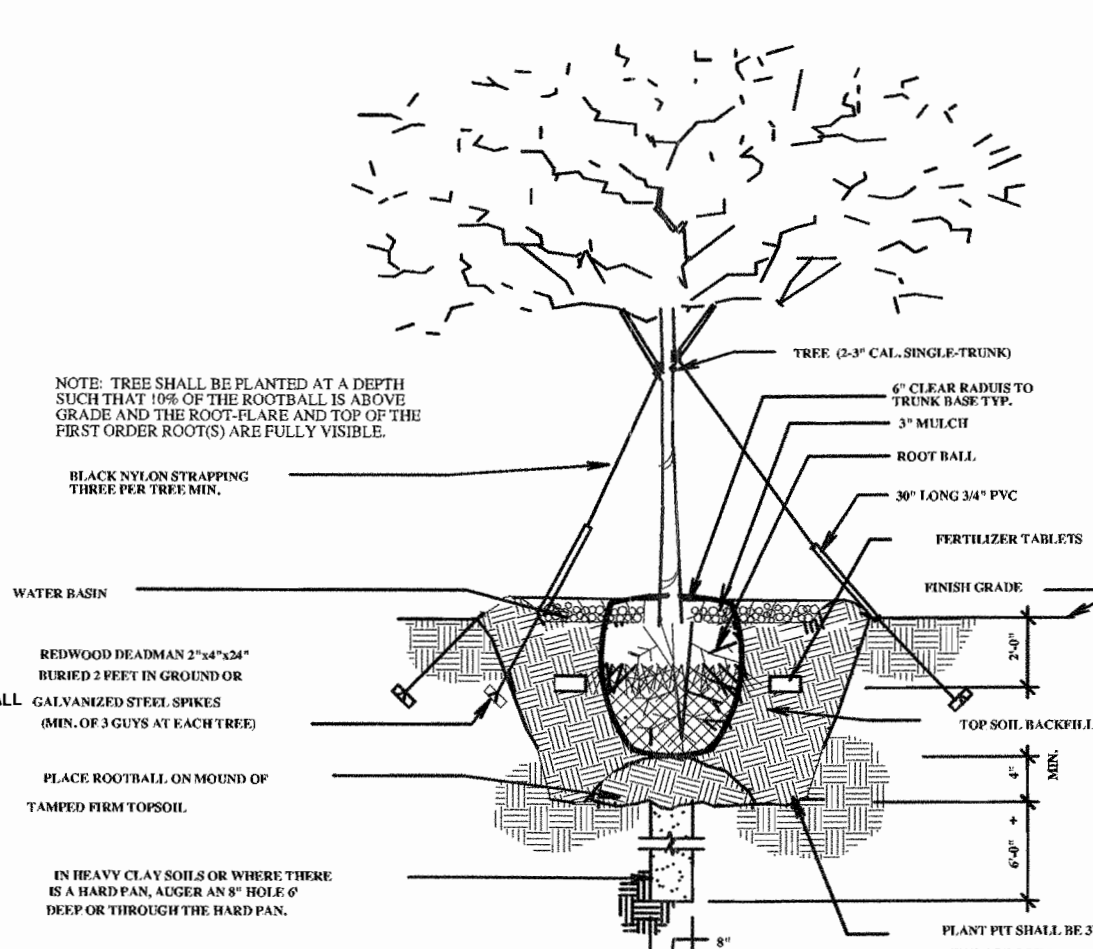


North
Scale, 1" = 30'



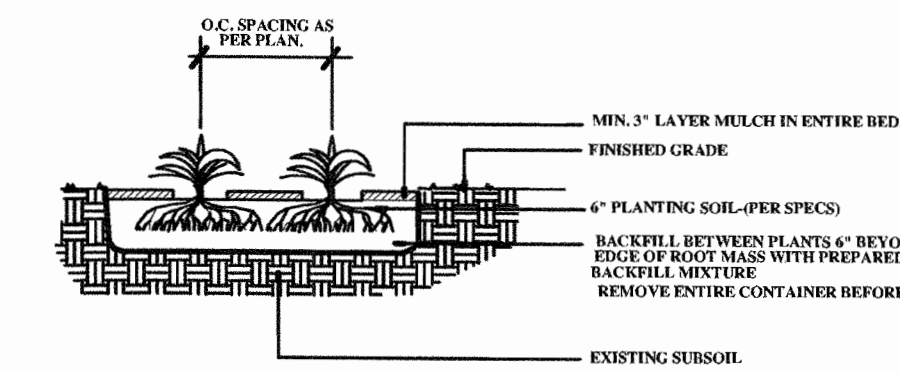
PALM PLANTING DETAIL

NOT TO SCALE



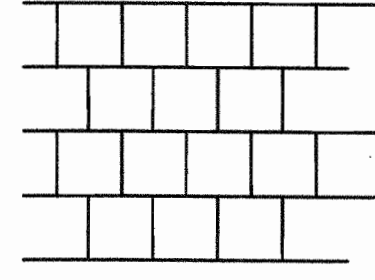
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



GROUNDCOVER/ANNUALS PLANTING DETAIL

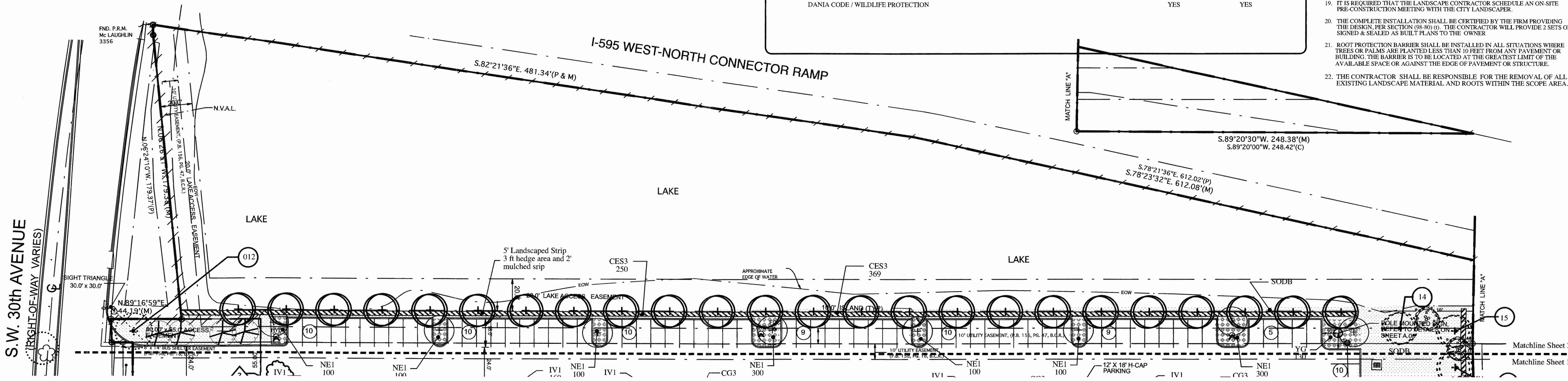
NOT TO SCALE



SOD SHALL BE LAID IN A STAGGERED MANNER. SOD STRIPS SHALL BE JOINED TIGHTLY AGAINST ONE ANOTHER. SPACES MEASURING GREATER THAN 1/2" SHALL BE REJECTED.

SOD PLANTING DETAIL

NOT TO SCALE



2.	1-4-17	DRC Comments	JS
1.	11-30-16	DRC Comments	JS
NO.	DATE	REVISION	BY

Designed: 10-31-16 JS

Drawn:

Checked:

SCALE

1"=30'

FILE NO. 213180

ISSUE

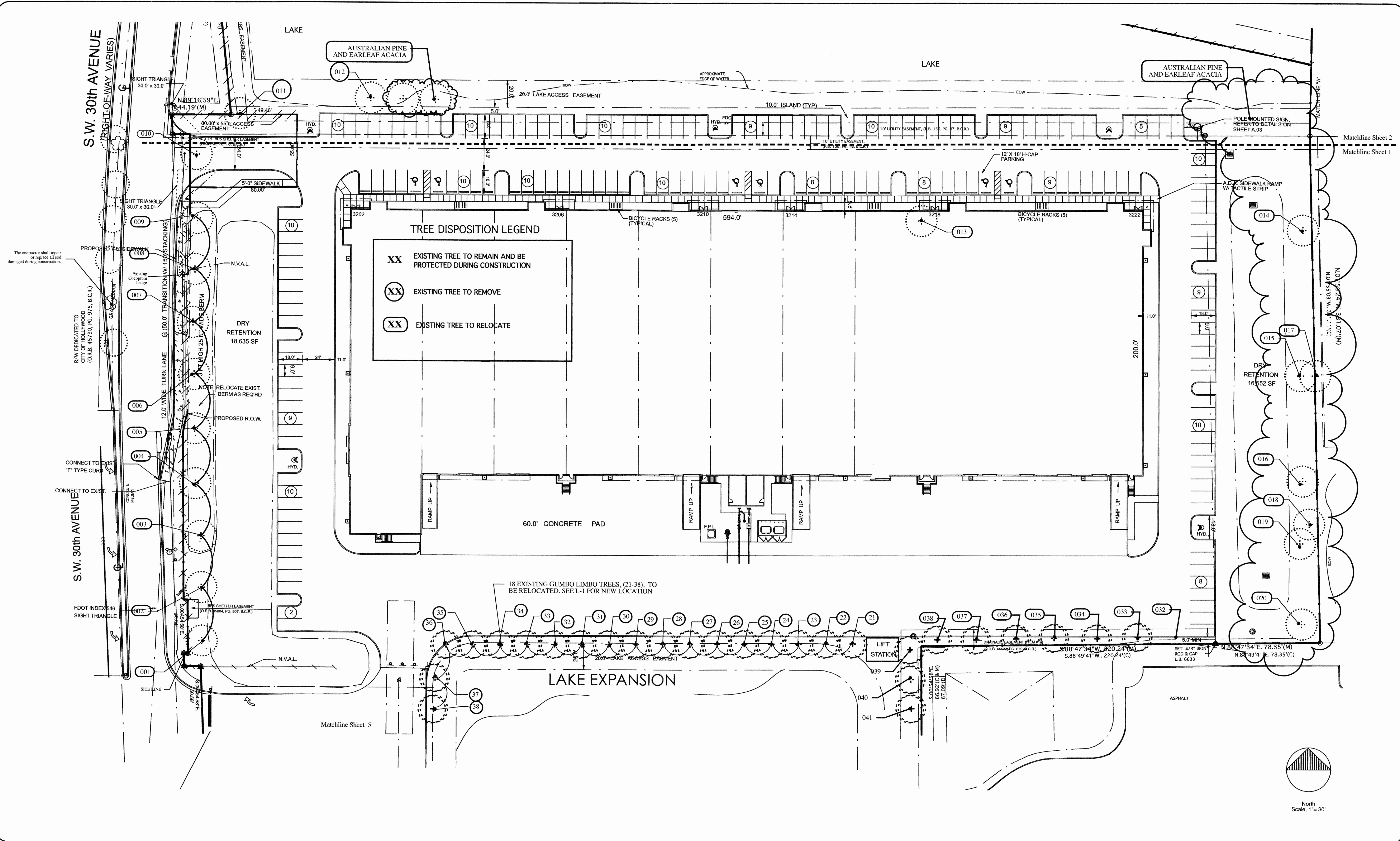
James
Santiago
Landscape Architect

I-95 Business Center

Dania Beach Beach, Fl
For MSG I-595 LLC

Landscape Plan and Details

SHEET
L-2.2
1.4.17
SEAL #795, DATE



2.	1-4-17	DRC Comments	JS
1.	11-30-16	DRC Comments	JS
NO.	DATE	REVISION	BY

Designed: 10-31-16
 Drawn: _____
 Checked: _____

SCALE
1" = 30'

FILE NO. 213180

PROJECT

ISSUE

**James
Santiago**
Landscape Architect
612 NE 14th Ave. Unit A, Fort Lauderdale, FL, 33304
tel. 305.791-3156 Email, jsantiagoola@gmail.com

I-95 Business Center

Dania Beach Beach, Fl
For MSG I-595 LLC

TREE DISPOSITION PLAN

SHEET
TD-1.2
1.4.17
SEAL #795, DATE

Tree List							
Date: 10/27/16							
Tree #	Common Name	Scientific Name	DBH (Inches)	Clear Trunk Height (feet)	Canopy Spread (feet)	Condition	Note
1	Live Oak	Quercus virginiana	2.5	11	6	fair	Remain
2	Live Oak	Quercus virginiana	3	13	7	good	Remain
3	Live Oak	Quercus virginiana	3	13	7	good	Remain
4	Live Oak	Quercus virginiana	3	13	7	good	Remain
5	Live Oak	Quercus virginiana	3	13	7	good	Remain
6	Live Oak	Quercus virginiana	3	13	7	good	Remain
7	Live Oak	Quercus virginiana	3	13	7	good	Remain
8	Live Oak	Quercus virginiana	3	13	7	good	Remain
9	Live Oak	Quercus virginiana	3	13	7	good	Remain
10	Live Oak	Quercus virginiana	3	13	7	good	Remain
11	Black Olive	Burda buceras	12.5	20	28	good	Remove
12	Australian Pine	Casuarina equisetifolia					Remove
13	Washingtonia Palm	Washingtonia robusta	14	9/20'	15	good	Remove
14	Live Oak	Quercus virginiana	11	18	16	fair	Remove
15	Live Oak	Quercus virginiana	11.5	19	25	good	Remove
16	Live Oak	Quercus virginiana	11	24	30	good	Remove
17	Sabal Palm	Sabal palmetto	10	3/15'	20	good	Remove
18	Live Oak	Quercus virginiana	7	11	14	good	Remove
19	Washingtonia Palm	Washingtonia robusta	14.5	21/28'	9	good	Remove
20	Live Oak	Quercus virginiana	9	14	18	good	Remove
21	Gumbo Limbo	Bursera simaruba	4	9	7	good	Relocate
22	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
23	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
24	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
25	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
26	Gumbo Limbo	Bursera simaruba	3.5	10	8	good	Relocate
27	Gumbo Limbo	Bursera simaruba	4	12	9	good	Relocate
28	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
29	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
30	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
31	Gumbo Limbo	Bursera simaruba	3.5	10	8	good	Relocate
32	Gumbo Limbo	Bursera simaruba	4	12	10	good	Relocate
33	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
34	Gumbo Limbo	Bursera simaruba	3.5	10	8	good	Relocate
35	Gumbo Limbo	Bursera simaruba	4	12	8	good	Relocate
36	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
37	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate
38	Gumbo Limbo	Bursera simaruba	4	10	8	good	Relocate

TREE MITIGATION CALCULATIONS

FOR MEDIAN MITIGATION PLAN SEE TD-4

TREES TO BE REMOVED FROM L-1/2 XX SQ.FT.

TREE CANOPY FROM TD-4 , 2,977 Sq.ft.

TOTAL CANOPY TO BE REPLACED = 3150 Sq.Ft.

ADDITIONAL TREES ON THE LANDSCAPE PLAN OVER THE REQUIRED QUANTITY = 27

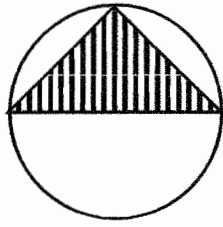
REQUIRED CANOPY REPLACEMENT = 4350 SQ.FT.

TREE DISPOSITION LEGEND

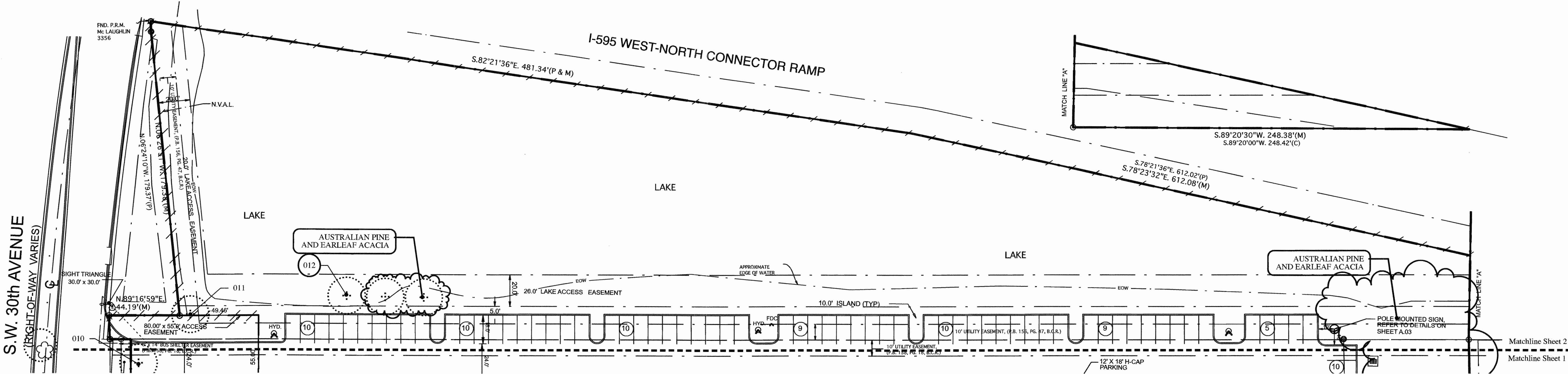
XX EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

XX EXISTING TREE TO REMOVE

XX EXISTING TREE TO RELOCATE



North
Scale, 1"= 30'



2.	1-4-17	DRC Comments	JS	
1.	11-30-16	DRC Comments	JS	
NO.	DATE	REVISION	BY	

Designed: 10-31-16 JS
Drawn: _____
Checked: _____

SCALE
1"= 30'

FILE NO. 213180

ISSUE

James
Santiago
Landscape Architect

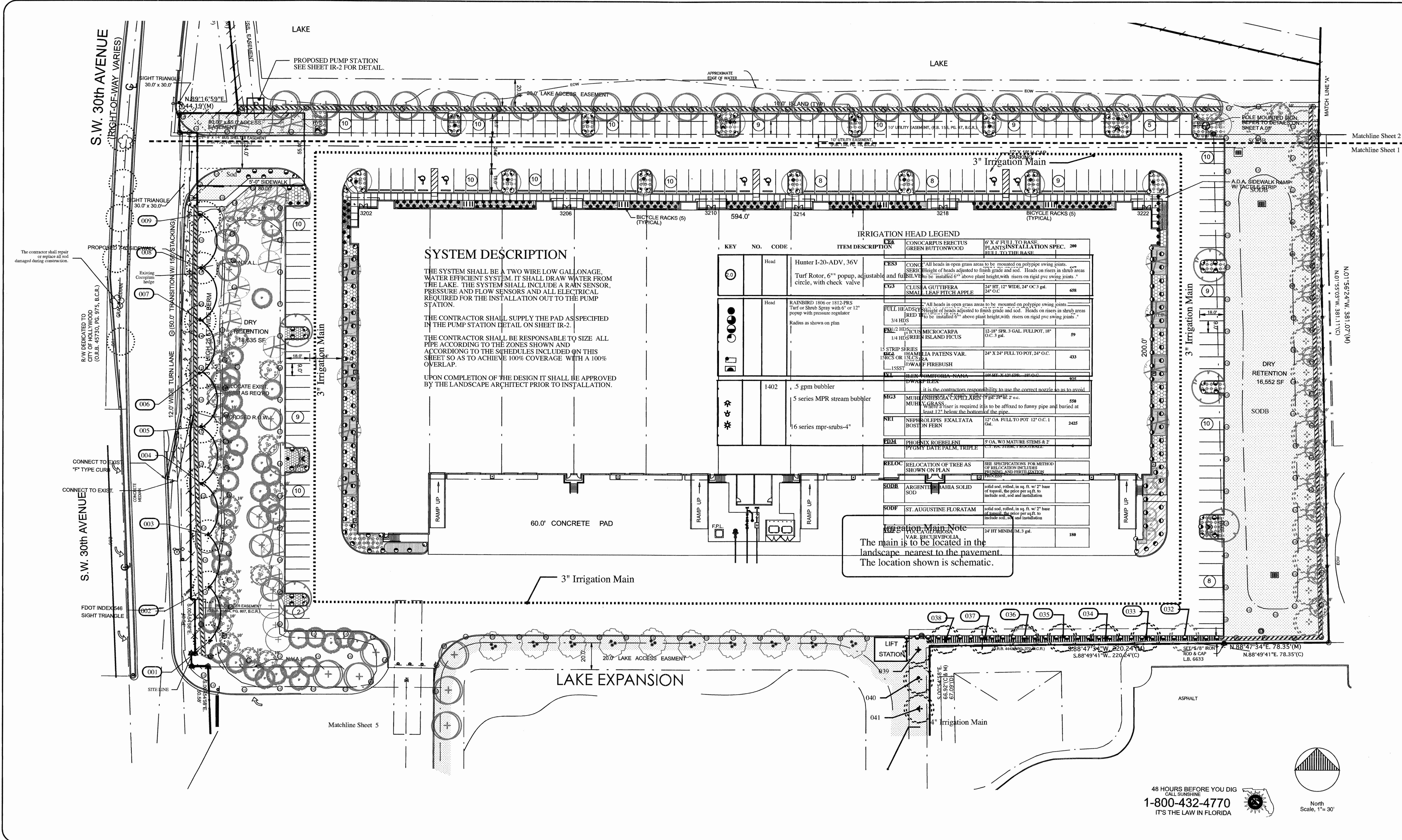
412 NE 14th Ave, Unit A, Fort Lauderdale, FL 33304
tel. 754-221-4985 Email: jsantiago@jsgm.com

I-95 Business Center

Dania Beach Beach, Fl
For MSG I-595 LLC

TREE DISPOSITION PLAN

SHEET
TD-2.2
1-27
SEAL #755, DATE



NO.	DATE	REVISION	BY
2	1-4-17	DRG Comments	JS
1	11-30-16	DRG Comments	JS

Designed:	10-31-16
Drawn:	
Checked:	

SCALE
1" = 30'

FILE NO. 213180
PROJECT
ISSUE

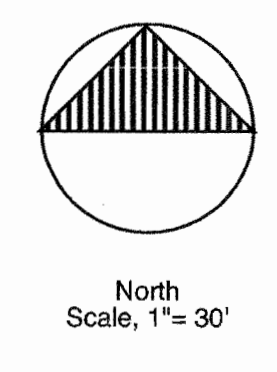
James Santiago
Landscape Architect
612 NE 14th Ave, Unit A, Fort Lauderdale, FL 33304
tel. 954-791-3156 Email: jsantiago@aol.com

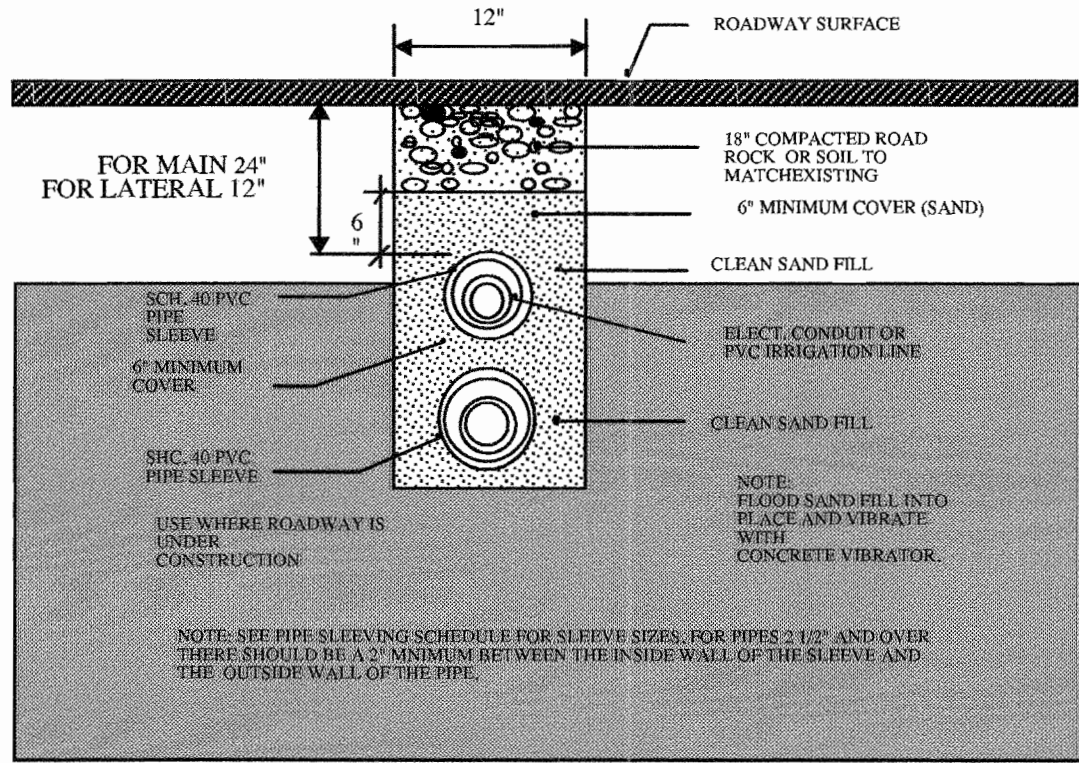
I-95 Business Center
Dania Beach Beach, FL
For MSG I-595 LLC

Irrigation Plan

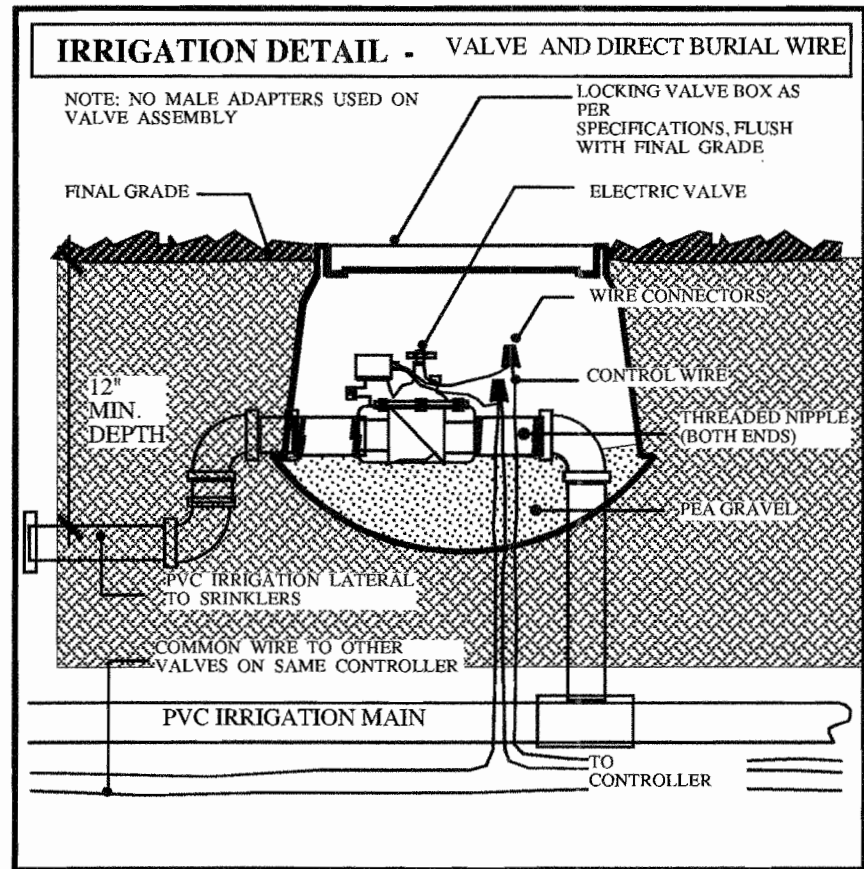
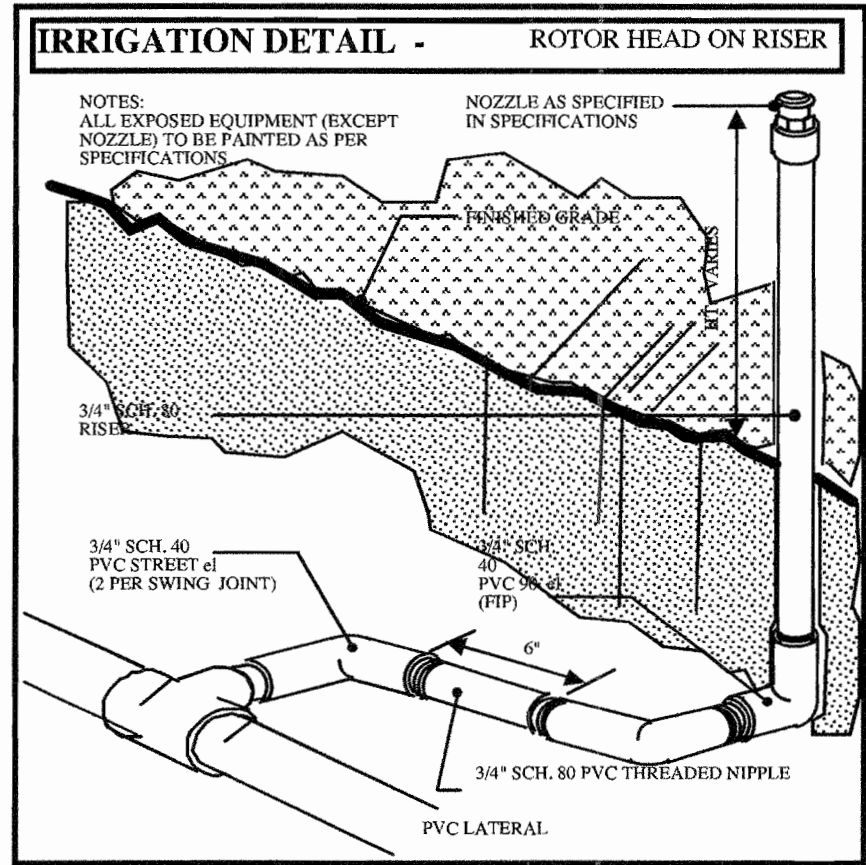
SHEET
IR-1.2
4.9.17
SEAL 7/5/DATE

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA





ALSO FOR PIPE AND CONDUIT ACROSS ROADWAYS



THRUST BLOCK NOTES

- Thrust block bearing areas shall be poured against undisturbed material. Where trench wall has been disturbed, excavate all loose material and extend to undisturbed material.
- Extend thrust block for full length of fittings. Put board in front of plug before pouring concrete. Joints shall not be covered by thrust block.
- Rough blocking forms shall be used along sides of thrust blocks.
- Thrust blocks shall be used in combination, as required, to suit specific fitting arrangement.
- Alternate designed restraining systems shall be provided where standard thrust blocking is not suitable.
- All wood blocking shall be pressure treated with preservative.

North
Scale: 1"=30'

PIPE SIZES (INCHES)	NO. RINGS (IN FT.)	AREA RINGS (SQ. FT.)	NO. RINGS (IN FT.)	AREA RINGS (SQ. FT.)	NO. RINGS (IN FT.)	AREA RINGS (SQ. FT.)	DESIGN PRESSURE (PSI)
1/2"	5	.3	2	.1	4	1.50	150
3/4"	1.5	.8	4	2	1.1	1.50	150
1"	3	1.5	8	4	2	1.1	150
1 1/4"	4	2.0	1.0	0.5	0.25	1.4	150

NOTE: Thrust block areas computed on basis of 5000 lbs. per sq. ft. wet in-situ concrete.

SCHEDULE OF TYPICAL THRUST BLOCK AREAS

SCALE: N.T.S.

HOOVER CENTRIFUGAL PUMP SYSTEM DETAIL

FIBERGLASS ENCLOSED SINGLE LAKE SUCTION CLOCK START

NOTE: SUCTION PIPES AND FITTINGS SHALL BE HDPE HEAT FUSED. CHECK VALVE 3" AND LARGER SHALL BE SWING TYPE. 2" AND SMALLER SHALL BE POPPET STYLE. ALL EXPOSED SUCTION & DISCHARGE PIPE ADJACENT TO THE PUMP SYSTEM SHALL BE GALVANIZED STEEL. BUTTERFLY OR BALL VALVE PROVIDED AT EACH PUMP.

PROVIDE MINIMUM OF 4' CLEARANCE ON ALL SIDES OF PUMP SYSTEMS

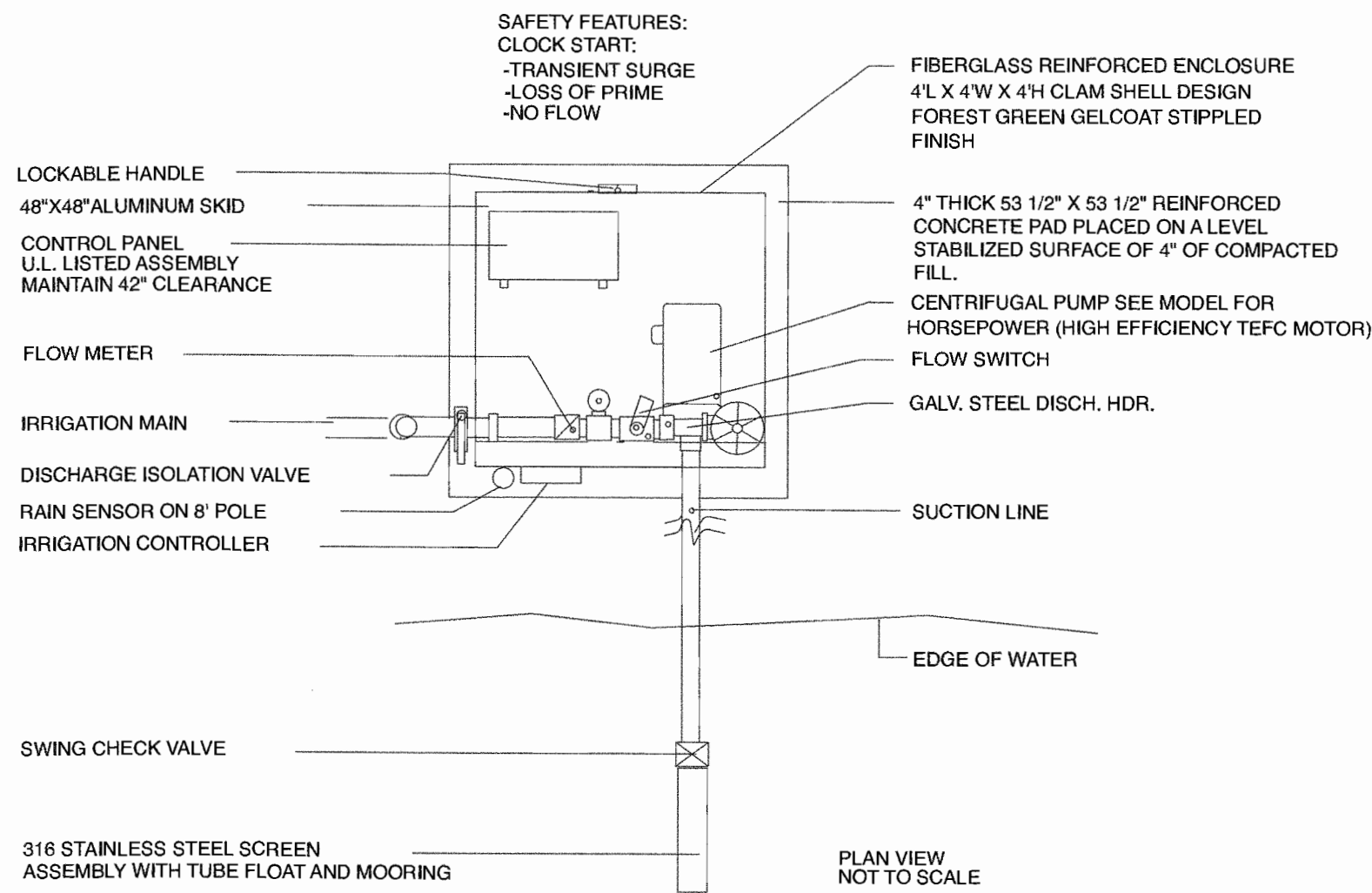
* FEATURES ARE INCLUDED IF MARKED WITH AN "X"

___ PRESSURE CONTROL VALVE

X HUNTER ACC-99D TWO WIRE, 99 STATION IRRIGATION CONTROLLER STATION

___ AND RAIN SENSOR ON 8' POLE

___ PRESSURE TANK FOR PRESSURE DEMAND SYSTEMS



ELECTRIC SERVICE TO BE, IN ORDER OF PREFERENCE:
460V 3-PHASE, 230V CLOSED-DELTA 3-PHASE, 208 WYE 3-PHASE,
SUCTION INLET 3"
DISCHARGE 2"
230 1-PHASE, 208V 1-PHASE, 230 OPEN-DELTA 3-PHASE.

PUMP PERFORMANCE:
100 GPM @ 141 TDH
55 PSI AT 10' LIFT

HOOVER PUMPING MODEL: HCF-7, 5CS-460/3-E-99, L.M.Z.
Pompano Beach, Florida, Tel: 954-971-7350

FILE: PN12888.DWG 1/14

PIPE SIZING SCHEDULE 40

0-7 GPM	= 3/4"
8-12	= 1"
13-22	= 1 1/4"
23-30	= 1 1/2"
31-50	= 2"
51-70	= 2 1/2"
71-110	= 3"

SLEEVE UNDER ALL PAVEMENT ACCORDING TO THE SCHEDULE BELOW.

PIPE SLEEVING SCHEDULE

PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2"
1 1/2"	3"
2"	4"
2 1/2"+	6"

NOTE THAT NO SLEEVE SHALL BE LESS THAN 2"

SYMBOL MANUFACTURER/MODEL/DESCRIPTION

- Rain Bird PGA-PRS-D- Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe. With Pressure Regulator Module.
- Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
- Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as per manufacturers instructions. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
- Hunter IC-600-pl Dual 48M, DUAL-1 decoders and DUAL-S 2-wire decoder controller with 48 station capacity, located within the pump station enclosure
Irrigation Lateral Line: PVC Class 160 SDR 26
PVC Class 315 for 1/2" pipe, PVC Class 200 for 3/4" pipe, PVC Class 160 SDR 26 for 1" and above.
- Irrigation Mainline: 34" PVC Class 200 SDR 2 PVC Class 200 irrigation pipe.
- Pipe Sleeve: HDPE PE4710 DR 11 (202psi)
- Typical pipe sleeve for irrigation pipe. See chart.
- Pump Station
- Valve Callout
Valve Number
Valve Flow

Bid Notes

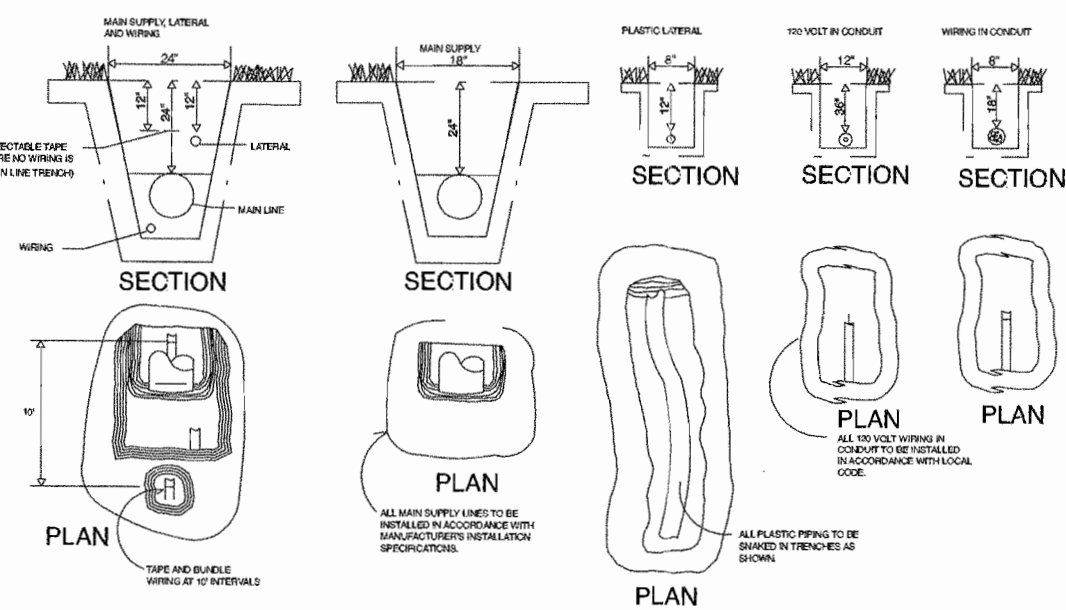
- Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
- After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
- These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractor's responsibility to make himself and his subcontractors aware of any other such conditions.
- The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantity for bid and installation. The callouts and entities drawn on the plans take precedence over the plant list.
- The contractor shall be responsible for his own takeoffs of the plantings and or irrigation equipment as drawn.
- The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions to prepare his bid. Conditions existing prior to bid will become a condition of the bid after the bid is accepted by the client.

KEY	NO.	CODE	ITEM DESCRIPTION	INSTALLATION SPEC.
	11	PIPE GEN NOTE	LATERAL PIPE All New Pipe and Fittings. Size as noted in plans. ALL MAINLINE PIPE SHALL BE SCH 40	3/4" Pipe to be Class 200 . All other lateral pipe to be Class 160 , except where ground is rocky; in rocky ground SCH 40 pipe will be used or Class 200/160 will be protected on all sides with at least 6" of clean, debris-free builders sand. All laterals to be placed 12" minimum below grade. All lateral pipe under pavement to be sleeved. No lateral installed shall be less than 34" .
	13	PIPE GEN NOTE	PIPES NEAR EXISTING TREES EXISTING TREES TAKE PRIORITY OVER PROPOSED IRRIGATION LINES. CONTRACTOR SHALL MAKE ADJUSTMENTS WHERE NECESSARY TO ACCOMMODATE EXISTING TREES.	Particular care shall be taken while installing pipe in the vicinity of existing or newly planted trees. Laterals shall run clear of rootballs and heads set to throw back toward trees.
	10	MAIN LINE NOTE	MAIN LINE NOTE ALL MAINLINE PIPE SHALL BE SCH 40 MAINLINE SHOWN ON PLANS AS SCHEMATIC ONLY. MAINLINE SHALL BE INSTALLED WITHIN PROPERTY LINES AT ALL TIMES.	Main lines location is shown schematically. Where ever possible, lateral lines are to be buried in common trench with main line. All wires shall be run under mains for protection. All mains shall be buried at minimum 24" depth. Mains should run deeper at road crossings. All pipe and fitting materials shall be new. All pipe to be cut squarely and burrs removed. All P.V.C. Mainline 4" and larger to be assembled with use of HARCO Gasketed fittings and poured concrete thrust blocks as per manf. specifications.
	94	RAIN sensor		Install as per manufacturer's recommendation. Contractor is responsible for a fully operational system in which the rain sensor performs as intended.
	01	CODE REQ.	Contractor shall comply w/ all Local Codes & include any and all Code requirements in their Base Bid. Extras shall be awarded the Contractor for materials work that are a basic requirement of codes whether or details are shown in schematic plans or not. ALL CONSTRUCTION MINIMUMS SHALL BE EQUAL TO OR GREATER THAN THE STANDARDS AS SET FORTH BY THE FLORIDA IRRIGATION SOCIETY INC. (FIS)	Contractor to supply and install all check valves, back flow preventers, and supply in the bid the cost for all permits, etc., as required by these codes even if those items are not shown on drawings. Each municipality making inspections for a job C.O., shall have it's own list of requirements which shall be included in the base bid and provided as part of the installation." It is the sole responsibility of the General Contractor to assure compliance with all local codes.
	02	CONTR. NOTE	IRRIGATION CONTRACTOR UTILITIES ABOVE AND BELOW GROUND.	Contractors shall be responsible for the location and verification of all overhead and underground utilities. Contractor shall coordinate with all of the appropriate agencies to verify utilities in the field. Contractor shall be responsible for the protection and maintenance and any damage to existing utilities and structures that may occur in the implementation of the scope of this project. CONTRACTORS MUST USE THE NEW STANDARD SCHEDULE OF COLORS DESIGNATED FOR MARKINGS ON THE GROUND, 1994 edition or better.
	00V1	WIRE LOW VOLT	Control wires for 24V Automatic Valves, shall be installed by Irrigation Contractor. Where required wire shall be sleeved in minimum 1" SCH 40 pipe electrical conduit buried beneath the mainline, where not possible wire shall be sleeved and at no less than 12" depth	All irrigation control wires shall be U.L. approved 24V solid copper wire. Wires shall operate 24V automatic sprinkler valves and enter the box from below. Individual control wires to be AWG size 14 gauge and common wires to be AWG white size 12 gauge. All BE APPROVED BY THE LAND. ARCH. ALL VALVE BOXES SET LEVEL W/GRADE Loop up spare wires at each control valve ALL SPLICING SHALL BE DONE IN VALVE BOXES ONLY.
	00V11	VALV BOX	VALVE COVER BOX - AMETEK Heavy Duty Box with Locking Covers, JVB-12 Box 12" d with 14"x20" Cover	All valve assemblies to be installed below grade shall include AMETEK valve boxes with a 2" layer of drainage gravel as clean dry ballast for a bottom. Install top of box flush with surrounding grade, grass or mulch depending on location. Group valve assemblies so they are accessible with the correct size box. Any substitutions must be approved by landscape architect by providing sample or product information for review and written approval.
	00V1A	VALVE	Hunter 2 wire decoder / Valve POV-101 to 201C - 5 - DC - 1" Globe valve, with flow control, slip x slip, and IXC - 1" latching solenoid. Electric w/ 24V Solenoid - SIZE OF VALVE TO ACCOMMODATE SYSTEM 2-20 GPM 1" 20-50 GPM 1.5" 50-100 GPM 2"	*All Valves shall be installed in a separate AMETEK valve box. All valve boxes to be placed upon a 2" layer of gravel. All valves assembled with IPS threaded nipples and then to PVC adapters. Top stem of valve assembly to be 6" below cap of valve cover box. This valve shall be used as the job standard Valve controlling each Zone as well as use as the Master Control Valve for applicable plans. All valve box locations to be approved by the Landscape Architect. All boxes to be set level with grade.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE

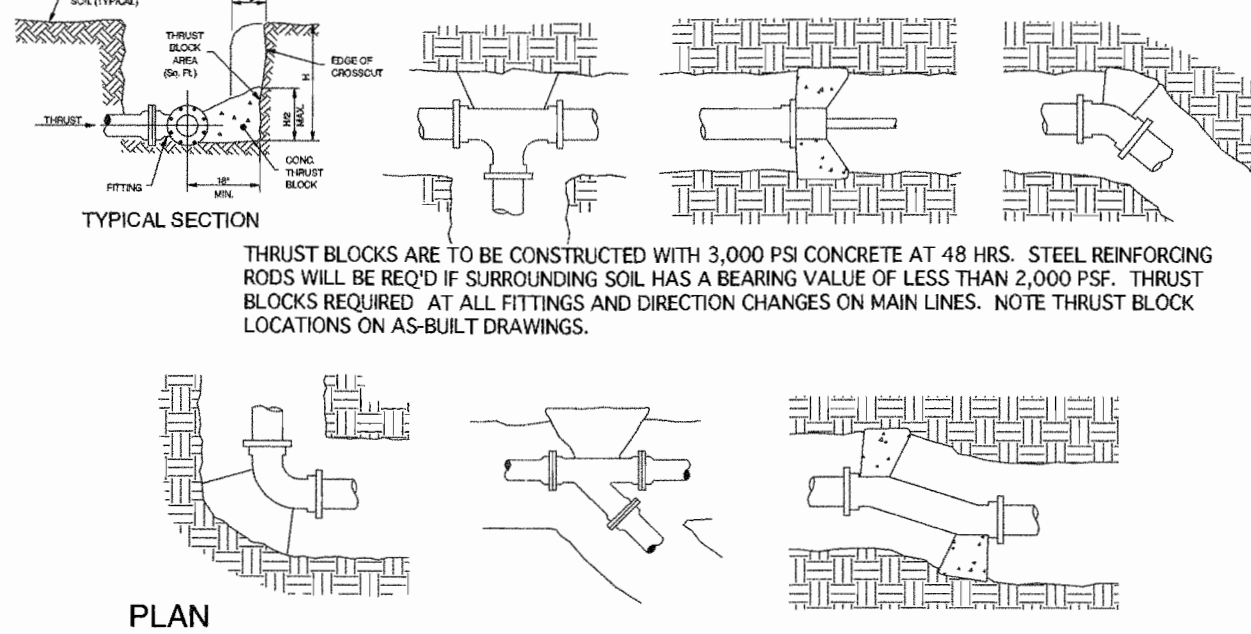
1-800-432-4770

IT'S THE LAW IN FLORIDA



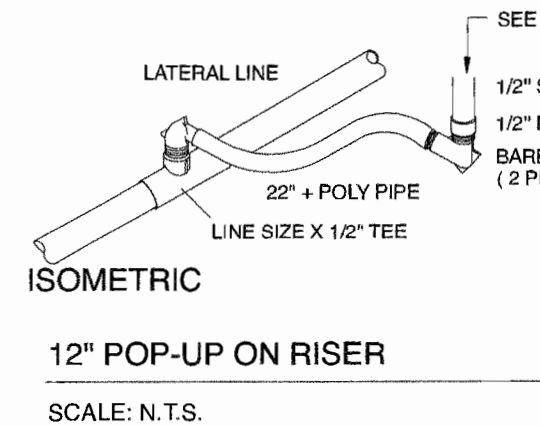
TYPICAL TRENCHING DETAILS

SCALE: N.T.S.



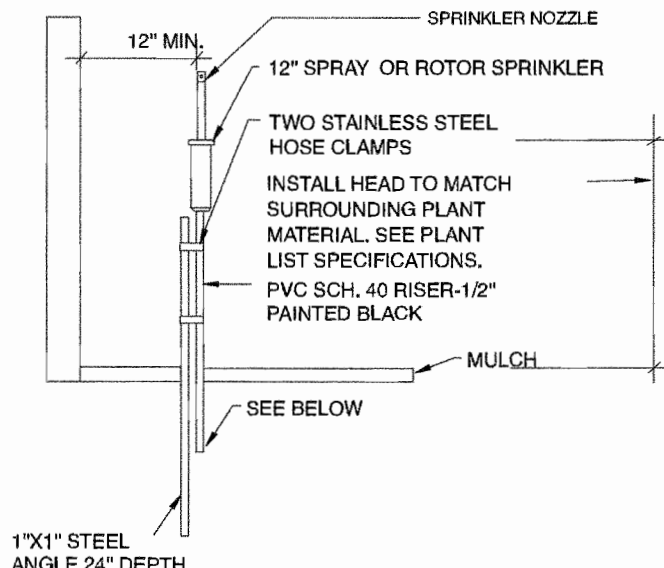
TYPICAL THRUST BLOCK DETAIL

SCALE: N.T.S.



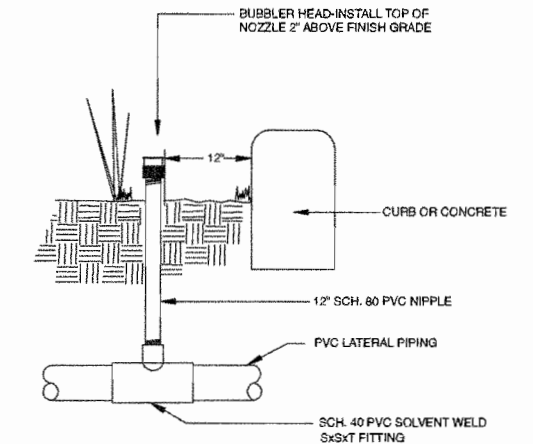
12" POP-UP ON RISER

SCALE: N.T.S.



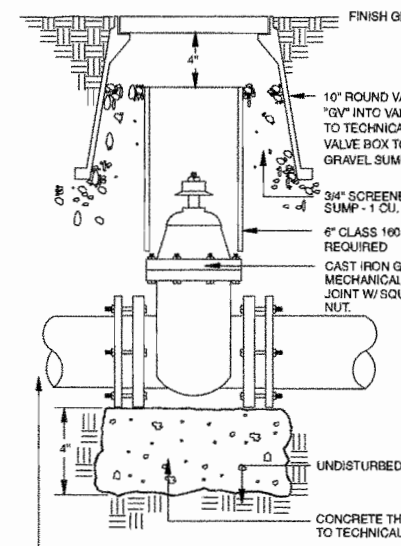
12" SPRAY OR ROTOR SPRINKLER

SCALE: N.T.S.



BUBBLER ON RISER DETAIL

SCALE: N.T.S.



GATE VALVE 3" AND UP

SCALE: N.T.S.

1	1-22-14	BUILDING FOOTPRINT REVISION			
NO.	DATE	REVISION			BY

Designed: 9-3-13 JS

Drawn: _____

Checked: _____

SCALE

1"= 20'

FILE NO. FILE NO. 213180

PROJECT

ISSUE

James Santiago
Landscape Architect

612 NE 14th Ave. Unit A, Fort Lauderdale, FL 33304
Tel: 954-566-1057 Email: jsantiago@jssantiago.com

I-95 Business Center

Dania Beach Beach, Fl

For MSG I-595 LLC

Irrigation Details

SHEET
IR-2.2
4.4.17
SEAL #795, DATE

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Friday, January 27, 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	January 24, 2017	November 2016 through November 2018	James
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 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	January 24, 2017	November 2016 through November 2018	James
Chris Christianson 5815 SW 39 th Way Dania Beach, FL 33312-6254 954-444-8393 cchristianson2006@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino
Dean Harley 606 NW 8 th Street Dania Beach, FL 33004-2320 513-652-5140 धारley@broward.org	January 24, 2017	November 2016 through November 2018	Salvino
Richard Ramcharitar 4620 SW 42 nd Terrace Dania Beach, FL 33314 786-423-1646 786-423-1906 fllqsc@gmail.com	January 24, 2017	November 2016 through November 2018	Salvino

**AIRPORT ADVISORY BOARD
MEMBERSHIP
Friday, January 27, 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
		November 2016 through November 2018	Harris
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
William Prescott 315 SE 11 th Terrace Dania Beach, FL 33004 954-471-8833	January 24, 2017	November 2016 through November 2018	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
Friday, January 27, 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
Friday, January 27, 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
Friday, January 27, 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

Friday, January 27, 2017

Name/Address Phone Number	Date Appointed	Term	Position
Marvin Cunningham	January 10, 2017	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

**GREEN ADVISORY BOARD
MEMBERSHIP
Friday, January 27, 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
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@corelogic.com	January 24, 2017	November 2016 through November 2020	Brandimarte
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
Friday, January 27, 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
Friday, January 27, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Antony Thackham 705 NW 8 th Street Dania Beach, FL 33004 954-214-6136 tonythackham@comcast.net	November 21, 2016	November 2016 through November 2018	Salvino
Glenn Harrington 4641 SW 30 th Way Dania Beach, FL 33312 954-393-9318 754-263-7354 glenn.harrington@lmppro.com	January 24, 2017	November 2016 through November 2018	Salvino
Joe White 4541 SW 27 Terrace Dania Beach, FL 33312 954-873-5300 captjoewhite@aol.com	December 13, 2016	November 2016 through November 2018	Salvino
Chris Barile 5099 SW 28 th Avenue Dania Beach, FL 33312 954-989-8260 (Home) 954-494-1920 (Cell) chrisbarile@bellsouth.net	January 10, 2017	November 2016 through November 2018	Brandimarte
Arthur J. Perseo 141 SE 3 rd Avenue, #305 Dania Beach, FL 33004 954-925-7023 (H) 954-328-2471 (Cell) artster14@yahoo.com	January 10, 2017	November 2016 through November 2018	Brandimarte
Carol Stokrocki 450 SE 7 th Street, #246 Dania Beach, FL 33004 954-482-2724 cstokrocki@att.net cstokrocki@hotmail.com	January 10, 2017	November 2016 through November 2018	Brandimarte

**MARINE ADVISORY BOARD
MEMBERSHIP
Friday, January 27, 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
Ryan Stone 501 E. Dania Beach Boulevard Unit 1H Dania Beach, FL 33004 727-418-3232 m.ryanstone24@gmail.com	January 24, 2017	November 2016 through November 2018	James
		November 2016 through November 2018	James
Gregory Galyo 4496 SW 37 Avenue Fort Lauderdale, FL 33312	January 24, 2017	November 2016 through November 2018	Grace
Ronald Brozic 634 NE 3 rd Street Dania Beach, FL 33004 954-923-6632 954-602-0592 rbrozic@bellsouth.net	December 13, 2016	November 2016 through November 2018	Grace
Clive Taylor 642 NE 3 rd Street Dania Beach, FL 33004 954-923-4439 (Home) 954-830-8855 (Cell) cetriumph@aol.com	November 21, 2016	November 2016 through November 2018	Grace

**MARINE ADVISORY BOARD
MEMBERSHIP
Friday, January 27, 2017**

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Peggy McKenna 34 SE 10 th Terrace Dania Beach, FL 33004 954-937-3168 peggybree@webtv.net	January 24, 2017	November 2016 through November 2018	Harris
Sheldon Snyder 3061 Cove Drive Ft. Lauderdale, FL 33312 954-635-3152 eileenmeano@gmail.com	January 24, 2017	November 2016 through November 2018	Harris
		November 2016 through November 2018	Harris

PARKS, RECREATION & COMMUNITY AFFAIRS
ADVISORY BOARD MEMBERSHIP
Friday, January 27, 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	January 24, 2017	November 2016 through November 2018	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
Friday, January 27, 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	January 24, 2017	November 2016 through November 2018	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

POLICE & FIRE PENSION BOARD
MEMBERSHIP – 4 Year Terms
Friday, January 27, 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 Handevidt 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
Friday, January 27, 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