AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 7, 2019 - 7:00 PM

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Ocean Park at Dania Beach Update by Kenneth Krasnow, Vice Chairman, Colliers International

2. Dania Beach Chamber of Commerce update by Randie Shane

3. Special Event request from the City of Dania Beach Community Redevelopment Agency for Dania After Dark Events to be held on SW 1st Avenue between Dania Beach Boulevard and SW 1st Street, on October 12, November 9, and December 14, 2019 and January 11, February 1, March 14, April 11, May 9, June 13, July 11, August 8, and September 12, 2020 from 5:00 p.m. to 10:00 p.m. The applicant is also requesting road closures on SW 1st Avenue, and BSO Police and Fire Services.

4. PROCLAMATIONS

1. Domestic Violence Awareness Month - Women in Distress

2. Breast Cancer Awareness Month - Mayor Lewellen

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

1. Special recognition presentation for the fishing excursion - Captain Marks, BSO Chief of Police

7. CONSENT AGENDA

1. Minutes:

   Approve Minutes of September 23, 2019 Second Budget Public Hearing
   Approve Minutes of September 23, 2019 City Commission Meeting

2. Travel Requests: None

3. RESOLUTION NO. 2019-117

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL LANDSCAPING SERVICES EXISTING BETWEEN THE CITY OF DANIA BEACH AND SAM'S LANDSCAPE MAINTENANCE, INC., RELATING TO AN INCREASE IN CONTRACT PRICE DUE TO THE ADDITION OF THE NUMBER OF AREAS TO BE MAINTAINED AND A RISE IN OPERATING COSTS OVER THE PAST SIX MONTHS BY AN ANNUAL AMOUNT NOT TO EXCEED THIRTY FIVE THOUSAND SIX HUNDRED SEVENTY FOUR DOLLARS ($35,674.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2019-118

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE CITY OF DANIA BEACH FOR SERVICES TO BE PURCHASED FROM R.J. BEHAR & COMPANY, INC. FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES FOR VARIOUS LOCATIONS FOR THE DANIA BEACH CITYWIDE PROJECT IN THE AMOUNT OF NINETY THOUSAND EIGHT HUNDRED EIGHTY SEVEN DOLLARS AND TWENTY CENTS ($90,887.20), THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH AGREEMENT;

PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5. RESOLUTION NO. 2019-119

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PARKS AND RECREATION DEPARTMENT FOR THE PURCHASE OF A CENTRAL AIR CONDITIONING UNIT FROM CAPITAL AIR CONDITIONING, INC., FOR FISCAL YEAR 2018-2019 ENDING SEPTEMBER 30, 2019, WHICH MAY EXCEED AN ANNUAL SINGLE VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTION NO. 2019-120

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RECLASSIFICATION OF THE PUBLIC SERVICES DEPARTMENT WATER TREATMENT PLANT OPERATOR "B" POSITION TO OPERATOR "B/C" (TRAINEE); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. RESOLUTION NO. 2019-121

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RECLASSIFICATION OF THREE (3) EMPLOYEE POSITIONS WITHIN THE PUBLIC SERVICES DEPARTMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. RESOLUTION NO. 2019-122

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS FOR SERVICES PURCHASED FROM SHI INTERNATIONAL CORP. UNDER FLORIDA STATE CONTRACT 43230000-15-02 FOR FISCAL YEAR 2018/2019, ENDING SEPTEMBER 30, 2019, FOR PURCHASES THAT WILL EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

9. RESOLUTION NO. 2019-123

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS FOR TEMPORARY PERSONNEL SERVICES TO BE PURCHASED FROM VARIOUS STAFFING VENDORS UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT 13-D-140F, FOR AN ESTIMATED SIX MONTHS, OCTOBER 15, 2019 THROUGH APRIL 14, 2020 (WITH REQUEST TO EXTEND), WHICH MAY EXCEED VENDOR TOTALS OF TWENTY-FIVE THOUSAND DOLLARS ($25,000.00); INITIAL PURCHASES ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED DEPARTMENTAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. RESOLUTION NO. 2019-128

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, IN SUPPORT OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY RESOLUTION NO. 2019-CRA-020; RECOMMENDING APPROVAL OF PROJECT MAGIC AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2019-124

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD INVITATION TO BID ("ITB") NO. 19-010 FOR BUILDING CODE SERVICES TO C.A.P. GOVERNMENT INC.; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

9. PUBLIC HEARINGS

1. RESOLUTION NO. 2019-125

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PROVIDING THAT A PORTION OF AN ACCESS ROAD LOCATED IN THE CITY'S WEST LAWN CEMETERY BE NAMED AS "MARVIN MERRITT WAY"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

2. ORDINANCE NO. 2019-014

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-87-19) SUBMITTED BY LARRY L. ADAIR, P.A. ON BEHALF OF THE PROPERTY OWNER, 800 MARINE TECHNICAL CENTER, INC. FOR PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST OF THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, GENERALLY DESCRIBED AS NORTHWEST 3RD PLACE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

3. RESOLUTION NO. 2019-126

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-112-17) REQUEST, LANDSCAPE VARIANCE REQUESTS (VA-19-19 AND VA-20-19), BUILDING SET BACK VARIANCE REQUEST (VA-21-19), AND A CHAINLINK FENCE VARIANCE REQUEST (VA-118-19); SUBMITTED BY SOUTHEAST ARCHITECT SERVICES, INC. ON BEHALF OF 800 MARINE TECHNICAL CENTER, INC., FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF OLD GRIFFIN ROAD AND LYING BETWEEN NORTHWEST 8TH AND 9TH AVENUES WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. ORDINANCE NO. 2019-015

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," ARTICLE 200 "USER GUIDE FOR PART 2 OF THE CODE," PART 3 "SPECIAL ZONING DISTRICTS," CREATING SUBPART 5, "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 350 "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL), ARTICLE 300 "HOW TO USE," ARTICLE 405 "UTILITIES IN NEW SUBDIVISIONS," ARTICLE 410 "DRAINAGE FACILITIES," ARTICLE 420

"APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS," ARTICLE 500 "GENERAL PROVISIONS; HOW TO USE," ARTICLE 505 "SIGN REGULATIONS," ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS," ARTICLE 515 "GASOLINE SERVICE STATIONS," ARTICLE 520 "LARGE RETAIL ESTABLISHMENT STANDARDS," ARTICLE 530 "PARKING STRUCTURE DESIGN," ARTICLE 600 "GENERAL PROVISIONS AND APPLICATION REQUIREMENTS," AND ARTICLE 635 "SITE PLANS" TO PROVIDE FOR PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL) REGULATIONS, DEVELOPMENT REVIEW PROCEDURES, AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** ***(Continued from September 23, 2019)***

5. ORDINANCE NO. 2019-016

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; AMENDING PART 3 "SPECIAL ZONING DISTRICTS", SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

6. ORDINANCE NO. 2019-017

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 4 "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" MODIFYING THE HOURS OF PACKAGE SALES FOR LIQUOR, BEER AND WINE FOR OFF-SITE CONSUMPTION CONDUCTED AS AN ACCESSORY USE TO A RETAIL GROCERY STORE USE WITH A MINIMUM 20,000 SQUARE FEET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

7. ORDINANCE NO. 2019-016

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA

BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; AMENDING PART 3 "SPECIAL ZONING DISTRICTS", SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from September 23, 2019)***

8. ORDINANCE NO. 2019-017

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 4 "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" MODIFYING THE HOURS OF PACKAGE SALES FOR LIQUOR, BEER AND WINE FOR OFF-SITE CONSUMPTION CONDUCTED AS AN ACCESSORY USE TO A RETAIL GROCERY STORE USE WITH A MINIMUM 20,000 SQUARE FEET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from September 23, 2019)***

9. ORDINANCE NO. 2019-018

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST, MADE BY STEPHANIE J. TOOTHAKER, ESQ. P.A. (TOOTHAKER.ORG) AND GREENSPOON MARDER, ON BEHALF OF DANIA BEACH MARINA CORP, NV MARINA HOLDINGS LLC, RJ MARINA HOLDINGS LLC, AND PROJECT USA LLC, TO REZONE (RZ-104-19) THE PROPERTIES GENERALLY LOCATED AT 90 NORTH BRYAN ROAD, 50 SOUTH BRYAN ROAD, 70 SOUTH BRYAN ROAD, AND 150 SOUTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) AND GENERAL BUSINESS (C-3) TO PLANNED SMALL LOT MIXED-USE DEVELOPMENT (PMUD-SL), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from September 23, 2019)***

10. RESOLUTION NO. 2019-127

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A SITE PLAN (SP-124-19) SUBMITTED BY THE APPLICANT, KIMLEY-HORN AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER DANIA LIVE 1784 II LLC, FOR PROPERTY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

10. DISCUSSION AND POSSIBLE ACTION

1. Discussion on outdoor billboard advertising - Vice-Mayor Odman

2. Dania Beach 115th Birthday - Vice-Mayor Odman

3. Food truck ordinance - Commissioner James

11. COMMISSION COMMENTS

1. Commissioner Brandimarte

2. Commissioner Harris

3. Commissioner James

4. Vice-Mayor Odman

5. Mayor Lewellen

12. APPOINTMENTS

1. Complete Count Advisory Committee
   Mayor Lewellen - 1 appointment
   Vice-Mayor Odman - 2 appointments
   Commissioner Brandimarte - 2 appointments
   Commissioner Harris - 2 appointments
   Commissioner James - 2 appointments

2. Creative Arts Council Advisory Board
   Commissioner James - 1 appointment

3. Dania Beach Housing Authority
   Mayor Lewellen - 1 appointment

(Bill Winkelholz's term expires October 31, 2019)

13. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders

Monday, October 28, 2019 - 7:00 p.m.	City Commission Meeting
Tuesday, November 12, 2019 - 5:30 p.m.	CRA Board Meeting
Tuesday, November 12, 2019 - 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)
Special Event request from the City of Dania Beach Community Redevelopment Agency for Dania After Dark Events to be held on SW 1st Avenue between Dania Beach Boulevard and SW 1st Street, on October 12, November 9, and December 14, 2019 and January 11, February 1, March 14, April 11, May 9, June 13, July 11, August 8, and September 12, 2020 from 5:00 p.m. to 10:00 p.m. The applicant is also requesting road closures on SW 1st Avenue, and BSO Police and Fire Services.

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo to Commission - Dania After Dark, Special Events Application - Dania After Dark 2020, Site Plan For Dania After Dark (3), Fire Marshal Report

CITY OF DANIA BEACH
PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Eric Brown, Parks and Recreation Director

RE: Special Events Application Request for the 2019-2020 Dania After Dark for Event Dates: October 12, November 9, and December 14, 2019 and January 11, February 1, March 14, April 11, May 9, June 13, July 11, August 8, September 12, 2020

REQUEST

A Special Event is requested by City of Dania Beach Community Redevelopment Agency for Dania After Dark monthly events. The requested events are scheduled for the dates shown above from 5:00 p.m. to 10:00 p.m. at City Hall located at 100 W. Dania Beach Blvd, Dania Beach, FL 33004.

BACKGROUND

These are monthly events that take place to collectively bring the community together to share in the night life and entertainment.

BUDGETARY IMPACT

The special events application fee for this event is $150.00.

RECOMMENDATION

Applicant will pay for necessary services recommended below.

It is recommended that the City Commission Approve the Special Events Application request in whole with compliance of the conditions noted below:

Staff	Comments/Conditions	
BSO Fire Dept. – Fire Prevention Officer Braun	*Fire Marshal's Report attached* Inclusive of the "special installment" of this event on Feb. 1, 2020.	
BSO Police Dept. - Lt. Stallings	No concerns raised. Will continue to staff the event with four (4) deputies and a supervisor.	

CITY OF DANIA BEACH
PARKS AND RECREATION DEPARTMENT

MEMORANDUM

Code Enforcement - Eric Walton	No concerns raised.	
Community Dev. – Jack Fisher	No concerns raised. All items are covered in your events notes.	
Community Dev. - Corinne Lajoie	No concerns raised.	
City Attorney - Tom Ansbro	No concerns raised.	
HR/Risk Mgmt. – Paula Morrell and Brenda Caseneuve	No concerns raised.	
Parks & Recreation – Eric Brown	No concerns raised.	
Public Services	No concerns raised.	

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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 Riguero. **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.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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 After Dark: 10/12/19,11/9/19,12/14/19,1/11/20, 2/1/20, 3/14/20, 4/11/20, 5/9/20 ,6/13/20, 7/11/20, 8/8/20, 9/12/20 from 5:00-10:00 PM

*Brief Description of the Event:

Evening time fusion event: featuring live music, unique artisan vendors, food trucks, and tented green market styled vendors

Address/Location of Event: SW 1st Avenue between Dania Beach Boulevard & SW 1st Street

Event Coordinator: Atlantic Studios, Inc

Telephone #1: 954-788-3467 E-mail Address: cgaidry@atlanticstudios.com

Telephone #2: 954-785-7475 Fax: 855-687-3295

Additional Contact Person for the Event: Kathleen A. Weekes, Dania Beach CRA Manager

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 West 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 #: 55-0844832

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

Date of Incorporation: 2004 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:** City of Dania Beach

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

Is the letter attached? ☐ **Yes** ☐ **No**

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

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

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

If so, Indicate the city location of last event: SW 1st. Avenue b/t Dania Beach Boulevard & SW 1st. Dania Beach FL 33004

Is the event to take place: ☐ **Indoors** ☑ **Outdoors** ☐ **Both**

Number of Expected Daily Attendants: 1,000 **(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	Oct .12, 2019	5:00 pm	10:00 pm	5
Saturday	Nov.9, 2019	5:00 pm	10:00 pm	5
Saturday	Dec. 14, 2019	5:00 pm	10:00 pm	5
Saturday	Jan.11, 2020	5:00 pm	10:00 pm	5
Saturday	Feb. 1, 2020	5:00 pm	10:00 pm	5
Saturday	Mar. 14, 2020	5:00 pm	10:00 pm	5
Saturday	Apr. 11, 2020	5:00 pm	10:00 pm	5
Saturday	May.9, 2020	5:00 pm	10:00 pm	5
Saturday	Jun.13, 2020	5:00 pm	10:00 pm	5
Saturday	Jul.11, 2020	5:00 pm	10:00 pm	5
Saturday	Aug.8, 2020	5:00 pm	10:00 pm	5
Saturday	Sept.12, 2020	5:00 pm	10:00 pm	5

Anticipated Date and Time to Begin Set-Up: Two hours prior to commencement

Anticipated Date and Time for Completion of Break-Down: Two hours post commencement

***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: On next page

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 retardency 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 and DJ

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
2nd Saturday of Each Month	10/12/2019 -	5:00 pm	10:00 pm	5 hrs
	9/12/2020			
	As noted above			

***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: Food Trucks- Thoroughly vetted and will indemnify the City and CRA with COIs

****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: Local and Traveling 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: _____

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

_____

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

Are you providing to us a copy of the ride vendor's Certificate of Liability and Workers' Compensation Insurance with this application? ☐ **Yes** ☐ **No**
Please Note – An original Certificate of Liability and Workers' Compensation Insurance is required for any and all rides. Ensure that the Certificate is for this specific event, has the proper dates, and names the City of Dania Beach as an Additional Insured. No event will be approved without this insurance.

***Will recreational vehicles be used for temporary overnight housing?** ☐ **Yes** ☐ **No**
Please Note – Indicate the locations of these on the site plan.

***Will there be any use of pyrotechnics or fireworks displays at this event?** ☐ **Yes** ☐ **No**
Please Note **-** Pyrotechnics fireworks displays require special applications, permits and inspections as well as an original Certificate of Liability and Workers' Compensation Insurance. In addition, a Fire Inspector will be required to be present during set-up and displays. This expense will be passed on to the event. (BSO or Fire Details may be required - refer to page 6)

***Will there be use of any Grandstands or Bleachers for seating at this event?** ☐ **Yes** ☐ **No**
Please Note - Bleachers and Grandstands may have to meet special safety code requirements. Locations must be indicated on the site plan. Plumbing permit is required for portable toilets.

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

If so, How many? 1 ☐ N/A
Please Note – Provide the locations of all sanitary facilities on the site plan.

***Is there a request for any temporary signage for this event?** ☑ **Yes** ☐ **No**
Please Note **– Any questions regarding temporary signage should be directed to City Code Compliance, (954)924-6810.**

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

If yes, please explain: 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.

Rickelle Williams
Signature of Applicant

CRA EXECUTIVE DIRECTOR
Title

RICKELLE WILLIAMS
Print name of Applicant

SEPTEMBER - 14 - 2019
Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on September 14, 2019.

by Rickelle Williams, who is personally known to me, or, if not, such person produced the following form of identification: _____.

KATHLEEN A. WEEKES
Notary Public - State of Florida
Commission # GG 314024
My Comm. Expires Jul 6, 2023
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission expires: July 6, 2023

My Commission number: GG 314024.

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)

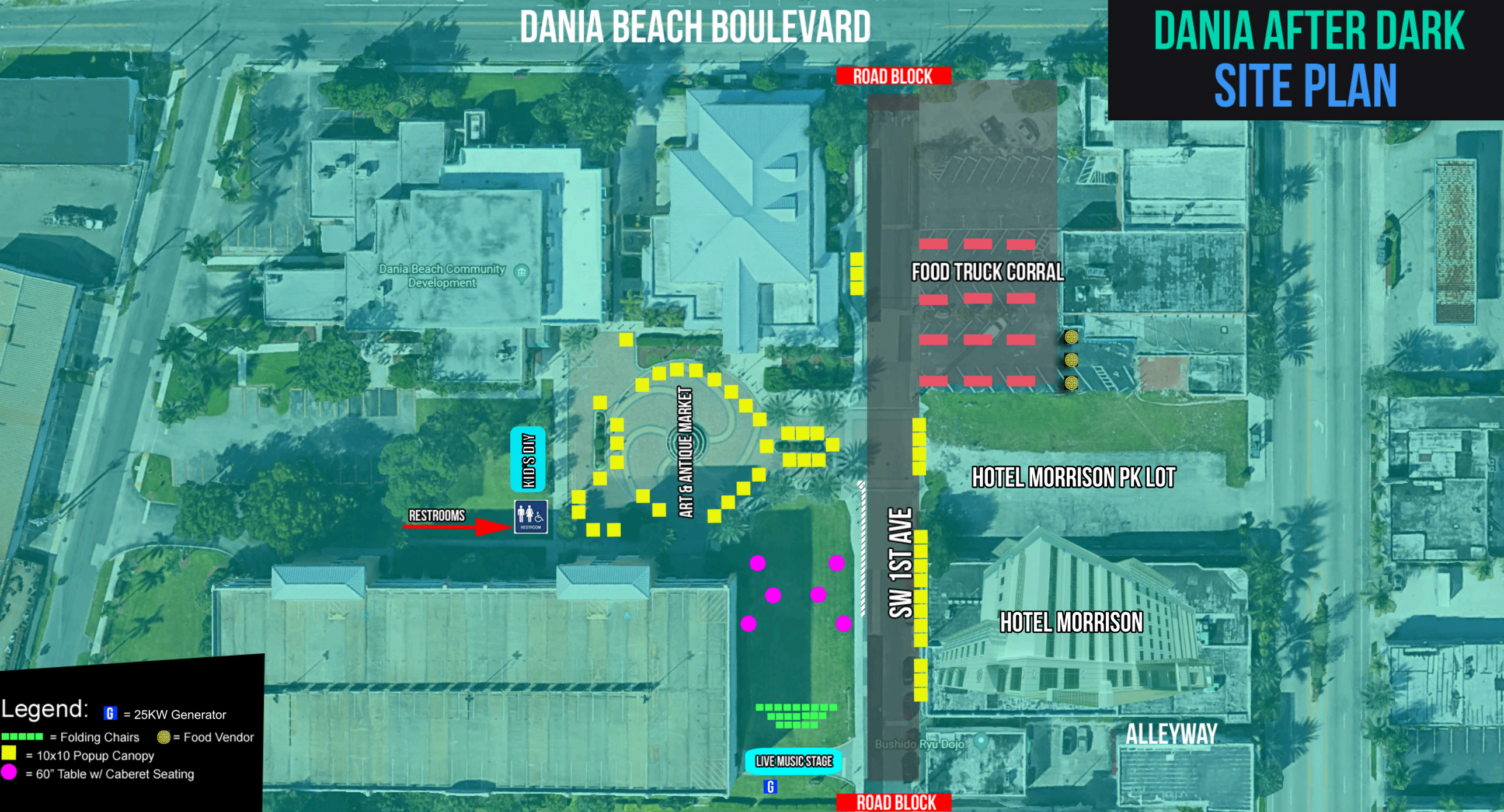
Special events requiring the use of Broward Sheriff's Office shall require advance payment of the applicable special detail rate.

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.

DANIA AFTER DARK
SITE PLAN



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: **"Dania After Dark"**
Event Date(s): **Every 2nd Saturday of Each Month (October 12th 2019 through September 12th 2020) 5pm-10 pm**
Event Location: **SW 1st Ave between Dania Beach Blvd & SW 1st Street, Dania Beach**
Event Reviewed By: **FPO Craig A. Braun** Date of Review: **9-19-2019**

☐ 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. **COMPLIED**

☐ **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). Per BORA F-108.1.1: Temporary structures such as tents with sides, exceeding 100 sq./.ft. and canopies without sides exceeding 225 sq./ft. containing occupancy or operations that could present a life safety hazard to occupants and/or the general public based on the Fire Code Official shall be required to have a permit issued in conformance with permitting section Chapter 1 and this code and be in conformance with the Life Safety provisions of this code and the Florida Building Code.

☐ **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. **Complied by Site Plan already submitted provided.**

☐ **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. **In addition, shall be in compliance with BORA to the FFPC (6th ed.) Section: F-122 Mobile and Temporary Cooking Operations**

NOTE: A licensed propane vendor capable of testing propane gas systems of food vendors must be on site during fire inspection. The propane vendor will be required to test and approve propane gas systems of food vendors. Food vendors who are not tested and approved by the propane vendor and approved by the fire inspector will not be allowed to utilize any propane fueled devices. The event applicant is responsible for the coordination and costs of required propane vendor.

☐ **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:**
Special Note: Maximum food trucks /trailers allowed per event is 12 truck/trailers per FSI (fire safety inspector), additional inspector(s) shall be required as necessary to conduct inspections for more than 12 trucks per event. In particular: "the Special Installment" event being held on Saturday February 1st 2020 for Dania Beach After Dark "Super Bowl" edition **Prior to the day of an event a List of Food Trucks expected at the event is required to be sent via e-mail to the Fire Prevention Bureau to: craig_braun@sheriff.org.**

INSPECTION AND/OR DETAIL REQUIREMENTS

Pre-Event Inspections Required:
☐ NO ☒ YES
☐ N/A ☐ (Dates & Times): ** For all dates (2:30pm-6:30pm)
TYPE OF INSPECTION REQUIRED:
__ Normal Inspection Hours
XX After-Hours (4-Hours or Less)
__ After Hours (Greater than 4 Hours)

Fire Inspector Stand-By Detail Required:
☒ NO ☐ YES
☐ N/A ☐ (Dates & Times): _____

Operational Detail Required: **
☒ NO ☐ YES
Type: ** Exclusive of "a Special Installment" Event being held on **Saturday, February 1st, 2020** for Dania Beach After Dark "Super bowl edition", which may require operational detail as per the determination of the District Operations Chief.**
Dates & Times: _____

☐ N/A ☒ **INVOICE TO FOLLOW FOR PRE-EVENT INSPECTIONS AND/OR DETAILS.**
$65.00/Hr. minimum of 4 hrs. per event.

OFFICE OF THE MAYOR
CITY OF DANIA BEACH, FLORIDA

PROCLAMATION

WHEREAS, the residents of the City of Dania Beach are this City's most precious resource and ensuring their safety, well-being and positive development is a priority and a responsibility that we all share; and

WHEREAS, 1 in 3 women and 1 in 4 men have been victims of physical violence by an intimate partner within their lifetime; and

WHEREAS, the exposure of young children to such violence is occurring at an alarming rate— The U.S. Advisory Board on Child Abuse and Neglect suggests that domestic violence may be the single major precursor to child abuse and fatalities in this country; and

WHEREAS, by providing individuals with education about healthy relationships, and by changing attitudes that support violence, we work to stop domestic violence for the City of Dania Beach residents;

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Lori Lewellen, Mayor of the City of Dania Beach, Florida, do hereby proclaim the month of October 2019 as:

DOMESTIC VIOLENCE AWARENESS MONTH

in the City of Dania Beach and urge all to respond to and work toward ending domestic violence by supporting their communities' efforts to empower and assist victims in finding and accessing the resources they need, and by promoting awareness and prevention of domestic violence in our community.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

OFFICE OF THE MAYOR
CITY OF DANIA BEACH, FLORIDA

PROCLAMATION

WHEREAS, October is Breast Cancer Awareness Month, which is an annual campaign to increase awareness of the disease and the importance of screening and early detection; and

WHEREAS, one in eight women born in the U.S. today will be diagnosed with breast cancer in her lifetime; and

WHEREAS, breast cancer is the leading cause of cancer death among women age 40-50 years in the U.S.; and

WHEREAS, a case of breast cancer is diagnosed among women every two minutes, and a woman dies of breast cancer every 13 minutes in the U.S.; and

WHEREAS, recent studies suggest that many women in the U.S. are not following recommended guidelines for mammography screening by having their first screening later than recommended, not having one at recommended intervals, or not receiving appropriate and timely follow-up of positive screening results; and

WHEREAS, breast cancer affects everyone, not just the person diagnosed; co-survivors, including family, friends and co-workers can also feel the effects; and

WHEREAS, in the U.S. in 2019, there will be an estimated 271,270 new cases of invasive breast cancer diagnosed in women and 2,670 cases diagnosed in men, and tens of thousands will die from it; and

WHEREAS, there are more than 3.5 million breast cancer survivors alive in the U.S. today, the largest group of cancer survivors in the country;

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Lori Lewellen, Mayor of the City of Dania Beach, Florida, do hereby proclaim the month of October, 2019 as

BREAST CANCER AWARENESS MONTH

in the City of Dania Beach, and acknowledge that the City Commission recognizes the importance of education and awareness in combating this disease.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR

Dania Beach City Commission: Mayor Lori Lewellen, Vice-Mayor Lauren Odman,
Commissioner Chickie Brandimarte, Commissioner Bill Harris, Commissioner Tamara James

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)

MEMORANDUM

DATE: September 27, 2019

TO: Ana M. Garcia, ICMA- CM, City Manager

FROM: Daniel J. Marks, Captain

RE: Special Recognition Presentation for the Fishing Excursion

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I respectfully request the opportunity to recognize the local businesses that made our first fishing excursion a success. I would like to present the businesses with plaques at the October 7th Commission Meeting. These businesses include: Bass Pro Shops, PDQ, Dusky Marine (Will not be in attendance), Anglers Bait and Tackle and Dania Beach Parks and Recreation. The generosity and interest they displayed shows their dedication to the community, the youth and the City of Dania Beach. Thank you for your time and consideration.

MINUTES OF SECOND BUDGET PUBLIC HEARING
DANIA BEACH CITY COMMISSION
MONDAY, SEPTEMBER 23, 2019 – 5:01 P.M.

1. Call to Order/Roll Call

Mayor Lewellen called the meeting to order at 5:01 p.m.

Present:

Mayor:	Lori Lewellen
Vice-Mayor:	Lauren Odman
Commissioners:	Chickie Brandimarte
	Bill Harris
	Tamara James
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Thomas Ansbro
City Clerk:	Thomas Schneider

2. Presentations

City Manager Garcia noted this is the second public hearing for the FY2019-2020 budget, and spoke of the challenges of this year's budget. She also noted the General Fund was reduced by $500,000.00, and thanked the Commission and City team for their support in preparing the budget.

3. Public Hearings

City Attorney Ansbro announced:

The OPERATING MUNICIPAL MILLAGE will be *5.9998 MILLS*, which reflects no change from the City's current fiscal year millage rate. This operating millage rate represents a *1.17% increase* over the rolled back rate of *5.9305 MILLS* as computed in accordance with the provisions of Section 200.065(1), Florida Statutes.

The voter-approved debt service millage rate is *0.1690 mills* in accordance with the provisions of law pursuant to Chapter 200, Florida Statutes.

The City's aggregate millage rate is *6.1688 Mills* (*5.9998 Mills* for operating and *0.1690 Mills* for debt service).

3.1 RESOLUTION NO. 2019-115

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2019-2020 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING WHEN AND WHERE OBJECTIONS MAY BE HEARD AND QUESTIONS CONCERNING THE SAME WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2019-115.

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

Commissioner James motioned to adopt Resolution #2019-115; seconded by Commissioner Brandimarte. The motion carried unanimously.

3.2 RESOLUTION #2019-116

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING ITS FINAL ANNUAL BUDGET FOR THE FISCAL YEAR 2019-2020; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2019-116.

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

Commissioner James motioned to adopt Resolution #2019-116, as amended; seconded by Commissioner Harris. The motion carried unanimously.

4. Adjournment

Mayor Lewellen adjourned the meeting at 5:06 p.m.

ATTEST: CITY OF DANIA BEACH

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
MONDAY, SEPTEMBER 23, 2019 – 5:30 P.M.

1. Call to Order/Roll Call

Mayor Lewellen called the meeting to order at 5:34 p.m.

Present:

Mayor:	Lori Lewellen
Vice-Mayor:	Lauren Odman
Commissioners:	Chickie Brandimarte
	Bill Harris
	Tamara James
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Thomas Ansbro
City Clerk:	Thomas Schneider

2. Moment of Silence and Pledge of Allegiance

Mayor Lewellen called for a moment of silence after the Pledge of Allegiance to the United States Flag.

3. Presentations and Special Event Approvals

3.1 Presentation of "This is Your Broward League of Cities" video - Commissioner Harris

Commissioner Harris requested this item be rescheduled for another time so that League officials could attend.

4. Proclamations

4.1 Nicki Satterfield, Director of Finance - Mayor Lewellen

Mayor Lewellen presented a proclamation from the City of Dania Beach to Director of Finance Satterfield on the occasion of her retirement from the City after giving over 16 years to her career, co-workers, and the Dania Beach community in her role as Finance Director/CFO and Treasurer for the CRA.

4.2 Hispanic Heritage Month - Mayor Lewellen

Mayor Lewellen read the proclamation and presented it to Jose Armand.

5. Citizen Comments

Linda Wilson, Friends of the Dania Beach Library, thanked the Commission for their continued support and consideration of the Friends.

Michael Sartin, 746 SW 3 Street, spoke of the Plywood Regatta and memorial/historical markers.

Jimmie Peterman, 717 SW 4 Terrace, commented about lights being out for three months on 12th Avenue from Sheridan to Stirling Road, and there being no speed bumps. The lights on the east side of 12th Avenue were installed by Hollywood and they used to maintain them. He spoke of Hollywood and Dania Beach working together on these public street issues, and noted the solar light at the corner of 9th Street is also out. Mr. Peterman commented about the individuals who were to be honored at the cemetery rededication ceremony.

Commissioner James noted she had been in communication with the City Manager about the lights being out.

City Manager Garcia said she would look into whether there is an agreement with Hollywood as to what their responsibility is. She spoke of the re-bulbing of US-1 and noted we will look into the other areas Mr. Peterman reported.

Ivie Cure, 209 NW 14 Court, spoke of the rededication of the cemetery and the need for the community to get along as one.

Bobbie Grace, 110 NW 8th Avenue, gave an update on the upcoming Taste of Dania Beach event to be held at the Hotel Morrison on October 17th. She noted the Breast Cancer Awareness event would be on October 13th at the Casino.

Derrick Hankerson, 746 SW 3 Street, commented on speaking with Commissioner James and said he is looking forward to working with her.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, reported on criminal activity statistics in the City. He noted a BSO Security Conference for religious institutions would be held on September 24th, a Dad Walk to School event is scheduled for September 25th at 7:30 a.m. at Collins Elementary School, and A Chalk for Peace event would be held on September 27th at 9:00 a.m., also at Collins Elementary School. He spoke of active killer training being conducted at Lighthouse Church and welcomed other organizations in the City to participate in the training.

Captain Sergio Pellecer, BSO District Fire Chief, reported on a school safety risk assessment being conducted.

7. Consent Agenda

Items removed from Consent Agenda: #7.3, #7.7

7.1 Minutes:
Approve Minutes of August 28, 2019 Budget Workshop
Approve Minutes of September 10, 2019 City Commission Meeting
Approve Minutes of September 12, 2019 First Budget Public Hearing

7.2 Travel Requests: None

Resolutions

7.4 RESOLUTION #2019-109

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ESTABLISHING A SCHEDULE OF FEES FOR THE PARKS AND RECREATION DEPARTMENT FOR SPRING AND WINTER CAMP; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.5 RESOLUTION #2019-110

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR PUBLIC TRANSPORTATION SERVICES BEGINNING OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2022; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.6 RESOLUTION #2019-111

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT ("ILA") FOR OPTIONAL SERVICES WITH BROWARD COUNTY RELATING TO SERVICES FOR "KEEP BROWARD BEAUTIFUL," HOUSEHOLD HAZARDOUS WASTE, BULK TRASH AND YARD WASTE DROP-OFF PROGRAMS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7.8 RESOLUTION #2019-114

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO PARTICIPATE IN THE 2019 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE LOCAL SOLICITATION GRANT ("JALSG"), A FORMULA GRANT PROVIDED BY THE UNITED STATES DEPARTMENT OF JUSTICE, TO PROVIDE FEDERAL CRIMINAL JUSTICE FUNDING TO STATE AND LOCAL JURISDICTIONS FOR CRIME PREVENTION PROGRAMS WITHIN THE CITY; AUTHORIZING THE PROPER CITY OFFICIALS TO ACCEPT AND EXECUTE A GRANT AGREEMENT, IF AWARDED TO THE CITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Vice-Mayor Odman motioned to adopt the Consent Agenda, with the exception of Item #7.3 and #7.7; seconded by Commissioner Harris. The motion carried unanimously.

7.3 RESOLUTION #2019-108

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AN APPROPRIATION OF FUNDS RELATING TO CHANGE ORDER NUMBER ONE WITH TIGO INC. (D/B/A EXPOSE YOURSELF USA) FOR THE FABRICATION AND INSTALLATION OF THE CITY WELCOME SIGN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GRIFFIN ROAD AND U.S. HIGHWAY 1, IN AN AMOUNT NOT TO EXCEED FOURTEEN THOUSAND DOLLARS ($14,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2019-108.

Commissioner James asked if the City would be reimbursed for the full amount spent.

Marc LaFerrier, Director of Community Development, explained the County grant process and the expenditures to date. The $75,000.00 provided for in Item 7.7 would go beyond the $250,000.00 grant from the County.

Commissioner James motioned to adopt Resolution #2019-108; seconded by Commissioner Brandimarte. The motion carried unanimously.

7.7 RESOLUTION #2019-112

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AN APPROPRIATION OF FUNDS RELATING TO ADDITIONAL LANDSCAPING FOR THE INSTALLATION OF THE CITY WELCOME SIGN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GRIFFIN ROAD AND U.S. HIGHWAY 1, IN AN AMOUNT NOT TO EXCEED SEVENTY FIVE THOUSAND DOLLARS ($75,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2019-112.

Commissioner James motioned to adopt Resolution #2019-112; seconded by Commissioner Harris. The motion carried unanimously.

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2019-012

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 27 OF THE CITY CODE OF ORDINANCES BY ADDING ARTICLE V TO CHAPTER 27, SUCH ARTICLE TO BE ENTITLED "STORMWATER REGULATIONS" RELATING TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM ("NPDES"); PROVIDING FOR STORMWATER MANAGEMENT PLAN REQUIREMENTS, ILLICIT DISCHARGE DETECTION AND ELIMINATION PROVISIONS, PROHIBITION OF ILLEGAL DISCHARGES, MATERIAL MANAGEMENT, AND POST CONSTRUCTION INSPECTION AND ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** ***(Continued from September 10, 2019)***

City Attorney Ansbro read the title of Ordinance #2019-012.

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

Commissioner James motioned to adopt Ordinance #2019-012, on second reading; seconded by Vice-Mayor Odman. The motion carried unanimously.

9.2 ORDINANCE #2019-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," ARTICLE 200 "USER GUIDE FOR PART 2 OF THE CODE," PART 3 "SPECIAL ZONING DISTRICTS," CREATING SUBPART 5, "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 350 "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL), ARTICLE 300 "HOW TO USE," ARTICLE 405 "UTILITIES IN NEW SUBDIVISIONS," ARTICLE 410 "DRAINAGE FACILITIES," ARTICLE 420 "APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS," ARTICLE 500 "GENERAL PROVISIONS; HOW TO USE," ARTICLE 505 "SIGN REGULATIONS," ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS," ARTICLE 515 "GASOLINE SERVICE STATIONS," ARTICLE 520 "LARGE RETAIL ESTABLISHMENT STANDARDS," ARTICLE 530 "PARKING STRUCTURE DESIGN," ARTICLE 600 "GENERAL PROVISIONS AND APPLICATION REQUIREMENTS," AND ARTICLE 635 "SITE PLANS" TO PROVIDE FOR PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL) REGULATIONS, DEVELOPMENT REVIEW PROCEDURES, AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

City Attorney Ansbro read the title of Ordinance #2019-015, and noted second reading of this ordinance would be continued until October 7th.

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

Commissioner James motioned to continue Ordinance #2019-015, on second reading, until October 7, 2019 at 7:00 p.m.; seconded by Commissioner Harris. The motion carried unanimously.

9.3 ORDINANCE #2019-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," ARTICLE 200 "USER GUIDE FOR PART 2 OF THE CODE," PART 3 "SPECIAL ZONING DISTRICTS," CREATING SUBPART 5, "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 350 "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL), ARTICLE 300 "HOW TO USE," ARTICLE 405 "UTILITIES IN NEW SUBDIVISIONS," ARTICLE 410 "DRAINAGE FACILITIES," ARTICLE 420 "APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS," ARTICLE 500 "GENERAL PROVISIONS; HOW TO USE," ARTICLE 505 "SIGN REGULATIONS," ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS," ARTICLE 515 "GASOLINE SERVICE STATIONS," ARTICLE 520 "LARGE RETAIL ESTABLISHMENT STANDARDS," ARTICLE 530 "PARKING STRUCTURE DESIGN," ARTICLE 600 "GENERAL PROVISIONS AND APPLICATION REQUIREMENTS," AND ARTICLE 635 "SITE PLANS" TO PROVIDE FOR PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL) REGULATIONS, DEVELOPMENT REVIEW PROCEDURES, AND REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from September 10, 2019)***

City Attorney Ansbro read the title of Ordinance #2019-015.

Corinne Lajoie, Planning & Zoning Manager, gave an overview of the text amendment.

Attorneys Stephanie Toothaker and Nectaria Chakas, representing the applicant, described the project and development process to be undertaken, and noted they met with Byrd Point residents.

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

Commissioners Brandimarte and Harris thanked Ms. Toothaker and Ms. Chakas for their efforts in meeting with the community homeowner associations.

Commissioner Harris motioned to adopt Ordinance #2019-015, on first reading; seconded by Commissioner Brandimarte. The motion carried unanimously.

City Attorney Ansbro advised items 9.4, 9.7 and 9.8 were quasi-judicial hearings and swore-in those who would speak. He asked the Commission to disclose any communication they had on these matters.

9.4 ORDINANCE #2019-014

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-87-19) SUBMITTED BY LARRY L. ADAIR, P.A. ON BEHALF OF THE PROPERTY OWNER, 800 MARINE TECHNICAL CENTER, INC. FOR PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST OF THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, GENERALLY DESCRIBED AS NORTHWEST 3RD PLACE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH

IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from August 27, 2019)***

City Attorney Ansbro read the title of Ordinance #2019-014.

Corinne Lajoie, Planning & Zoning Manager, gave a presentation on the vacation request.

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

Commissioner James motioned to adopt Ordinance #2019-014, on first reading; seconded by Commissioner Brandimarte. The motion carried unanimously.

9.5 ORDINANCE #2019-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; AMENDING PART 3 "SPECIAL ZONING DISTRICTS", SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2019-016, and noted the applicant requested to continue this item until October 7th in order to finalize additional language as discussed at the September 18th Planning & Zoning Board hearing.

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

Commissioner James motioned to continue Ordinance #2019-016, on first reading, until October 7, 2019 at 7:00 p.m.; seconded by Commissioner Harris. The motion carried unanimously.

9.6 ORDINANCE #2019-017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 4 "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" MODIFYING THE HOURS OF PACKAGE SALES FOR LIQUOR, BEER AND WINE FOR OFF-SITE CONSUMPTION CONDUCTED AS AN ACCESSORY USE TO A RETAIL GROCERY STORE USE WITH A MINIMUM 20,000 SQUARE FEET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2019-017, and noted the applicant requested to continue this item until October 7th in order to finalize additional language as discussed at the September 18th Planning & Zoning Board hearing.

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

Commissioner James motioned to continue Ordinance #2019-017, on first reading, until October 7, 2019 at 7:00 p.m.; seconded by Commissioner Harris. The motion carried unanimously.

9.7 ORDINANCE #2019-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY STEPHANIE J. TOOTHAKER, ESQ. P.A. (TOOTHAKER.ORG) AND GREENSPOON MARDER, ON BEHALF OF DANIA BEACH MARINA CORP, NV MARINA HOLDINGS LLC, RJ MARINA HOLDINGS LLC, AND PROJECT USA LLC, TO REZONE (RZ-104-19) THE PROPERTIES GENERALLY LOCATED AT 90 NORTH BRYAN ROAD, 50 SOUTH BRYAN ROAD, 70 SOUTH BRYAN ROAD, AND 150 SOUTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) AND GENERAL BUSINESS (C-3) TO PLANNED SMALL LOT MIXED-USE DEVELOPMENT (PMUD-SL), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)**

City Attorney Ansbro read the title of Ordinance #2019-018, and noted this request would be continued to October 7th.

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

Commissioner James motioned to continue Ordinance #2019-018, on first reading, until October 7, 2019 at 7:00 p.m.; seconded by Commissioner Harris. The motion carried unanimously.

9.8 RESOLUTION #2019-113

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN REQUEST (SP-72-18) AND VARIANCE REQUESTS (VA-111-19 AND VA-125-19) SUBMITTED BY MALCOLM BUTTERS ON BEHALF OF MB-26 AVENUE, LLC AND MSG MARINA MILE, LLC FOR PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF SOUTHWEST 26TH TERRACE AND SOUTH OF I-595 WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A,"A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2019-113.

Corinne Lajoie, Planning & Zoning Manager, gave an overview of the site plan and variance requests.

Commissioner James asked that the applicant reach out to the adjacent property owners.

Attorney Richard Coker, representing the applicant, noted the developer owns the adjacent property, and briefly described the proposed development.

Commissioner Harris noted this is best use of the property.

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

Commissioner Harris motioned to adopt Resolution #2019-113; seconded by Commissioner James. The motion carried unanimously.

10. Discussion and Possible Action

10.1 West Lawn Cemetery

a. Schedule date for rededication – Commissioner James

Commissioner James asked that the Commission choose a date, preferably a Friday morning. She noted the public hearing on October 7th would have to be held before the rededication.

The Commission consensus was to hold the rededication on November 1, 2019 at 10:00 a.m.

b. Waiver of application fee for street naming in anticipation of a public hearing to be held on October 7, 2019 - City Manager Garcia

City Manager Garcia asked that the Commission waive the application fee because the City is the applicant.

The Commission consensus was to waive the application fee for the street naming in West Lawn Cemetery.

11. Commission Comments

11.1 Commissioner Brandimarte

Commissioner Brandimarte spoke of the October 13th Breast Cancer Awareness event at the Casino and noted Memorial Hospital will host the wrestlers the next day for their children patients.

Commissioner Brandimarte asked that the Commission not change the Commission meeting schedule because a Commissioner cannot make it.

Commissioner Brandimarte thanked City Manager Garcia for the door that was installed at I.T. Parker Center.

11.2 Commissioner Harris

Commissioner Harris noted the north runway work is on schedule and they should be done by September 30th.

Commissioner Harris addressed the email regarding the speeding on NE 2nd and noted he observed the traffic there today. He questioned speed enforcement and installing speed humps.

City Manager Garcia said she met with the Public Services Director and Police Captain to assess all of our streets. With the penny tax, we will have the opportunity to do transportation and transit studies.

11.3 Commissioner James

Commissioner James questioned a speed hump petition.

Fernando Rodriguez, Director of Public Services, described the petition process.

City Manager Garcia noted there are actual speed humps and no signage that leads up to the humps so drivers are hitting it before they see signage. A citywide assessment is being done to go through the proper channels and by the October 7th meeting, we will have a full report to provide.

Commissioner Harris said now is the time to do an assessment on NE 2nd.

Commissioner James thanked Parks & Recreation Director Brown for taking kids to the University of Miami game recently.

11.4 Vice-Mayor Odman

Vice-Mayor Odman noted there is one week left to rename the City nickname.

11.5 Mayor Lewellen

Mayor Lewellen had no comments.

12. Appointments

12.1 Complete Count Advisory Committee – no appointments

12.2 Creative Arts Council Advisory Board

Vice-Mayor Odman appointed: Roseprimevere Jacques

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

13. Administrative Reports

13.1 City Manager

City Manager Garcia reported on the meeting with Kimco regarding the BSO substation at Dania Pointe. We are also working on a Brightline/Virgin Train stop at the new City Center. She noted the Commission is always bringing ideas to staff and we are working with Ron Book on this year's legislative session. She confirmed the Brightline tour is September 26th with a meeting in Miami at the train station.

13.2 City Attorney

City Attorney Ansbro had no comments.

13.3 City Clerk - Reminders

Monday, September 30, 2019 - 10:00 a.m.	CRA Board Workshop
Monday, October 7, 2019 - 5:30 p.m.	CRA Board Meeting
Monday, October 7, 2019 - 7:00 p.m.	City Commission Meeting
Monday, October 28, 2019 - 7:00 p.m.	City Commission Meeting

14. Adjournment

Mayor Lewellen adjourned the meeting at 7:10 p.m.

ATTEST: CITY OF DANIA BEACH

_____ _____

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL LANDSCAPING SERVICES EXISTING BETWEEN THE CITY OF DANIA BEACH AND SAM'S LANDSCAPE MAINTENANCE, INC., RELATING TO AN INCREASE IN CONTRACT PRICE DUE TO THE ADDITION OF THE NUMBER OF AREAS TO BE MAINTAINED AND A RISE IN OPERATING COST OVER THE PAST SIX MONTHS BY AN ANUUAL AMOUNT NOT TO EXCEED THIRTY FIVE THOUSAND SIX HUNDRED SEVENTY FOUR DOLLARS ($35,674.00); PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
COMM-MEMO-SAMSLANDSCAPING-100719 (Fin Rev 9-30-19) (00000002), R-2019-Sam's Landscape Maintenance Amendment to Agreement for Professional Landscaping Services

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

VIA: Ana M. Garcia, ICMA- CM, City Manager

FROM: Fernando J. Rodriguez, Public Services Director

RE: Authorization to Execute an Amendment to the Landscape Maintenance Contract – Sam's Landscape Maintenance Inc.

Request

City administration is requesting authorization to execute an amendment to the landscape maintenance services contract between the City of Dania Beach and Sam's Landscape Maintenance Inc. to increase the annual amount paid to the contractor by $35,674.00.

Background

Sam's Landscape Maintenance Inc. has been servicing the City of Dania Beach since 2015. Their service quality and responsiveness has been exceptional and consistent throughout this period. Over the past six months, Public Services has asked the contractor to provide maintenance to additional median sections in the city. Sam's has also been asked to increase the frequency of maintenance cycles in two of the parks to four times per months during the rainy season. This, in conjunction with the rising cost of supplies and fuel, has led to Sam's request for additional compensation for services.

Over the past week, the contractor has also agreed to cease the use of the glyphosate-based herbicide (Roundup Pro) and begin to use a product that does not use that chemical and also to refrain from using products using any chemicals that have been determined to be harmful to the environment. This product costs nearly three times as much as the current one and requires application more frequently per month. Public Services has assessed this request and concur with an increase of $2,972.83 per month ($35,674.00 annually) with Four Hundred Eleven Thousand Seven Hundred Seventy Two Dollars ($411,772.00) for monthly maintenance and Twenty Four Thousand Two Hundred Seventy Two Dollars ($24,272.00) for contingency and unforeseen. These type of items, if required, will be authorized in writing by the Public Services Director under the current contract provisions.

Budgetary Impact

Funding is to be made available and appropriated in various Grounds Maintenance Accounts 46-50 within respective City departments to reach an approved annual level not to exceed $436,054.00.

Recommendation

City Administration recommends that the City Commission authorize the execution of this amendment to the contract for citywide landscape maintenance services.

RESOLUTION NO. 2019-117

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL LANDSCAPING SERVICES EXISTING BETWEEN THE CITY OF DANIA BEACH AND SAM'S LANDSCAPE MAINTENANCE, INC., RELATING TO AN INCREASE IN CONTRACT PRICE DUE TO THE ADDITION OF THE NUMBER OF AREAS TO BE MAINTAINED AND A RISE IN OPERATING COSTS OVER THE PAST SIX MONTHS BY AN ANNUAL AMOUNT NOT TO EXCEED THIRTY FIVE THOUSAND SIX HUNDRED SEVENTY FOUR DOLLARS ($35,674.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sam's Landscape Maintenance, Inc. ("Contractor") has been required to add several median sections of landscaped areas to maintain over the past six months; and

WHEREAS, the Contractor has been impacted by increased operating costs in supplies and fuel; and

WHEREAS, the Contractor has agreed to cease the use of glyphosate-based herbicides immediately upon adoption of this Resolution and to not use any other chemicals that have been determined to be harmful to the environment, and whenever possible use Florida-friendly products; and

WHEREAS, the Contractor has performed all maintenance services at an exceptional level for the duration of the contract to date;

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 as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the proper City officials are authorized to execute an Amendment to the Agreement dated November 12, 2015, reflecting a monthly increase of Two Thousand Nine Hundred Seventy Two Dollars and Eighty Three Cents ($2,972.83), or by an annual amount not to exceed Thirty Five Thousand Six Hundred Seventy Four Dollars ($35,674.00) due to an increase in operating costs and service locations for the remaining contract period ending on November 12, 2021 as shown in the Amendment, a copy of which Amendment is attached as

Exhibit "A" and is incorporated into this Resolution by this reference and for which the City's approved budget shall be adjusted as outlined in Section 4, below.

Section 3. That the City Manager and City Attorney are authorized to make minor revisions to the Amendment to the Agreement which are deemed necessary and proper and in the best interests of the City.

Section 4. That the cost of the Agreement for Fiscal Year 2019-2020 shall be appropriated from various Grounds Maintenance Accounts No. 46-50 within respective City Departments to reach a total annual budget appropriation not to exceed Four Hundred Thirty Six Thousand Eight Hundred Fifty Four Dollars ($436,854.00) with Four Hundred Eleven Thousand Seven Hundred Seventy Two Dollars ($411,772.00) for monthly maintenance and Twenty Four Thousand Two Hundred Seventy Two Dollars ($24,272.00) for contingency and unforeseen items to be authorized in writing by the Public Services Director under the current contract provisions.

Section 5. That the compensation change outlined in the Amendment will be effective retroactively to October 1, 2019.

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.

PASSED AND ADOPTED on October 7, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

THOMAS J. ANSBRO
CITY ATTORNEY

SECOND AMENDMENT TO AN EXISTING AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND SAM'S LANDSCAPE MAINTENANCE, INC., RELATING TO GROUNDS AND RIGHT OF WAY MAINTENANCE SERVICES

This is the Second Amendment (the "Amendment") to an Agreement (the "Agreement") dated November 12, 2015 existing between the City of Dania Beach, Florida, a Florida municipal corporation (the "City") and Sam's Landscape Maintenance, Inc., a Florida corporation (the "Contractor") for grounds and right-of-way maintenance services. A copy of the Agreement is attached as Exhibit "A", and it is made a part of and is incorporated into this Amendment by this reference.

Both Parties entered into a Renewal of the Agreement, which Renewal is dated November 13, 2018 and expires on November 12, 2021.

In consideration of the mutual covenants, terms and conditions contained in the Amendment, and other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree as follows:

1. Due to the increase of service locations and operating costs, the annual not to exceed amount is increased to Thirty Five Thousand Six Hundred Seventy Four Dollars ($35,674.00) which equals Two Thousand Nine Hundred Seventy Two Dollars and Eighty Three Centers ($2,972.83) per month.

2. The Contractor has agreed to cease the use of glyphosate-based herbicides immediately upon adoption of this Resolution and to not use any other chemicals that have been determined to be harmful to the environment, and whenever possible use Florida-friendly products.

3. That this Agreement is retroactive to October 1, 2019, immediately upon its execution by both parties.

4. That in all other respects, the Agreement is ratified and reaffirmed, and remains in full force and effect.

SIGNATURES ON THE FOLLOWING PAGES

IN WITNESS OF THE FOREGOING, the parties have executed this Amendment effective as of _____, 2019.

ATTEST:

CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

_____
THOMAS SCHNEIDER, CMC
CITY CLERK

_____
LORI LEWELLEN, MAYOR

APPROVED AS TO LEGAL FORM:

_____
ANA M. GARCIA, ICMA-CM
CITY MANAGER

_____
THOMAS J. ANSBRO
CITY ATTORNEY

WITNESSES:

CONSULTANT:
SAM'S LANDSCAPE MAINTENANCE, INC., a Florida corporation

_____	_____
Signature	Signature
_____	_____
PRINT Name	**PRINT** Name
_____	_____
Signature	Title
_____	_____
PRINT Name	Date

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on _____, 2019, by _____, as _____ of Sam's Landscape Maintenance, Inc., a Florida corporation, on behalf of the Corporation. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

_____
NOTARY PUBLIC
State of Florida at Large

My commission expires:

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH,FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE CITY OF DANIA BEACH FOR SERVICES TO BE PURCHASED FROM R.J. BEHAR & COMPANY, INC. FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES FOR VARIOUS LOCATIONS FOR THE DANIA BEACH CITYWIDE PROJECT IN THE AMOUNT OF NINETY THOUSAND EIGHT HUNDRED EIGHTY SEVEN DOLLARS AND TWENTY CENTS ($90,887.20), THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
19-0924_APPROVALmemo_CEI_Services_DBVarious_mgc edits v2 (Fin Rev 9-29-19), R-2019- R.J. Behar Construction Engineering and Inspection (CEI) Services to Exceed 25K, Consultant Project Scope (City of Dania Beach_Citywide Pedestrian Safety.._ (4)

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

VIA: Ana M. Garcia, ICMA-CM, City Manager

FROM: Fernando J. Rodriguez, Public Services Director

RE: Request to Approve Proposal – CEI Services – Multimodal Project - R.J. Behar & Company, Inc.

Request

The Public Services Department (PSD) requests approval of the attached proposal from one of our continuing services CCNA providers on the contract per City Resolution No. 2016-142 (CCNA), R.J. Behar & Company, Inc. in the amount of $90,887.20 (lump sum).

Background

The Florida Department of Transportation (FDOT) awarded the City grant to construct a multi-modal project. The project includes new crosswalks, swales, signage in various locations in the Sun Garden Isle neighborhood, west of the FEC tracks from Old Griffin down to Stirling Road.

FDOT requires Construction Engineering Inspection (CEI) services for this project. The contracting for additional engineering services is necessary since FDOT project monitoring requirements are intensive and the grant agreement reporting requirements numerous.

The attached proposal from R.J. Behar & Company, Inc. is for the provision of CEI services for the multimodal project. The firm will responsible for reporting to FDOT, pay submittals, and grant compliance.

Funding for CEI services was authorized as part of the approval of the FDOT Local Agency Program Agreement by the Dania Beach City Commission on December 11, 2018 2018 (Resolution # 2018-168).

Budgetary Impact

Funds are available for this purpose in the Grant Fund Public Services Tap Transportation Alternative Account No. 103-39-59-541-31-30 in the amount of $90,887.20. The account balance is $164,529.00.

Recommendation

PSD recommends approval of the proposal from R.J. Behar & Company, Inc. to provide CEI Services for the Dania Beach Citywide - Various Locations Project (multimodal) for the improvement of City neighborhoods.

RESOLUTION NO. 2019-118

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE CITY OF DANIA BEACH FOR SERVICES TO BE PURCHASED FROM R.J. BEHAR & COMPANY, INC. FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES FOR VARIOUS LOCATIONS FOR THE DANIA BEACH CITYWIDE PROJECT IN THE AMOUNT OF NINETY THOUSAND EIGHT HUNDRED EIGHTY SEVEN DOLLARS AND TWENTY CENTS ($90,887.20), THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH AGREEMENT; 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 she is authorized to do so in advance by a resolution adopted by the City Commission; and

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

WHEREAS, the Public Service Department requires Construction Engineering and Inspection services to implement the "Dania Beach Citywide – Various Locations Project"; and

WHEREAS, the City Commission appropriated funding for Construction Engineering Inspection ("CEI") Services on December 11, 2018 by Resolution No. 2018-168, a Local Agency Program Agreement with the Florida Department of Transportation to fund in part the "Dania Beach Citywide – Various Locations Project" with grant funds; and

WHEREAS, the Public Services Department solicited a proposal for CEI services from R. J. Behar & Company, Inc. in the amount of Ninety Thousand Eight Hundred Eighty Seven Dollars and Twenty Cents ($90,887.20) to be appropriated from the approved TAP Transportation Alternative Account No. 103-39-59-541-31-30; and

WHEREAS, the proposal from R.J. Behar & Company, Inc. will exceed the annual Twenty Five Thousand Dollars ($25,000.00) City threshold for a single vendor and, therefore, City Commission approval is required; and

WHEREAS, R.J. Behar & Company, Inc. was chosen as one of fifteen firms designated as an approved engineering consultant by the City Commission on October 25, 2016 and formally approved in connection with RFQ No. 16-004 under Resolution No. 2016-142;

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

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

Section 2. That the City Commission authorizes professional services by R.J. Behar & Company, Inc. in the amount of Ninety Thousand Eight Hundred Eighty Seven Dollars and Twenty Cents ($90,887.20) for construction engineering and inspection services.

Section 3. That all appropriate City officials are authorized to execute a contract with R. J. Behar & Company.

Section 4. That funding is available and appropriated in the Grant Fund Transportation Alternative Account #103-39-59-31-30.

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 upon its passage and adoption.

PASSED and ADOPTED on October 7, 2019.

ATTEST:

_____
THOMAS SCHNEIDER, CMC
CITY CLERK

_____
LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

R.J.Behar & Company, Inc.
Engineers • Planners

6861 SW 196th Avenue, Suite 302
Pembroke Pines, FL 33332

Consultant Project Proposal

September 26, 2019

Mr. Curt A. Keyser, P.E.
Consultant Engineer
City of Dania Beach
1201 Stirling Road
Dania Beach, FL 33004

RE: Citywide Pedestrian Safety Project
CRA Multimodal Improvements
ITB No. 19-004
Financial Project ID No. 438282-1-58-01

Dear Mr. Keyser:

R.J. Behar & Company, Inc. (The Consultant) proposes to provide the services identified below for the project entitled Citywide Pedestrian Safety Project - CRA Multimodal Improvements – ITB No. 19-004,

I. General

R.J. Behar & Company, Inc. (RJ Behar) appreciates the opportunity to submit this proposal for providing CEI Services associated with the above-referenced project. Herein, we provide a general discussion of services that we understand will be required for this project and present our Schedule of Fees for such services. It is understood that this project is receiving FHWA Federal Funding via the Florida Department of Transportation (FDOT) LAP Program. It is also understood that this project is designated as an "Off the State Highway (Off-System) LAP Project. In addition to inspection and coordination, RJ Behar will coordinate with and provide FDOT with all the required information to ensure compliance with all LAP requirements. Construction contract time established for this project is 210 calendar days from the issuance of the Notice to Proceed to Final Construction Completion. Should this project exceed the estimated time, then RJ Behar reserves the right to seek additional fees for their CEI Services.

II. Scope of Work

RJ Behar shall provide the CEI services, ***on a part-time basis*** as requested by the City, required for contract administration, inspection, and materials sampling and testing for the Citywide Pedestrian Safety

(CRA Multimodal Improvements) Project. RJ Behar shall perform the services necessary to coordinate the activities of all parties involved in completing the Project, which includes maintaining complete and accurate records of the Project; documenting all significant Project changes; assisting the City with interpreting plans, specifications, and construction contract provisions; making recommendations to the City to resolve disputes; and coordinating with FDOT for LAP requirement compliance.

A. Task 1 – Construction

1.1 **Pre-Construction Phase –** Schedule and attend, within ten (10) days after the Notice to Proceed, a pre-construction meeting for the Project in accordance with City procedures. The Consultant shall provide appropriate staff to attend and participate in the pre-construction meeting.

1.2 **Construction Phase –** Document contractor's activities and verify quantities for payment.

a. LAP Monitoring: Request and obtain access to FDOT LAP reporting documentation systems: Local Area Program Information Tool (LAPIT) and Equal Opportunity Compliance (EOC). Conduct and submit labor interviews for conformance with wage rates and Commercially Useful Function (CUF) DBE monitoring reports. Prepare and submit monthly LAP progress report(s), upload contract documents, payment applications, change orders, and related documents into LAPIT. Attend/Participate in all compliance/construction audits by FDOT's Oversight Consultant; Maintaining project documents and files up to date and current, and in accordance with the FDOT requirements and final submittals. RJ Behar will assist the City with putting together their reimbursement package to FDOT as per the LAP agreement.

b. Project Journal: Maintain both a detailed electronic and hard copy diary with records of the Contractor's operations, quantities, testing data, and significant events that affect the work while the inspector is on site. Upload daily construction reports onto LAPIT.

c. Project Meetings: Administer project pre-construction, pre-paving, and progress meetings, as needed with appropriate team members in attendance. Prepare and distribute meeting agenda and minutes to attendees. Progress meetings will be scheduled as needed.

d. Traffic Control: Responsible for review of Work Zone traffic control plan implementation, and inspection of maintenance of traffic schemes and devices in work zones to assure they are in accordance with the City's requirements.

e. Environmental Control Monitoring: Monitor Contractor's work and assure that the Contractor is conducting stormwater inspections, preparing reports, and monitoring all Stormwater pollution prevention measures associated with the project.

f. Review and Process Contractor's Applications for Payment: Receive and review draft application for payment prepared by the Contractor, reconcile any discrepancies between contractor's quantities and consultant's field measured quantities. Final revised payment application will be submitted to the City with Consultant's recommendation for payment processing.

g. Contract Interpretations and Modifications: Receive, log, and coordinate reviews and responses to Contractor's Requests for Information/Interpretations (RFI's) from the EOR, following the City's approval and concurrence.

h. Administration of Changed Work: Track changes from initiation through completion. Estimate cost and time impacts and assist with negotiation of changes in contract time and cost. Prepare change orders to incorporate changes within Contract Documents. Evaluate the

Project on a continual basis to determine when changes are required. Review costs presented by Contractor on Change Proposal Requests. Assist with negotiation of final pricing as required. Assemble approved Change Proposal Requests periodically into Change Orders. Include justification documents with each Change Order. Review as-built drawings to verify changes in work are reflected as applicable. Provide FDOT with change order documents for concurrent review. Review pay requests to verify Change Order items are broken out and that payment is not made until work is complete.

1.3 Closeout Phase –

a. Substantial Completion: Receive and review Contractor's required substantial completion submittal and schedule substantial completion inspection.

b. Conduct Substantial Completion Inspection: Coordinate, conduct, and document the substantial completion inspection. Notify all project team members of date of substantial completion inspection. Prepare and distribute the punch list. Review progress of corrective action on punch list items and notify City when Substantial Completion has been achieved.

c. Final As-Built Record Drawing Review: Review as-built drawings to verify that the Contract Drawings are properly noted to reflect actual construction; notify the Contractor of deficiencies noted; provide follow up to verify if corrections were made and that the as-built drawings are up to date.

d. Final Completion: Receive and review the Contractor's required final completion submittal. Verify submittal of all required documents and review for completeness and compliance with Contract provisions. Coordinate, attend and conduct the final inspection meeting and physical walk-through of the Project.

e. Final Payment: Collect all payment documents required and forward to the City Project Manager for processing along with the Contractor's Final Application and Certificate for Payment; finalize all project costs and determine the final adjusted amounts for construction; obtain the Contractor's signature on any required Contractor's Certification of Affidavits; process and sign Final Application for Payment; prepare transmittal letter indicating recommendation for Final Payment.

B. Task 2 – Verification Laboratory Material Sampling & Testing Services

2.1 **Material Testing and Acceptance –** Our CEI Team will review the Contractor's QC Plan prior to project commencement for adequacy. It is important that all materials brought to the project come from an FDOT approved source, be certified, and/or be on the FDOT Approved Products List (APL). It is also very important that all manufacturing processes take place domestically, according to the "Buy America" provisions that are required on all Federal (LAP) Funded Projects.

Sampling and Laboratory Testing

Sample and test Proctors and LBR
Test concrete cylinders for compressive strength.
Provide Professional Engineer to sign and seal reports

III. Subconsultants

The following Subconsultants will assist in the performance of the Services under the Agreement.
(add additional pages as needed)

Subconsultant's Name	Specialty of Expertise
To Be Determined	Verification Laboratory Testing Services

IV. Schedule of Work – Time for Performance

Consultant will submit the deliverable and perform the Services as stated in the table below:
(add additional pages as needed)

Schedule of Deliverables			
Task, Sub-Task or Activity ID #	**Major Task, Sub-Task Activity, or Deliverable**	**Duration** (specify weeks or calendar days)	**Delivery** (cumulative weeks or calendar days)
1.1	Pre-Construction Phase	2 weeks	NTP + 2 weeks
1.2, 2.1	Construction Phase and VT Laboratory Testing	30 weeks	NTP + 32 weeks
1.3	Closeout Phase	4 weeks	NTP + 36 weeks

V. Compensation

Consultant shall perform the Work detailed in this Proposal for a total Not to Exceed Ninety Thousand, Eight Hundred Eighty-Seven and Twenty Cents ($90,887.20). The City shall not be liable for any fee, cost, expense or reimbursable expense or other compensation beyond this amount unless approved in a supplemental Work Order.

The following is a summary of the method and amount of compensation to be paid for each Task or Activity as identified in Section IV above.

Schedule of Deliverables			
Task, Sub-Task or Activity ID #	**Major Task, Sub-Task Activity, or Deliverable**	**Fee Amount**	**Fee Basis**
1.1	Pre-Construction Phase	$5,524,20	fixed fee
1.2	Construction Phase	$71,814.60	fixed fee
1.3	Closeout Phase	$11,048.40	fixed fee
2.1	Verification Laboratory Testing Services	$2,500.00	fixed fee
	Subtotal – Professional Fees	$90,887.20	
	Allowance for Reimbursable Expenses	$Enter Allowance	
	TOTAL		$90,887.20

VI. Exclusions from Basic Services

The following services are not included in the Basic Services to be performed under this Work Order:
Surveying Services
Engineering and/or Design Services

VII. City Furnished Documents & Data

Approved Permitted Construction Plans
Contractor's Invitation to Bid Documents
Executed Contract between the Contractor and City of Dania Beach
LAP Agreement between City of Dania Beach and FDOT, including any Supplemental Agreement
Contract Specifications
Technical Special Provisions, if any
Applicable Permits

R.J. Behar & Company, Inc.

Signature

David G. Romano / Director of Construction Management Services
Name/Title

9/26/2019
Date

City of Dania Beach*

Dept. Approval: _____ _____
Signature Name/Title

Procurement: _____ _____
Signature Procurement Manager

City Manager: _____ _____
Signature City Manager

R.J.Behar & Company, Inc.
Engineers • Planners

Project Name:	Citywide Pedestrian Safety Project — CRA Multimodal Improvements —(ITB Number: 19-004)
Financial Project Number:	438282-1-58-01
Client:	City of Dania Beach
CEI Start Time:	TBD
CEI End Time:	TBD
Construction Duration:	210 Calendar Days (estimated)
Calendar Months:	8 Months (estimated)

Dania Beach Multimodal Enhancements

Name / Position	2019 Months 1	2	3	4	5	6	7	8	Man Months (MM)	Man Hours (MH)	Rate	Total Cost by Dollars
Senior ProjectEngineer	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.40	70	198	$13,939.20
Resident Compliance Specialist	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	3.00	528	65	$34,320.00
Senior Inspector	0.300	0.300	0.300	0.300	0.300	0.300	0.300	0.300	2.40	422	95	$40,128.00
SubTotal	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	5.8	728		$88,387.20
											VT Laboratory and Geotechnical Services:	$2,500.00
											Total CEI Services	$90,887.20

Notes:

1. Verification Geotechnical Laboratory Testing Services have been added to the CEI scope of services.
2. Surveying Services are not included as part of this fee proposal; if required by the City, these services can be provided for an added cost.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PARKS AND RECREATION DEPARTMENT FOR THE PURCHASE OF A CENTRAL AIR CONDITIONING UNIT FROM CAPITAL AIR CONDITIONING, INC., FOR FISCAL YEAR 2018-2019 ENDING SEPTEMBER 30, 2019, WHICH MAY EXCEED AN ANNUAL SINGLE VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo to CC - Central Air Purchase & Installation for the Lifeguard Headquarters, R-2019- Capital Air Conditioning, Inc. Purchase of Central AC Unit and Authorization to Exceed $25K

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioner

FROM: Ana M. Garcia, City Manager, ICMA-CM AG AI On Behalf of Eric Brown

VIA: Eric Brown, Parks & Recreation Director

SUBJECT: Central Air Purchase and Installation for the Lifeguard Headquarters

REQUEST

Parks and Recreation (Beach) is requesting approval of a proposal from Capital Air Conditioning in the amount of $5,600.00 for the purchase of new central air conditioning complete installation of one (1) new Carrier 2.5 ton split system, 14 SEER with outdoor coating for the beach lifeguard headquarters.

BACKGROUND

Window units are currently being used to cool the facility which has proven to be inadequate and insufficient for the space. The units have seen better days as the wear and tear has taken a toll on the existing units. Pursuant to the Procurement Policy, three (3) written quotations (see attached bids) were received as follows:

1.	Capital Air Conditioning	$5,600.00
2.	40 Degrees Air & Refrigeration	$8,500.60
3.	AAA Modern Air	$9,993.00

Capital Air Conditioning is the lowest and most responsive bidder in that this company completed the City form (see attached). However, this company has reached the annual $25,000.00 threshold which requires Commission approval.

While the other two (2) companies: 40 Degrees Air and AAA Modern Air provided bids, but failed to complete the City form after multiple attempts to have it completed.

BUDGETARY IMPACT

The funds were budgeted for FY2019. Funds are available and allocated within the Parks and Recreation budget, Beach Account Number 001-72-02-572-46-40 in the amount of $4,000.00. A budget request has been requested to cover the additional funding in the amount of $1,600.00 from Beach Account Number 001-72-02-572-46-20.

RECOMMENDATION

Parks and Recreation (Beach) requests for the City Commission to execute the contract with Capital Air Conditioning.

amount of $4,000.00. A budget request has been requested to cover the additional funding in the amount of $1,600.00 from Beach Account Number 001-72-02-572-46-20.

RECOMMENDATION

Parks and Recreation (Beach) requests for the City Commission to execute the contract with Capital Air Conditioning.

Ana M. Garcia, City Manager, ICMA-CM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
FINANCE DEPARTMENT

MEMORANDUM

TO: Ana M. Garcia, City Manager. ICMA-CM

FROM: Eric Brown Parks and Recreation Director AI on behalf of Eric Brown ADS

DATE: September 26, 2019

SUBJECT: Permission to execute purchase order for Capital Air Conditioning. which exceeds $25,000.00 vendor threshold

Request

Parks and Recreation is requesting permission to proceed with a purchase order for Capital Air Conditioning for fiscal year 2019.

Background

The purchase policy allows a single vendor to exceed $25,000 in a fiscal year only with Commission approval.

A resolution will be forthcoming on the October 7, agenda requesting to exceed the $25,000.00 vendor threshold. The procurement policy provision, resolution and memo are attached for your convenience.

Budgetary Impact

Funds are available and appropriated in the Parks and Recreation beach division account 001-72-02-572-46-40

Recommendation

Approve the purchase order for fiscal year 2019.

Approved

Ana M. Garcia, City Manager ICMA-CM

registered in the City's financial system. Requested reports must be provided in a timely manner. The City reserves the right to withhold vendor payments, inactivate vendor records in the City database, and prohibit vendors who or which do not abide by City policies from doing business with the City. If a business is located within the City, it must have an active business tax receipt.

3.4 VENDOR THRESHOLD LIMITATIONS

3.4.1 Expenditure or approval of funds from various City departments that may exceed a single annual (City fiscal year) vendor total amount of $25,000.00 must be authorized in advance by the City Commission by resolution. Expenditures and contracts approved and *executed* in a prior fiscal year by the City Manager or City Commission are excluded from a current fiscal year $25,000.00 threshold.

3.5 GOVERNMENT CERTIFICATE OF EXEMPTION

3.5.1 The City is exempt from state, county and federal sales and excise taxes. Completion of a certificate which states that purchases of property or services are for the exclusive use of the government is necessary. The certificate of exemption can only be used for City purchases. It is illegal for the exemption to be used for personal purchases or for purchases made by an independent contractor.

DANIA BEACH
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CITY OF DANIA BEACH

QUOTE SUMMARY SHEET

Submit Email Quote Summary Sheet to

		UNIT COST
ITEM 1	Carrier Air Conditioner (14-16 SEER)	$1000
ITEM 2	Two (2) Ton	$1000
ITEM 3	Coated Coils on outside unit	$400
ITEM 4	Installation	$3200
ITEM 5	Delivery	$0
TOTAL		$5600.00

Vendor Contact Information and Signature

COMPANY NAME: CAPITAL AIR CONDITIONING

ADDRESS: 2951 Simms St

CITY/STATE/ZIP: Hollywood FL 33020

TELEPHONE NO.: 954-792-4942

TOLL FREE NUMBER:

FAX #: 954-797-0029

REPRESENTATIVE NAME: Peter Callahan

TITLE: president/owner

SIGNATURE:

EMAIL ADDRESS: CapitalAir3951@aol.com

Air conditioning-Heat Pumps
We Sell
We Install
We Service

CAPITAL AIR CONDITIONING

2951 Simms Street Hollywood, FL 33020
(954) 792-4942 Fax: (954) 797-0029

Air conditioning-Heat pumps
Broward
Palm Beach
Dade

PURCHASER CITY OF DANIA BEACH N____ E____

PURCHASER'S ADDRESS LIFEGUARD HEADQUATERS 110 N BEACH ROAD PHONE_____

SELLER'S PROPOSAL

NEW CENTRAL AIR CONDITIONING

COMPLETE INSTALLATION OF ONE NEW CARRIER 2 1/2 TON SPLIT SYSTEM 14 SEER WITH OUTDOOR COATNG

INSTALL SIX NEW SUPPLY DUCTS , FREON LINES AND CONDENSATE DRAIN

INSTALL ONE NEW HONEYWELL THERMOSTAT AND FLOAT SWITCH

FIVE YEAR COMPRESSOR AND ONE YEAR PARTS AND ONE YEAR LABOR WARRANTY

TOTAL PRICE $5600.00 NO ELECTRICAL WORK OR PERMIT FEES INCLUDED

Supply Grilles____ Return Grilles____

We propose to furnish materials and/or Labor specified above in consideration of the Following Sums:

$..... Labor and/or Materials
$..... Less Trade-In Allowance
$..... Sales Price
$.+ PERMIT... Add for Options

Payments to be made as follows:

$.....0..... .....% Non refundable Deposit with order
(Received by_____)
$..... .....% Pymt. Installation of Ref. & Drain Lines
$..... .....% Pymt. Rough-In of Duct Work
$..... .....% Pymt. Delivery of Outdoor Equipment
$..5600... .....% Pymt. Balance when Installation is complete

*Installation complete means when the system is capable of operation as determined by Seller, regardless of the availability of electrical power.

General

The seller agrees to assign to the Purchaser all manufacturers warranties, WHICH SHALL BE IN LEIU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIES. INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS, WHICH ARE HERE EXCLUDED.
The Purchaser agrees that title to the equipment shall remain with the Seller until all monies have been paid; and in the event of default that the seller may repossess or replevin the equipment without notice to the Purchaser, and in the event of a replevin action, the Purchaser waives a preliminary hearing.
The Seller shall not be held responsible for delays in delivery and/or completion of the work for such delays as caused by acts of others, strikes, riots, war, emergencies, inclement weather, casualty, or other contingencies beyond the Sellers control.
All risk of loss or damage to the equipment, materials, and/or work shall be borne to the Purchaser; and Purchaser shall insure all equipment, work, and materials in an amount equal to the sales price against fire, theft, casualty and windstorm. Purchaser releases Seller from any liability, loss, damages, or expenses as a consequence of the system malfunctioning.
The Purchaser, if a tenant of a landlord, warrants to the seller that he has approval from the landlord for this installation, and that all of the Sellers mechanical equipment does not become part of the realty and may be freely repossessed without permission form the landlord should replevin action become necessary.
All delinquent payments shall bear interest of eighteen percent (18%) per annum.
The Purchaser shall pay all Attorneys' fees incurred by the seller by enforcing this contract, together with cost and any Attorneys' fees on appeal.
LIMITED WARRANTIES: Seller does not guarantee or offer a warranty on any parts or equipment. It is understood that all parts and equipment used are provided by the manufacturer and may be subject to a full limited warranty by the manufacturer, and Seller assumes no responsibility for defects of any kind on said parts and equipment. Seller does warrant all necessary labor for a period of 1 YR from the completion of installation. Said labor will be performed only during Seller's normal working hours, and, if Purchaser request emergency service outside normal working hours, there will be an additional charge. Warranty work specifically excluded from this limited warranty is replacing blown fuses, resetting circuit breakers, replacing burned out disconnects, improper setting of thermostat, changing filters, any calls for service not directly related to mechanical equipment faults and normal maintenance outlined in the owners manual.

Proposal Date 8 - 16 - 19 Effective Until_____

PURCHASERS-SELLERS ACCEPTANCE

I/WE have read the proposal, have received an exact copy, and accept the proposal this _____ day of _____, 20____ subject to the provisions and conditions above; personally guaranteed by:
This agreement subject to acceptance by an authorized officer of the seller.

By_____
Authorized Signature for Purchaser

Salesman PETE CALLAHAN
(Seller)

By_____
Personal Guarantee

Accepted By_____
Authorized Signature for Seller Officer of Corp.

Pollard Ulysse, Alberlean

From: Huck, Michael
Sent: Friday, August 16, 2019 10:41 AM
To: Pollard Ulysse, Alberlean
Subject: Fw: A/C PROPOSAL
Attachments: CITY OF DANIA BEACH 3.pdf

From: Pete Callahan <capitalair2961@yahoo.com>
Sent: Friday, August 16, 2019 10:03:50 AM
To: Huck, Michael
Subject: A/C PROPOSAL

GOOD MORNING,

HERE IS THE A/C PROPOSAL, THAT YOU HAVE REQUESTED. IF YOU WISH TO PROCEED: PRINT, SIGN AND SCAN A COPY BACK TO US FOR OUR RECORDS.
IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT THE OFFICE AT ANYTIME.
THANK YOU FOR CHOOSING CAPITAL AIR CONDITIONING, HAVE A GREAT WEEKEND.

Peter Callahan - Owner

Capital Air Conditioning

P: 954-792-4942 F: 954-797-0029

Pollard Ulysse, Alberlean

From: Huck, Michael
Sent: Thursday, August 15, 2019 5:36 PM
To: 'capitalair3951@aol.com'
Cc: Pollard Ulysse, Alberlean
Subject: FW: Carrier Air Conditioner Quote Needed A.S.A.P.
Attachments: Request For Quote with Bid Summary - Carrier Air Conditioner.docx

Importance: High

Dear Capital Air

I was wondering if you were still interested in submitting a quote on Central AC for our building and 2 restrooms. You had an employee inspect the premises and we are just waiting on a quote. Let me know if you need any additional information. Thanks for coming out and hope to hear from you soon.

Mike Huck
Chief Ocean Lifeguard | City of Dania Beach
mhuck@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Tower: 954-651-5066 | Phone: 954-924-3704 | Fax: 954-924-3620

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: Pollard Ulysse, Alberlean
Sent: Wednesday, August 7, 2019 11:06 AM
To: capitalair3951@aol.com
Cc: Huck, Michael <mhuck@daniabeachfl.gov>
Subject: Carrier Air Conditioner Quote Needed A.S.A.P.
Importance: High

Dear Capital Air Conditioning,

This is a request for a quote for the purchase of air conditioner for our Ocean Lifeguard Headquarters' on the beach:

- Carrier Air Conditioner (14-16 SEER)
- Two (2) Ton
- Coated Coils on the outside unit
- Installation
- Delivery

Please provide the quote no later than Friday, August 9, 2019 by 1:00 p.m. If you may need to schedule someone to come out to access the request, please contact Mike Huck at 954-924-3704 before the Friday, August 9, 2019.

If you may have any additional questions or concerns, please feel free to contact me at your earliest convenience. Thank you in advance.

Sincerest regards,

Alberlean Pollard-Ulysse
Administrative Coordinator | City of Dania Beach
apollardulysse@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 x3626 **| Fax:** 954-924-6813

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DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH

REQUEST FOR QUOTATION

ATTENTION VENDOR

Product/Service Description	Carrier Air Conditioner, Two (2) ton (14-16 SEER)		
Date of Request:	August 7, 2019	**Quote Due By:**	August 9, 2019
City Contact Name:	Michael Huck	**Contact Phone #:**	954-924-3704
***Email Address:**	mhuck@daniabeachfl.gov	**Department Name:**	Parks and Recreation

Submit complete and signed Quote Summary Sheet by the due date/time to the email address above*

- Quotes may not be altered, amended or withdrawn.
- The City is exempt from Florida sales and use tax; therefore, tax must not be included in the quoted price.
- The City reserves the right to accept or reject, in part or whole, any quote submitted and to waive any minor technicalities that are in the best interest of the City.

DESCRIPTION OF SERVICES

The City of Dania Beach is hereby requesting quotes for the purchase of a Carrier Air Conditioner, two (2) ton (14-16 SEER) with coated coils on the outside unit due to the corrosive atmosphere at the beach. It is necessary to indicate installation and delivery.

This unit is being purchased for the Ocean Rescue Lifeguard Headquarters on the beach.

Thank you for your interest. If you have any questions, please contact me at the telephone number or email address stated above.

Michael Huck
Parks and Recreation

PARKS & REC.

AAA MODERN AIR

SALES - SERVICE - INSTALLATION

CONTRACT

PHONE: 954-921-4486 FAX: 954-362-2369 www.aaamodernair.com

901 PHIPPEN WAITERS RD DANIA FL 33004 CAC1813234 accheckup@aaamodernair.com

BILL TO:	JOB LOCATION
City Of Dania Beach 100 W Dania Beach Blvd Dania FL 33004	City Of Dania Beach 110 N Beach Rd Dania Beach FL 33004

Work	Cellular	Mike Huck 754-235-4998	Abby 954-954-6800
PROPOSAL # 0001163880	CUST # 0066237	PAGE #	DATE 8/22/2019

QUAN	INSTALL ALL EQUIPMENT AND ITEMS LISTED BELOW	AMOUNT
1.00	Estimator Name: HANS	
1.00	NEW A/C & DUCT	
1.00	Tons___2.5___ Seer___14___ KW Heat Strip___5___	
1.00	Rheem Condenser Model # RA1430AJ1NA	
1.00	Rheem Air Handler Model # RH1P3017STANJA	
1.00	Air Conditioning Unit Manufacturer's Warranty: 1 Year Parts 2 Year Labor 5 Year Compressor 1 Year Condenser Coil 1 Year Evaporator Coil	
1.00	New Float Switch (PLEASE BE ADVISED THAT THE INSTALLATION OF THIS FLOAT SWITCH DOES NOT GUARANTEE THAT WATER WILL NOT LEAK FROM YOUR A/C AIR HANDLER UNIT).	
1.00	New Programmable Thermostat - Honeywell T-4 Pro	
1.00	New Refrigerant Lines 3/4 7 3/8	
1.00	New Building Code Approved POURED Lightweight Concrete Slab	
4.00	New Supply Ducts & Grills	
1.00	New Return Air Grill	
1.00	New Drain Line [COPPER]	
1.00	New Condensate Pump __115__ Volts	
1.00	New Outside Air Vent [MOTORIZED]	
1.00	New Aluminum Stand	
1.00	New Air Handler Box	
1.00	All Air Conditioning Permit Fees & Load Calculations Included	
1.00	Evacuate Refrigerant Lines	
1.00	Hurricane Strapping Per Code	
1.00	New Rubber Isolation Pads	
1.00	Electric Hook Up Is Not Included	
1.00	Electric Permit Is Not Included	
1.00	ALL CARPENTRY, DRYWALL PATCHING & PAINTING IS NOT INCLUDED.	
1.00	OUTDOOR UNIT TO HAVE COASTAL TREATMENT	
1.00	TOTAL	9,993.00
	TOTAL	**$9,993.00**

"Customer satisfaction always comes first"

Thank you for the opportunity to bid on your new a/c system. This work sheet is designed to give you more detail on the scope of work performed. Please feel free to call us with any questions.

NOTE: PLEASE REFER TO BOTH SIDE OF THIS CONTRACT FOR ALL TERMS AND CONDITIONS. BY SIGNING THE FACE OF THIS CONTRACT, PURCHASER ACKNOWLEDGES THAT PURCHASER HAS READ, UNDERSTANDS AND AGREES TO ABIDE BY THE TERMS AND CONDITIONS OF THIS CONTRACT.

TERMS AND CONDITIONS: You are entitled to and exacted copy of the contract you signed. Unless otherwise specified above, all installation of replacement and new A/C systems will be installed, hooking up to existing electrical wiring and breakers, refrigerant lines, drain lines, slabs, roof stands and support brackets, air handler platform boxes, condensate pumps, smoke detector, fire dampers, thermostats, humidistat, duct work, supply and return air grills. Due to your existing building constructions and South Florida's high humility and heat wave weather conditions, seller can't guarantee any particular cooling temperature. It is recommended to set your thermostat at 78 degrees for maximum savings on electrical usage. Temperature set below 78 degrees could result in your air conditioning system to run for extended length of time.
If it becomes necessary to take collection actions for any charges, THE CUSTOMER, shall be responsible for all court cost, collection cost, and reasonable attorney?s fees incurred to collect any unpaid charges.

Customer Print Name_____ Salesman Name_____

Customer Signature_____ Date_____

40 Degrees Air & Refrigeration
P.O Box 771085
Coral Springs, FL 33077 US
954.613.5155
service@40degreesac.com
http://www.40degreesac.com

Estimate 276863

ADDRESS	SHIP TO	DATE	TOTAL
Michael Huck Att: 1201 W Stirling Rd., Dania Beach FL.33004	Michael Huck 100 W Dania Beach Blvd Dania Beach, FL 33004	08/19/2019	$8,500.60

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/19/2019	**ESTIMATE**	This quote is for HVAC work per the scope of work below: SCOPE OF WORK: - Supply & install (2) 2Ton 14Seer Complete split systems - Install new emergency float switch - Condensers will be Coated for the salt water -Install new air handler in same location as existing unit - All electrical to condenser and AHU will be provided by city of Dania Beach electrical contractor - Existing Cooper and electrical - Permit is not included in this quote and will be additional WARRANTY: - All units come with five years manufacturer compressor warranty and one year parts and 1 yr labor. PAYMENT TERMS: Payment due in full upon completion	1	8,500.60	8,500.60

TERMS: Payment due in full upon receipt unless otherwise specified. A 1.5% finance charge (annual rate of 18%) applies to unpaid balances over 30 days.
LIMITED WARRANTY: All materials, parts, labor & equipment are warranted by the manufacturers' or suppliers' written warranty only.
CANCELLATION / REFUNDS: No refunds will be issued for cancellations made after onsite work has begun.

TOTAL	$8,500.60

THANK YOU.

Accepted By

Accepted Date

TERMS: Payment due in full upon receipt unless otherwise specified. A 1.5% finance charge (annual rate of 18%) applies to unpaid balances over 30 days.
LIMITED WARRANTY: All materials, parts, labor & equipment are warranted by the manufacturers' or suppliers' written warranty only.
CANCELLATION / REFUNDS: No refunds will be issued for cancellations made after onsite work has begun.

From: Huck, Michael
Sent: Monday, August 19, 2019 5:11 PM
To: Pollard Ulysse, Alberlean
Subject: FW: Estimate 276863 from 40 Degrees Air
Attachments: Estimate_276863_from_40_Degrees_Air__Refrigeration.pdf

Hopefully not too late.

From: 40 Degrees Air & Refrigeration [mailto:quickbooks@notification.intuit.com]
Sent: Monday, August 19, 2019 3:48 PM
To: Huck, Michael <mhuck@daniabeachfl.gov>
Subject: Estimate 276863 from 40 Degrees Air

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
40 Degrees Air

---------- Estimate ----------

P.O Box 771085
Coral Springs, FL 33077 US
954.613.5155
http://www.40degreesac.com

Estimate #: 276863
Date: 08/19/2019
Exp. Date:
$8,500.60

Address:

Michael Huck
Att:
1201 W Stirling Rd.,
Dania Beach FL.33004

Ship To:

Michael Huck
100 W Dania Beach Blvd
Dania Beach, FL 33004

Date	Activity	Description	Qty	Rate	Amount
08/19/2019	ESTIMATE	This quote is	1	8,500.60	8,500.60

for HVAC work per the scope of work below:

SCOPE OF WORK:
- Supply & install (2) 2Ton 14Seer Complete split systems
- Install new emergency float switch
- Condensers will be Coated for the salt water
-Install new air handler in same location as existing unit
- All electrical to condenser and AHU will be provided by city of Dania Beach electrical contractor
- Existing Cooper and electrical
- Permit is not included in this quote and will be additional

WARRANTY:
- All units come with five years manufacturer compressor warranty and one year parts and 1 yr labor.

PAYMENT TERMS:
Payment due in full upon completion

Total:	$8,500.60

Pollard Ulysse, Alberlean

From: Huck, Michael
Sent: Thursday, August 15, 2019 5:16 PM
To: 'service@40degreesair.com'
Cc: Pollard Ulysse, Alberlean
Subject: FW: Carrier Air Conditioner Quote Needed A.S.A.P.
Attachments: Request For Quote with Bid Summary - Carrier Air Conditioner.docx

Importance: High

Dear Anthony,

I was wondering if you were still interested in submitting a quote on Central AC for our building and 2 restrooms. If you want to inspect the premises, we are here from 9-5. Address is 110 North Beach Road, Dania Beach FL 33004. Thanks and hope to hear from you soon.

Mike Huck
Chief Ocean Lifeguard | City of Dania Beach
mhuck@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Tower: 954-651-5066 | Phone: 954-924-3704 | Fax: 954-924-3620

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From: Pollard Ulysse, Alberlean
Sent: Monday, August 12, 2019 5:02 PM
To: service@40degreesac.com
Cc: Huck, Michael <mhuck@daniabeachfl.gov>
Subject: FW: Carrier Air Conditioner Quote Needed A.S.A.P.
Importance: High

Good afternoon Anthony,

Thank you for taking my phone call today. Perhaps there were some miscommunication last week when taking the email address. I know you asked for a picture of the existing AC; however, we do not have one. We are looking to purchase and propose the outside unit to go on the west side of the building to lessen the sea water corrosion (see attached).

If you may have any additional questions or concerns, please contact either Mik Huck (Chief Ocean Life Guard) at 954-924-3704 or myself at 954-924-6800 ext. 3626. Thank you in advance.

Sincerest regards,

Alberlean Pollard-Ulysse
Administrative Coordinator | City of Dania Beach
apollardulysse@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
DANIA BEACH
SEA IT LIVE IT LOVE IT
Phone: 954-924-6800 x3626 | Fax: 954-924-6813

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From: Pollard Ulysse, Alberlean
Sent: Wednesday, August 07, 2019 11:05 AM
To: 'service@40degreesair.com'
Cc: Huck, Michael
Subject: Carrier Air Conditioner Quote Needed A.S.A.P.
Importance: High

Dear 40 Degrees Air,

It was a pleasure speaking with Anthony. This is a request for a quote for the purchase of air conditioner for our Ocean Lifeguard Headquarters' on the beach:

- Carrier Air Conditioner (14-16 SEER)
- Two (2) Ton
- Coated Coils on the outside unit
- Installation
- Delivery

Please provide the quote no later than Friday, August 9, 2019 by 1:00 p.m. If you may need to schedule someone to come out to access the request, please contact Mike Huck at 954-924-3704 before the Friday, August 9, 2019.

If you may have any additional questions or concerns, please feel free to contact me at your earliest convenience. Thank you in advance.

Sincerest regards,

Alberlean Pollard-Ulysse
Administrative Coordinator | City of Dania Beach
apollardulysse@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
DANIA BEACH
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Phone: 954-924-6800 x3626 | **Fax:** 954-924-6813

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RESOLUTION NO. 2019-119

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PARKS AND RECREATION DEPARTMENT FOR THE PURCHASE OF A CENTRAL AIR CONDITIONING UNIT FROM CAPITAL AIR CONDITIONING, INC., FOR FISCAL YEAR 2018-2019 ENDING SEPTEMBER 30, 2019, WHICH MAY EXCEED AN ANNUAL SINGLE VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Parks and Recreation Department will purchase a central air conditioning system from Capital Air Conditioning, Inc. ("CAC") during the fiscal year, which services may exceed the annual Twenty Five Thousand Dollars ($25,000.00) City threshold for a single vendor and therefore, City Commission approval is required; and

WHEREAS, CAC was chosen as the most responsive bidder of three (3) companies that submitted bids pursuant to the Purchasing Policy requirement to obtain three (3) bids; and

WHEREAS, the Parks and Recreation Department is seeking approval to exceed Twenty Five Thousand Dollars ($25,000.00) for any necessary future services for Fiscal Year 2018-2019 provided funding is available and appropriated in the current budget year and made in accordance with the City of Dania Beach Purchasing Policy for each fiscal year;

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

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

Section 2. That the City Commission authorizes professional services by Capital Air Conditioning, Inc., exceeding the annual amount of Twenty-Five Thousand Dollars ($25,000.00) purchase threshold for a single vendor for the 2018-2019 fiscal year.

Section 3. That all Department purchases shall be subject to and made within the respective Departments' approved level of their respective annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

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 upon its passage and adoption.

PASSED and ADOPTED on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RECLASSIFICATION OF THE PUBLIC SERVICES DEPARTMENT WATER TREATMENT PLANT OPERATOR "B" POSITION TO OPERATOR "B/C" (TRAINEE); PROVIDING FOR CONFLICT; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
19-0926_COMM-MEMO-WTP OP B-RECLASS to B-C(trainee)-101419 (Fin Rev 9-29-19), R-2019- Reclassification of Public Services Water Treatment Plant Operator B to Operator B-C (Trainee)

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

VIA: Ana M. Garcia, ICMA- CM, City Manager

FROM: Fernando Rodriguez, Public Services Director

CC: Marjorie G. Craig, PE, Public Services Deputy Director

RE: Position Reclassification Request of New Position – From Operator B to Operator B/C (Trainee)

Request

The Public Services Department (PSD or Department) requests reclassification of an open, newly approved *Operator B* position for the water treatment plant to a more flexible *Operator B/C (Trainee)*.

Background

In July of 2019, a new Operator B position was added to water treatment plant staffing levels in PSD to provide shift coverage, redundancy, and enhance safety and security of operations, and requires a level "B" water treatment plant operator license. Since the initial request, the importance of having flexibility in this position, and all operator positions, has become more apparent with several looming staff retirements and an industry shortage of operators. Succession planning and having career paths in place are critical for hiring and/or retaining staff, and particularly important in a position where the public health and safety is at stake. Therefore, we are requesting reclassification of this position to an *Operator B/C (Trainee)* instead of an *Operator B* to allow the City to hire either a "C" (trainee) or "B" licensed operator. Reclassifying this position gives the water plant the flexibility to staff as needed without limiting the Department to the higher license level.

Budgetary Impact

There will be no budgetary impact for this request since the budget for this position is already approved. The annual impact could be lower than the approved amount depending on the license level of the selected candidate.

Recommendation

PSD recommends approval of this reclassification because it puts the water plant in the best position to staff for its ever changing needs and is in the best interest of the City in maintaining appropriate staffing levels to ensure safety and security of the plant.

RESOLUTION NO. 2019-120

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RECLASSIFICATION OF THE PUBLIC SERVICES DEPARTMENT WATER TREATMENT PLANT OPERATOR "B" POSITION TO OPERATOR "B/C" (TRAINEE); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Public Services Department has determined that the Water Treatment Plant ("WTP") Operator "B" position, as currently and narrowly defined, limits the ability to address staffing flexibility needs of the City's WTP, which operates 24 hours per day, 7 days a week; and

WHEREAS, providing flexibility in the job description of the WTP Operator "B" to include the ability to hire an operator with a "C" license (trainee) will allow for flexibility in staffing, a level of succession planning, and a career path, in a strategic effort to address future staffing needs of the WTP; and

WHEREAS, this measure will require the reclassification of the Operator "B" position to Operator "B/C" (trainee) position;

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 as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the Public Services Department's WTP Operator "B" position be reclassified to an Operator "B/C" (trainee).

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

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

PASSED AND ADOPTED on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RECLASSIFICATION OF THREE (3) EMPLOYEE POSITIONS WITHIN THE PUBLIC SERVICES DEPARTMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Fiscal Impact/Cost Summary

Exhibits Attached
COMM-MEMO-FIELDREORG-RECLASS-101419 (Fin Rev 9-29-19), R-2019- Reclassification of 3 Positions in Public Services Department

CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

VIA: Ana M. Garcia, ICMA- CM, City Manager

FROM: Fernando J. Rodriguez, Public Services Director

CC: Marjorie G. Craig, PE, Public Services Deputy Director

RE: Re-organization of Field Operations Leadership – Solid Waste and Streets Divisions

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Request

Approval of the following reclassifications is requested:

- Reclassification of the *Public Works Superintendent* position to a *Manager III, Facilities and Landscaping* with responsibilities over those two divisions, which often overlap in terms of location (City facilities)
- Reclassification of the current *Manager I, Solid Waste*, to a *Manager III, Solid Waste and Streets* position. The incumbent Manager I, Solid Waste will be assigned managerial responsibility over the Streets Division in addition to his current responsibilities overseeing the in-house and contracted solid waste services
- Reclassification of the current *Manager II, Streets* position to a *(Streets) Division Supervisor*

Background

The new Public Services Department (PSD or Department) leadership team, in conjunction with the Assistant City Manager and the Human Resources Department, has completed an organizational assessment of the Department's non-utilities divisions. The review concluded that a more efficient and effective Departmental reporting/management structure should be adopted, considering the continuing heavy work load, rapid response turnaround requirements, and span of control issues over a wide diversity of functions.

Currently, four field divisions with very different and diverse functions, report to one manager, the Public Works Superintendent. The Streets, Solid Waste, Facilities, and Landscaping Divisions, managed by the Public Works Superintendent, have the greatest volume of citizen

\continued…

requests. This poses a significant challenge, given our strong commitment to customer responsiveness. To better address this, the team recommends re-aligning the four divisions and respective managerial/oversight responsibilities among two managers that report to the Director's office, instead of one superintendent.

To effect this change, the team requests the following reclassifications:

The above re-organization will result in an enhanced and re-focused managerial level oversight of the Streets Division, since it will now be one of two (rather than four) divisions, with the added benefit of the incumbent's prior experience in the Streets Division. The incumbent will work with the HR Department on filling the new streets division supervisor position.

Budgetary Impact

There is no budgetary impact to this reclassification.

Recommendation

The Public Services Department and City Administration recommend the approval of the three reclassifications requested.

RESOLUTION NO. 2019-121

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RECLASSIFICATION OF THREE (3) EMPLOYEE POSITIONS WITHIN THE PUBLIC SERVICES DEPARTMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Public Services Department has worked in conjunction with City Administration to assess the organizational structure of the non-utility field operations; and

WHEREAS, the span of control of the current managers in the field divisions can be better aligned to achieve improved balance, more effective communication, and improved performance of field crews; and

WHEREAS, these restructuring efforts will involve the reclassifications of the following positions:

- Public Works Superintendent to Manager III, Facilities and Landscaping
- Manager I, Solid Waste to Manager III, Solid Waste and Streets
- Manager II, Streets to Supervisor, Streets;

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 as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the reclassifications of three (3) employee positions within the Public Services Department are approved as follows: Public Works Superintendent to Manager III – Facilities and Landscaping; Manager I - Solid Waste to Manager III - Solid Waste and Streets; and Manager II - Streets to Supervisor - Streets.

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

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

PASSED AND ADOPTED on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS FOR SERVICES PURCHASED FROM SHI INTERNATIONAL CORP. UNDER FLORIDA STATE CONTRACT 43230000-15-02 FOR FISCAL YEAR 2018/2019, ENDING SEPTEMBER 30, 2019, FOR PURCHASES THAT WILL EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS

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

Fiscal Impact/Cost Summary

Exhibits Attached
memo, memo to approve PO for fiscal 2019, R-2019- SHI International Corp. Authorization to Exceed $25K for MS Licensing, SHI LSP Amendment No 2 - Renewal of 43230000-15-02-LSP

CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

TO: Honorable Mayor Lori Lewellen
Honorable Vice-Mayor Lauren Odman
Honorable Commissioner Chickie Brandimarte
Honorable Commissioner Bill Harris
Honorable Commissioner Tamara James

FROM: Ana M. Garcia, City Manager, ICMA-CM DFA-19-039

BY: Adam Segal, Assistant Finance Director

DATE: September 25, 2019

SUBJECT: SHI International Corp. State Contract Permission to Exceed $25K

REQUEST

The approval to purchase the City's annual Microsoft Licensing Agreement under the Florida State Contract from SHI International Corp in the amount of $26,753.30 and permission to exceed the annual vendor threshold of $25,000.00.

BACKGROUND

The City Commission approved renewal of the contract with SHI International via resolution 2016-115 effective February 1, 2016 through January 31, 2019. The attached resolution authorizes the City to use the pricing available with SHI International Corp. under State Contract No. 43230000-15-02, which is valid and has been previously approved by the Commission through January 31, 2019. The State of Florida has renewed the Contract until January 31, 2020. The Procurement Policy permits utilization of a State Contract without competitive bidding. However, this vendor will now exceed the annual vendor threshold of $25,000.00.

BUDGETARY IMPACT

Funding is approved and appropriated in the Finance IT Budget Account number 001-17-04-516-49-30

RECOMMENDATION

Staff recommends approval of this resolution.

Approved

Ana M. Garcia, City Manager ICMA-CM

Federal tax ID: 22-3009648
290 Davidson Ave.
Somerset, NJ 08873
Phone: 888-235-3871
Fax: 732-805-9669

Please remit payment to:
SHI International Corp
P.O. Box 952121
Dallas, TX 75395-2121
Wire information: Wells Fargo Bank
Wire Rt# 121000248
ACH Rt# 021200025
Account#2000037641964
SWIFT Code: WFBIUS6S
For W-9 Form, www.shi.com/W9

Invoice No. B10352047

Invoice date	7/31/2019
Customer number	1013570
Sales order	S46097730

Finance charge of 1.5% per month will be charged on past due accounts - 18%/yr.
All returns require an RMA# supplied by your SHI Sales team.

Bill To
CITY OF DANIA BEACH
100 WEST DANIA BEACH BLVD.
DANIA BEACH, FL 33004
USA

Ship To
City of Dania Beach
100 W Dania Beach BLVD
DANIA BEACH, FL 33004
USA
2017-00000238/JOE HUSOSKY

Ship Date	Salesperson	Purchase Order	Ship Via	FOB	Terms
7/31/2019	Bryan Hunt/Ent-SLED	2017-00000238	LICENSE ONLY	FOB DEST	NET 30

Item No. Mfg Part No.	Description	Qty Ordered	Qty Shipped	Unit Price	Extended Price
18356919 W06-01072 ESD Microsoft Corporation	CoreCAL ALNG SA MVL Pltfrm UsrCAL Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	85	85	46.04	3,913.40
20977689 395-02504 ESD Microsoft Select	ExchgSvrEnt ALNG SA MVL Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	1	1	711.00	711.00
18344354 269-12442 ESD Microsoft Corporation	OfficeProPlus ALNG SA MVL Pltfrm Windows - Multiple Windows Platform English ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	115	115	93.39	10,739.85
20977674 359-00961 ESD Microsoft Select	Microsoft SQL Server - software assurance Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	85	85	36.65	3,115.25

Federal tax ID: 22-3009648
290 Davidson Ave.
Somerset, NJ 08873
Phone: 888-235-3871
Fax: 732-805-9669

Please remit payment to:
SHI International Corp
P.O. Box 952121
Dallas, TX 75395-2121
Wire information: Wells Fargo Bank
Wire Rt# 121000248
ACH Rt# 021200025
Account#2000037641964
SWIFT Code: WFBIUS6S
For W-9 Form, www.shi.com/W9

Invoice No. **B10352047**

Invoice date	7/31/2019
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Finance charge of 1.5% per month will be charged on past due accounts - 18%/yr.
All returns require an RMA# supplied by your SHI Sales team.

Bill To
CITY OF DANIA BEACH
100 WEST DANIA BEACH BLVD.
DANIA BEACH, FL 33004
USA

Ship To
City of Dania Beach
100 W Dania Beach BLVD
DANIA BEACH, FL 33004
USA
2017-00000238/JOE HUSOSKY

20977621 228-04433 ESD Microsoft Select	SQLSvrStd ALNG SA MVL Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	2	2	157.43	314.86
33820529 9EN-00195 ESD Microsoft Select	SysCtrStdCore ALNG SA MVL 16Lic CoreLic Non-Specif Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	1	1	154.83	154.83
21941190 4ZF-00019 ESD Microsoft Select	VDA ALNG SubsVL MVL PerDvc Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	20	20	90.13	1,802.60
30759376 KV3-00353 ESD Microsoft Select	WINENT ALNG SA MVL Pltfrm Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	115	115	41.22	4,740.30

Federal tax ID: 22-3009648
290 Davidson Ave.
Somerset, NJ 08873
Phone: 888-235-3871
Fax: 732-805-9669

Please remit payment to:
SHI International Corp
P.O. Box 952121
Dallas, TX 75395-2121
Wire information: Wells Fargo Bank
Wire Rt# 121000248
ACH Rt# 021200025
Account#2000037641964
SWIFT Code: WFBIUS6S
For W-9 Form, www.shi.com/W9

Invoice No. B10352047

Invoice date	7/31/2019
Customer number	1013570
Sales order	S46097730

Finance charge of 1.5% per month will be charged on past due accounts - 18%/yr.
All returns require an RMA# supplied by your SHI Sales team.

Bill To
CITY OF DANIA BEACH
100 WEST DANIA BEACH BLVD.
DANIA BEACH, FL 33004
USA

Ship To
City of Dania Beach
100 W Dania Beach BLVD
DANIA BEACH, FL 33004
USA
2017-00000238/JOE HUSOSKY

20977817 6VC-01253 No Media Microsoft Select	Windows Remote Desktop Services Windows - Multiple Windows Platform All Languages No Media Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	10	10	17.74	177.40
33820528 9EM-00267 ESD Microsoft Select	WinSvrSTDCore ALNG SA MVL 16Lic CoreLic Non-Specif Windows - Multiple Windows Platform All Languages ESD Software Contract number: 43230000-15-02 Enrollment No.: 91743586 Agreement No.: 01E73902 Country of Usage: USA Maintenance From date: 8/1/2019 Maintenance To date: 7/31/2020	7	7	154.83	1,083.81

Quote: 13757662

Sales Balance	26,753.30
Freight	0.00
Recycling Fee	0.00
Sales Tax	0.00
Total	**26,753.30**
Currency	**USD**

We report to
dun & bradstreet
to better serve the credit community
www.dnb.com

DANIA BEACH
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CITY OF DANIA BEACH
FINANCE DEPARTMENT

MEMORANDUM

TO: Ana M. Garcia, City Manager. ICMA-CM

FROM: Adam Segal, Assistant Finance Director DFA-19-044

DATE: September 25, 2019

SUBJECT: Permission to execute purchase order for SHI International Corp. which exceeds $25,000.00 vendor threshold

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Request

Finance is requesting permission to proceed with a purchase order for SHI International Corp. under the State Contract for fiscal year 2019. SHI International Corp. is the City's provider for our Microsoft licensing throughout the City.

Background

The purchase policy provides that competitive bidding is not required to utilize the State Contact. It has received the invoice for FY 2019. The renewal for the annual contract is now $26,753.30. This cost now exceeds the annual vendor threshold of $25,000.00 for the fiscal year 2019.

A resolution will be forthcoming on the October 7, agenda requesting to exceed the $25,000.00 vendor threshold. The procurement policy provision, resolution and memo are attached for your convenience.

Budgetary Impact

Funds are available and appropriated in the Information Services Licensing and Software account 001-17-04-516-49-30.

Recommendation

Approve the purchase order for fiscal year 2019.

Approved

Ana M. Garcia, City Manager ICMA-CM

RESOLUTION NO. 2019-122

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS FOR SERVICES PURCHASED FROM SHI INTERNATIONAL CORP. UNDER FLORIDA STATE CONTRACT 43230000-15-02 FOR FISCAL YEAR 2018/2019, ENDING SEPTEMBER 30, 2019, FOR PURCHASES THAT WILL EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS ($25,000.00); PROCEEDING WITHOUT COMPETITIVE BIDDING AND AUTHORIZING SUCH PURCHASES THAT ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City Commission previously approved Resolution 2016-115 authorizing the City to enter into an agreement with SHI International Corp. for annual Microsoft Licensing until January 31, 2019; and

WHEREAS, the Florida State Contract has been renewed for a period of one year, with a new contract expiration date of January 31, 2020, under the same terms and conditions and is attached as Exhibit "A"; and

WHEREAS, the annual Microsoft Licensing renewal due is an amount of Twenty Six Thousand Seven Hundred Fifty Three Dollars and Thirty Cents ($26,753.30) which will now bring the vendor total in excess of the annual Twenty Five Thousand Dollars ($25,000.00) City purchase threshold for a single vendor and, therefore, City Commission approval is required; and

WHEREAS, the City Administration anticipates the possible addition of future licenses and equipment;

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

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

Section 2. That the City Commission authorizes the purchase of equipment and software from SHI International Corp. without competitive bidding utilizing Florida State Contract 43230000-15-02 in an amount exceeding the annual amount of the Twenty Five Thousand Dollars ($25,000.00) purchase threshold for a single vendor, and the proper City officials are authorized to execute any necessary agreements that are deemed necessary and proper.

Section 3. That all Departments' purchases from SHI International Corp. shall be subject to and made within the respective Departments' approved level of their respective annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

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

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

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

PASSED and ADOPTED on October 7, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
state purchasing
We serve those who serve Florida

AMENDMENT NO.: 2
Contract Renewal
Licensing Solutions Providers (LSP) of Microsoft Software and Services
State Term Contract No. 43230000-15-02

This Amendment ("Amendment") effective February 1, 2019, to the LSP of Microsoft Software and Services State Term Contract No. 43230000-15-02 ("Contract"), between the State of Florida, Department of Management Services ("Department") and SHI International Corporation ("Contractor") are collectively referred to herein as the "Parties." All capitalized terms used herein shall have the meaning assigned to them in the Contract unless otherwise defined herein.

WHEREAS, the Contract began on February 1, 2016**,** and is scheduled to expire on January 31, 2019.

WHEREAS, the Parties agreed that the Contract may be amended by mutual agreement as provided in section VI, "Amendments," of the Contract; and

WHEREAS, the Parties agree to renew the Contract, pursuant to section III, "Renewal Terms", of the Contract;

THEREFORE, in consideration of the mutual promises contained below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

I. Contract Renewal. The Contract is hereby renewed for a period of one (1) year, with a new contract expiration date of January 31, 2020, under the same terms and conditions.

II. Conflict. To the extent any of the terms of this Amendment conflict with the terms of the Contract, the terms of this Amendment shall control.

III. Warranty of Authority. Each person signing this Amendment warrants that he or she is duly authorized to do so and to bind the respective party.

IV. Effect. Unless otherwise modified by this Amendment, all terms and conditions contained in the Contract shall continue in full force and effect. This Amendment sets forth the entire understanding between the parties with regard to this subject matter hereof.

This space intentionally left blank.

IN WITNESS WHEREOF, the parties have executed this Amendment by their duly authorized representatives.

State of Florida: **Department of Management Services**	**Contractor:** **SHI International Corporation**
By: _____	By: _____
Name: David Clark	Name: _____
Title: Chief of Staff	Title: _____
Date: _____	Date: _____

IN WITNESS WHEREOF, the parties have executed this Amendment by their duly authorized representatives.

State of Florida:
Department of Management Services

By: _____

Name: David Clark

Title: Chief of Staff

Date: 1/31/19

Contractor:
SHI International Corp.

By: Natalie Castagno

Name: Natalie Castagno

Title: Director of Contracts & RFPs

Date: 1/31/19

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS FOR TEMPORARY PERSONNEL SERVICES TO BE PURCHASED FROM VARIOUS STAFFING VENDORS UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT 13-D-140F, FOR AN ESTIMATED SIX MONTHS, OCTOBER 15, 2019 THROUGH APRIL 14, 2020 (WITH REQUEST TO EXTEND), WHICH MAY EXCEED VENDOR TOTALS OF TWENTY-FIVE THOUSAND DOLLARS ($25,000.00); INITIAL PURCHASES ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED DEPARTMENTAL BUDGET APPROPRIATIONS

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

Fiscal Impact/Cost Summary

Exhibits Attached
Co-Op+memo, R-2019- Temporary Staffing Services Citywide from Various Staffing Vendors under SE Florida Purchasing Co-Op, R-2019-123 Temporary Staffing Services Citywide from Various Staffing Vendors under SE Florida Purchasing Co-Op Exhibit A, R-2019-123 Temporary Staffing Services Citywide from Various Staffing Vendors under SE Florida Purchasing Co-Op Exhibit B

CITY OF DANIA BEACH
HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Mayor Lori Lewellen
Vice-Mayor Lauren Odman
Commissioner Chickie Brandimarte
Commissioner Bill Harris
Commissioner Tamara James

FROM: Ana M. Garcia, ICMA-CM, City Manager

BY: Bendra Caseneuve, HR Generalist

VIA: Candido Sosa-Cruz, Assistant City Manager
Adam Segal, Acting Finance Director

RE: **Temporary Staffing – Southeast Florida Government Purchasing Co-op**

The action requested by staff is a routine part of the annual budget and procurement process. Upon the adoption of the new budget by the City Commission, staff requests City Commission approval in advance to procure goods and services whose annual expenditures are expected to exceed limits established in the City's Purchasing Policy.

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 ($25,000) without competitive bidding and without advertisement for bids if she is authorized to do so in advance by a resolution adopted by the City Commission.

The City budget has the following planned temporary staffing services budgeted in FY 2020 totaling $90,096 for the following departments:

- 001-72-01-572-34-10 (Parks & Recreation)
- 001-39-01-539-34-10 (Public Services)

However, it has been determined that certain unplanned and unforeseen instances may arise throughout the fiscal year which warrant the use of various temporary personnel services and it

has been further determined not every staffing agency provides all positions which may be needed throughout the year.

The administration is seeking approval to utilize the following three vendors under the Southeast Florida Government Purchasing Cooperative Group Contract 13-D-140F which may exceed a single vendor total of $25,000.00.

- Albion Staffing Solutions, Inc.
- Alpha1 Staffing/Search Firm, LLC
- Tampa Service Co., Inc. d/b/a Pacesetter

All department use of temporary staffing shall be made in accordance with the City's temporary staffing policy and within the respective department's approved operating budget for FY 2020.

Recommendation

As in past years, the administration recommends approval of the resolution authorizing the City to utilize the following three vendors under the Southeast Florida Government Purchasing Cooperative Group Contract 13-D-140F which may exceed a single vendor total of $25,000.00.

- Albion Staffing Solutions, Inc.
- Alpha1 Staffing/Search Firm, LLC
- Tampa Service Co., Inc. d/b/a Pacesetter

RESOLUTION NO. 2019-123

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS FROM VARIOUS CITY DEPARTMENTS FOR TEMPORARY PERSONNEL SERVICES TO BE PURCHASED FROM VARIOUS STAFFING VENDORS UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT 13-D-140F, FOR AN ESTIMATED SIX MONTHS, OCTOBER 15, 2019 THROUGH APRIL 14, 2020 (WITH REQUEST TO EXTEND), WHICH MAY EXCEED VENDOR TOTALS OF TWENTY-FIVE THOUSAND DOLLARS ($25,000.00); INITIAL PURCHASES ARE TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED DEPARTMENTAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City has certain planned temporary staffing services budgeted in Fiscal Year 2019-2020; and

WHEREAS, the City Manager has determined that certain unplanned and unforeseen instances may arise throughout the fiscal year which warrant the use by City Departments of various temporary personnel services; and

WHEREAS, the City has identified a need for temporary staffing services to assist in various departments for an estimated amount of Ninety Thousand Ninety-Six Dollars ($90,096.00) for Fiscal Year 2019-2020; and

WHEREAS, it has been determined that not every staffing agency provides all positions which may be required by the City, therefore, it is necessary to obtain services from multiple staffing agencies to be made available for use; and

WHEREAS, the City Manager has established a temporary staffing personnel services policy, including guidelines under which temporary staffing services are permissible, a copy of which is attached as Exhibit "A" and made a part of and is incorporated into this Resolution by this reference; and

WHEREAS, the City Manager has determined that such services can be obtained at the least cost to the City without competitive bidding and without advertisement for bids from the following vendors under an existing Co-op Agreement with the Southeast Florida Government Purchasing Cooperative Group, Contract No. 13-D-140F, a copy which is attached as Exhibit "B", and made a part of and is incorporated into this Resolution by this reference:

- Albion Staffing Solutions, Inc.;
- Alpha1 Staffing/Search Firm, LLC; and
- Tampa Service Co., Inc. d/b/a Pacesetter;

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

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

Section 2. That the City approves the purchase of temporary staffing services from the various staffing agencies approved under the existing Co-op Agreement with the Southeast Florida Government Purchasing Cooperative Group, contract 13-D-140F, a copy which is attached as Exhibit B, in an amount that may exceed the annual vendor $25,000.00 purchase threshold from a single vendor.

Section 3. That all Department purchases from any temporary staffing vendor shall be in accordance with the temporary staffing policy and made within the respective Departments' approved level of its annual budget appropriation.

Section 4. That funding for temporary staffing services in the amount of Ninety Thousand Ninety-Six Dollars ($90,096.00) has been budgeted in the Recreation Professional Services Account #001-72-01-572-34-10, and Public Services Contractual Services Account #001-39-01-539-34-10.

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 upon its passage and adoption.

PASSED AND ADOPTED on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

City of Dania Beach, Florida
Temporary Employment Policy

Temporary Employment Policies and Procedures	**Supersedes:** All previous and existing memos or administrative policies in conflict
Originating Department: City Manager	
Policy Number: CM-2015-001 **Effective Date: October 1, 2015**	**Page 1 of 9**

1 General Policy Guidelines

1.1 Introduction

All temporary work assignments are intended to be short-term in nature and are not intended to exceed (6) months. Departments are strongly encouraged to fill vacant positions through recruitment; however, temporary staffing services may be used if the assignment has a definite end date that does not exceed (6) six months in duration.

Human Resources will assist departments in filling temporary employment needs when the following circumstances occur:

- Temporary absences of regular employees due to leaves.
- During the recruitment of vacant positions.
- When additional help is needed during peak or seasonal time periods, and on special projects.

Important information regarding temporary employment:

- Short-term Employees cannot work a period of more than (6) six months
- Short-term Employees and Temporary Workers positions are generally non-exempt and are not eligible for any City fringe benefits such as sick leave, vacation, paid holidays, health insurance, or retirement plans.
- Non-exempt Short-term Employees must be paid on an hourly basis and overtime must be paid for any hours worked over 40 hours in a work week.
- Short-term Employees and Temporary Workers should be provided rest periods as provided by the Fair Labor Standards Act

1.2 Purpose

1.2.1 The purpose of this policy is to establish guidelines to assist departments with determining the appropriate circumstances for which to utilize temporary workers ("temps"); identifying and placing temporary workers; and managing the temporary work assignments.

1.3 Scope

1.3.1 The policy applies to all short-term staff positions to be filled at the City.

1.4 Objectives

1.4.1 Provide guidelines for filling temporary employment needs based on employee absences, seasonal needs, and interim vacancies during the recruitment process.

2 Definitions

City - shall mean the City of Dania Beach.

City Manager - shall mean the City Manager of the City of Dania Beach, Florida, and shall, where appropriate to the context, include his duly authorized designee.

Hiring Manager - shall mean the individual primarily responsible for filling the position.

Human Resources (HR) - shall mean the Office of Human Resources and any staff employee in such department.

Recruiter - shall mean the individual working in Human Resources responsible for the hiring function.

Service Level Agreement - shall mean the verbal or written understanding between the recruiter and the hiring manager.

Short-term Employee - shall mean an individual who is appointed to a short-term exempt or non-exempt position or employee for a period of (6) six months or less with the approval of the City Manager.

Temporary Staffing Agency – shall mean an approved agency as designated each year by the City Commission, with approval of the City Manager.

Temporary Worker - shall mean an employee of a temporary staffing agency assigned to the City to work on a specific short-term assignment or for a finite period of time; to complete special projects; to respond to workload fluctuations that are unusual or episodic in nature; to fill in for employees who are on leave; or to fill in during a recruitment period.

3 Authority/Responsibility

The City of Dania Beach Code of Ordinance provides that all City contracts must be approved and signed by the City Manager and the City Clerk. Furthermore, the City Manager has sole authority to hire personnel. Therefore, Departments are prohibited from hiring Short-term Employees and further prohibited from contracting with outside Temporary Staffing Agencies.

3.1 City Manager

3.1.1 All requests for either Short-term Employees or Temporary Workers should be submitted at least 21 days prior to the temporary start date for City Manager consideration and approval.

3.2 Department Head or Designee

3.2.1 The Department Head should review departmental funding availability before initiating a temporary staffing request. Funding source is subject to Finance review and approval.

3.2.2 The Department Head should develop the defined temporary scope of service needed. The scope should include identifying important job functions and qualifications required for successful performance.

3.2.3 The Department Head in conjunction with the assistance of Human Resources shall determine and recommend the best method of filling the department's temporary staffing need.

3.2.4 The Department Head must monitor completion of the temporary staffing assignment, review hours worked, and approve all invoices related to the temporary staffing assignment. The hiring department is also responsible for monitoring the length of the assignment to ensure adherence to the hiring term approved by the City Manager. All extensions of an assignment must be approved prior to any additional hours being worked by the Shorter-term Employee or Temporary Worker. Under no circumstances should a Short-term Employee or Temporary Worker be allowed to work past the original approved term of temporary employment. Failure to obtain a required extension may result in disciplinary action.

3.2.5 The Department Head may seek to dismiss a Short-term Employee or Temporary Worker at any time without cause in conjunction with the Human Resources, the Temporary Staffing Agency or the City Manager as applicable.

3.3 Finance Department

3.3.1 Finance will review the request regarding the availability of funds based on the budget of the hiring department. Once approved, the request will be routed to Human Resources for processing.

3.4 Human Resources Department

3.4.1 The Human Resources Department provides the requesting department with information on the relevant City policy and procedure for hiring temporary positions.

3.4.2 The Human Resources Department in conjunction with the hiring Department is responsible for monitoring the City's adherence to length of assignment. Assignment extensions require approval of the City Manager.

3.4.3 The Human Resources Department shall track all Short-term or Temporary Workers approved by the City Manager including the position approved, the duration of the hire, and the expiration of the assignment.

3.4.4 The Human Resources Department shall inform the hiring department when the Short-term or Temporary Worker assignment is approaching (30) days prior to the expiration of the approved duration of the temporary assignment.

3.4.5 The Human Resources Department is responsible to verify the eligibility of the Short-term or Temporary Worker in conjunction with the Temporary Employment Agency regarding background checks, physicals and other background screenings as deemed necessary for the hiring of an individual on a temporary basis.

4 Temporary Employee Sources

4.1 External Temporary Staffing Agency

4.1.1 The agency utilized must be one of the agencies recommended by the City Manager and approved by the City Commission. These agencies are approved on a annual basis by Commission resolution.

4.1.2 The agency shall source candidates, conduct interviews and reference checks and ensure all required background checks are completed prior to the begin date of the assignment. When required (e.g. for "critical" assignments), the City may request additional background checks be completed by the agency at an additional cost. When required (e.g. for driving positions), the City may request a driving record check, drug test, and/or physical be completed by the employment agency at an additional cost.

4.1.3 The agency shall generate paychecks and invoices based upon hours reported/approved by the City.

4.1.4 The agency shall provide Human Resources monthly assignment reports delivered via email no later than the 10th day of the following month.

4.1.5 The agency must be in compliance with all applicable employment laws, including but not limited to ensuring completion of employment eligibility forms prior to being assigned to the City.

4.1.6 The agency must ensure all staff is covered under their worker's compensation insurance.

4.2 Human Resources Short-term Employee Hiring

4.2.1 Provide the requesting department/division with information on relevant City policies and procedures.

4.2.2 Source candidates, conduct interviews and reference checks and ensure all required background checks are completed prior to the begin date of the assignment.

4.3 Identifying and Placing Employees via Temporary Staffing Agency

4.3.1 Temporary Workers are employees of the Temporary Agency. Therefore, it is recommended the following not be provided to a Temporary Worker:

- Business cards
- Credit cards
- Name plates

4.3.2 Additionally, the following types of programs or actions should be handled by the Temporary Worker's employer (agency) and not by the City:

4.3.2.1 Performance appraisals, salary adjustments, employee benefits

- Do not negotiate the pay rate of Temporary Workers. The agency should set pay, as well as handle all communication regarding raises for the worker.
- Do not negotiate a Temporary Worker's vacations or personal time off. Direct the worker to his or her agency, which should then call you regarding coverage prior to approval.
- Do not discuss job opportunities and the temporary worker's suitability for them directly. Instead, refer the worker to publicly available job postings.

4.3.2.2 Disciplinary action

- Do not direct a Temporary Worker on his/her job performance. Instead, call the Temporary Worker's agency and request that they do so, and tell them why it is necessary.
- Do not terminate a Temporary Worker directly. Contact the agency to do so.

4.3.2.3 EEO/Harassment Policies, Procedures and Interpretation

- The City should provide information on specific work-related policies and procedures Temporary Workers need to be aware of during their job assignment. These may include parking, building access, ID badges, smoking, phone systems, e-mail and other communication systems, solicitation, dress code, safety, non-discrimination, culture and conduct, and confidentiality and non-disclosure.
- If there is a need to discuss specific harassment or discrimination issues with Temporary Workers, contact the agency representative for resolution and seek assistance from the City's Human Resources Department.

4.3.2.4 Training

- The City should provide any training that is specific in nature and required to successfully complete the job assignments. This often includes office equipment or specific software training or site-specific safety training.
- Requests for training beyond this scope should be referred to the staffing agency.

4.3.2.5 Travel

- If a temporary worker will be required to travel during the course of their assignment, his or her employer (agency) should be responsible for all costs, reservations and reimbursements. The City should provide adequate notice and information to the appropriate employer (agency).

4.3.2.6 Injuries

- If an injury occurs, contact the agency for instructions
- The agency will provide you with the name of the medical facility contracted by the agency.
- The agency is responsible for workers compensation coverage.
- For life threatening injuries contact, dial 911 for assistance.

4.4 Identifying and Placing Employees via Human Resources

4.4.1 Short-term Workers are employees of the City.

4.4.2 Department Heads need to complete a position requisition and submit to Human Resources for consideration.

4.4.3 Human Resources will submit request to Finance and the City Manager for approval prior to beginning the recruitment process

4.4.4 Human Resources will assist the Department in the recruitment and interview process to select the best candidate for the Short-term position.

Approved by:

_____ _____
City Manager Date

5 APPENDIX

5.1 Forms

Temporary Staffing Request

City Position Requisition Form

CITY OF DANIA BEACH
TEMPORARY STAFFING AUTHORIZATION REQUEST

The following form must be completed by the Department Head or authorized designee. Once completed this form shall be submitted to Human Resources for review and recommendation to the City Manager's office for final approval. Departments are requested to seek guidance from Human Resources in determining the best method for temporary staffing needs prior to completion of the request.

DEPARTMENT**:** Click here to enter department.

POSITION: Click here to enter position.

POSITION START DATE: Click here to enter date.

POSITION END DATE: Click here to enter date. HOURS: Enter hours.

REQUEST FOR TEMPORARY WORKER – STAFF AGENCY ☐

REQUEST FOR SHORT-TERM EMPLOYEE ☐

BUDGET ACCOUNT NUMBER Click here to enter account number

GENERAL SUMMARY: Click here to provide justification

PRINCIPAL DUTIES AND RESPONSIBILITIES: Click here to describe job requirements

SPECIAL SKILL REQUIREMENTS: Click here to describe special skills requirements

Dept. Director Signature: _____ Click here to enter a date.
Date

Finance Director Signature: _____ Click here to enter a date.
Date

Human Resources Signature: _____ Click here to enter a date.
Date

City Manager Signature: _____ Click here to enter a date.
Date

Southeast Florida Governmental Purchasing Cooperative Group

CONTRACT AWARD

BID/RFP NO.:	**13-D-140F**
DESCRIPTION/TITLE:	**Temporary Employment Services**
INITIAL CONTRACT PERIOD:	**10/15/13 – 10/14/15**
FIRST RENEWAL:	**10-15-15 – 10-14-17**
SECOND RENEWAL:	**10-15-17 – 10-14-19 Final Renewal**
TERM OF CONTRACT:	**2 year term** **2 additional 2 year renewal options available**

SECTION #1 - VENDOR AWARD

Multiple vendors – see award letters, agenda memo and tabulation attached.

Field Staff: Albion Staffing Solutions, Tampa Service Co., Inc. d/b/a Pacesetter

Office Staff: Albion Staffing Solutions, Alpha 1 Staffing

SECTION #2 – AWARD/BACKGROUND INFORMATION

Initial Award Date:	**October 2, 2013**	
First Renewal Award Date:	**September 21, 2015**	
Second Renewal Award Date	**September 6, 2017**	
Resolution/Agenda Item No.:		
Insurance Required:	**_X_ Yes**	**_____ No**
Performance Bond Required:	**_____ Yes**	**_X_ No**

SECTION #3 - PROCURING AGENCY

Agency Name:	**City of Coral Springs**
Agency Address:	**9551 W Sample Road** **Coral Spring, FL 33065**
Agency Contact:	**Gail Dixon**
Telephone:	**954 344-1104**
Facsimile:	**954 344-1186**
Email:	**gdixon@coralsprings.org**

CORAL SPRINGS
— EVERYTHING UNDER THE SUN —

September 6, 2017

Mr. Larry E. Kosta
Tampa Service Co., Inc.
d/b/a Pacesetter Personnel Services
129 Lismore St.
Hutto, TX 78634-5685

REFERENCE: Temporary Employment Services for Southeast Florida Governmental Purchasing Cooperative Group, Bid 13-D-140F

Dear Mr. Kosta:

I am pleased to inform you that the Coral Springs City Commission, at their regular meeting of September 6, 2017, awarded the final two year renewal of the aforementioned Bid for *Field Staff* to Tampa Service Co., Inc. d/b/a Pacesetter Personnel Services. The term of this contract is for a period of two years commencing from October 15, 2017 through October 14, 2019.

Pursuant to the terms and conditions of this Bid. your certificate of Insurance must be forwarded to this office, naming the City of Coral Springs as additional named insured, with coverage and limits described in the bid's *Instructions to Bidders*, Section 6. Your certificate must be kept current and on file throughout the term of this contract.

The attached list of job positions and hourly rates are noted on the tab and are the only items awarded to your firm under this contract. Any other positions or rates are outside of this contract.

The City looks forward to a successful business relationship in this regard. If you require additional information, or have concerns in this matter, please do not hesitate to contact Purchasing Agent Gail Dixon in this office.

Sincerely,

Angelo Salomone
Purchasing Administrator

AS:mlm

cc: D. Pazdra, Director of Human Resources
R. Engle, Director of Parks & Recreation
Southeast Florida Governmental Purchasing Cooperative Group
Participating Members

CORAL SPRINGS
— EVERYTHING UNDER THE SUN —

September 6, 2017

Mr. Andrew Titley, Managing Director
Albion Staffing Solutions, Inc.
2520 N.W. 97th Avenue, #110
Doral, Florida 33172

REFERENCE: Temporary Employment Services for Southeast Florida Governmental Purchasing Cooperative Group, Bid 13-D-140F

Dear Mr. Titley:

I am pleased to inform you that the Coral Springs City Commission, at their regular meeting of September 6, 2017, awarded the final two year renewal of the aforementioned Bid for *Field Staff & Office Personnel* to Albion Staffing Solutions, Inc. The term of this contract is for a period of two years commencing from October 15, 2017 through October 14, 2019.

Pursuant to the terms and conditions of this Bid, your certificate of Insurance must be forwarded to this office, naming the City of Coral Springs as additional named insured, with coverage and limits described in the bid's *Instructions to Bidders*, Section 6. Your certificate must be kept current and on file throughout the term of this contract.

The attached list of job positions along with the hourly rates are noted on the tab and these are the only items awarded to your firm under this contract. Any other positions or rates are outside of this contract.

The City looks forward to a successful business relationship in this regard. If you require additional information, or have concerns in this matter, please do not hesitate to contact Purchasing Agent Gail Dixon in this office.

Sincerely,

Angelo Salomone
Purchasing Administrator

AS:mlm

cc: D. Pazdra, Director of Human Resources
Southeast Florida Governmental Purchasing Cooperative Group
Participating Members

CORAL SPRINGS
— EVERYTHING UNDER THE SUN —

September 6, 2017

Ms. Garrie Harris, President
Alpha 1 Staffing/Search Firm
3350 S.W. 148th Ave., Suite 220
Miramar, FL 33027

REFERENCE: Temporary Employment Services for Southeast Florida Governmental Purchasing Cooperative Group, Bid 13-D-140F

Dear Ms. Harris:

I am pleased to inform you that the Coral Springs City Commission, at their regular meeting of September 6, 2017, awarded the final two year renewal of the aforementioned Bid for *Office Personnel* to Alpha 1 Staffing/Search Firm. The term of this contract is for a period of two years commencing from October 15, 2017 through October 14, 2019.

Pursuant to the terms and conditions of this Bid, your certificate of insurance must be forwarded to this office, naming the City of Coral Springs as additional named insured, with coverage and limits described in the bid's *Instructions to Bidders*, Section 6. Your certificate must be kept current and on file throughout the term of this contract.

The attached list of job positions along with the hourly rates are noted on the tab and these are the only items awarded to your firm under this contract. Any other positions or rates are outside of this contract.

The City looks forward to a successful business relationship in this regard. If you require additional information, or have concerns in this matter, please do not hesitate to contact Purchasing Agent Gail Dixon in this office.

Sincerely,

Angelo Salomone
Purchasing Administrator

AS:mlm

cc: D. Pazdra, Director of Human Resources
Southeast Florida Governmental Purchasing Cooperative Group
Participating Members

Meeting: September 6, 2017
Department: Financial Services
Initiated By: Gail Dixon
DOC ID: 5496

City of Coral Springs
City Commission Meeting Agenda Item
Summary Sheet

SUBJECT: Temporary Employment Services

PLACEMENT: Consent

REQUESTED ACTION: (INCLUDE CONTRACT START/TERM DATES) Request to renew the contract for Bid #13-D-140F for Temporary Employment Services for Blue Collar Positions to **Albion Staffing Solutions** of Miami, FL and **Tampa Service Company Inc.** of Houston, TX and the contract for Temporary Employment Services for White Collar Positions to **Albion Staffing Solutions** of Miami, FL and **Alpha 1 Staffing** of Miramar, FL from October 15, 2017 through October 14, 2019. The City's estimated annual expenditure is $250,000. (REQUEST TO RENEW)

PROJECT REVIEWED BY OR INCLUDED IN:

ATTACHMENTS:

BACKGROUND / DESCRIPTION:

The Southeast Florida Governmental Purchasing Cooperative Group began approximately 25 years ago with a small group of Broward County cities. The Co-Op has grown to 48 entities from Broward, Miami-Dade, and Palm Beach Counties.

The Co-Op combines the buying power of the members on products or services purchased by the members to achieve the best available pricing under a term contract. The Co-Op also reduces staff time spent on bidding procedures. A lead agency completes the bidding for all members that wish to participate in that procurement.

The City utilizes Temporary Employment Services in lieu of full-time staff or part-time personnel on a regular basis. The hourly rates are low and staff time is saved processing applications and hiring personnel for temporary assignments. The contract also affords the Departments the opportunity to obtain personnel with only a 24 hour notice.

The City of Coral Springs is the lead agency for the Temporary Employment Services Contract, which was utilized by Cooperative Agencies for the current two year contract term. Two vendors are selected for both the White and Blue Collar position categories. Multiple vendors allow each Co-Op agency a better opportunity to find appropriate Temporary personnel.

A four percent increase in the hourly rates was requested, and is being recommended by staff. The recommended increase is due to the current more competitive labor market as well as federally mandated health care expenses for insurance coverage provided by the vendors to their temporary work staff have caused costs to rise.

Code Enforcement has been the main user of the White Collar positions along with Police, Fire, Human Resources, and Community Development for office assistants and senior office assistants. The Parks and Recreation Department has been the main user of the Blue Collar positions for custodial personnel. The quality and dependability of the temporary staff provided

has been satisfactory, the savings have been substantial, and several have gone on to obtain full time employment with the City.

Examples of positions and hourly wages with the 4% increase are as follows:

Position	Vendor	Current Hourly Rate	4% Increase
Maintenance Worker	Albion	$10.92	$11.35
Lead Worker	Tampa	$14.91	$15.50
Senior Office Assistant	Alpha 1	$14.43	$15.00
Office Assistant	Albion	$12.13	$12.61

The Purchasing Division recommends the renewal of the Temporary Employment Services contract to the listed vendors.

Copies to: M. Heller, Director of Financial Services
S. Grant, Deputy City Manager
S. Whitacre, Deputy City Attorney
J. Hearn, City Attorney
D. Pazdra, Director of Human Resources

Revised Tab 7-26-17
2nd Renewal 4% increase

TEMPORARY EMPLOYMENT SERVICES FOR S.E. FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE GROUP
BID NO. 13-D-140F
TABULATION

Vendor			Albion Staffing Solutions		Tampa Service Co., Inc.		Alpha 1 Staffing	
Contact			Maureen Santangelo		Larry Kosta		Garrie Harris	
Phone #			954.796.3336		512.474.4481		954.734.2744	
Item No.	Est. Annual Usage (Hrs)	Description	Unit Price (Per	Total Price	Unit Price (Per Hr)	Total Price	Unit Price (Per Hr)	Total Price
A. Blue Collar								
1	6,000	Custodian	$12.43		$12.06			
2	30,800	Maintenance Worker	$11.35		$12.06			
3	2,200	Lead Worker	$12.96		$15.50			
4	120	Water Plant Operator	$28.82		$32.48			
5	2,600	Facilities Technician	$13.68		$21.91			
6	7,100	Equipment Operator II	$14.90		NB			
7	100	Inspector I	$25.93		NB			
B. White Collar								
1	1,700	Receptionist	$12.28				$13.10	
2	7,750	Office Assistant	$12.61				$17.40	
3	4,320	Principal Office Assistant	$12.96				$15.00	
4	5,440	Sr. Office Assistant	$14.67				$15.00	
5	300	Permit Services Representative	$13.64				$14.41	
6	100	Legal Secretary	$16.38				$17.69	
7	540	Accounting Clerk I	$16.38				$17.25	
8	200	Accounting Assistant	$19.10				$15.28	
9	1,400	Accountant	$24.56				$17.69	
10	880	Information Services Technician	$15.00				$13.91	
11	1,040	Information Services Specialist	$15.00				$16.09	
12	3,040	Public Works Inspector	$16.38				$16.09	
13	800	Park Ranger	$16.38				$14.19	
14	40	Purchasing Assistant	$13.64				$14.19	

The awarded vendors for Blue Collar positions are: Albion Staffing Solutions, and Tampa Service Co.
The awarded vendors for White Collar positions are: Albion Staffing, and Alpha 1 Staffing.
Note, a 4% increase was given to all three vendors for all positions in order to remain competitive in the marketplace,

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION IN SUPPORT OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY RESOLUTION NO. 2019-CRA-020; RECOMMENDING APPROVAL OF PROJECT MAGIC AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo - Support for Project Magic, R-2019-128 Project Magic Supporting CRA Resolution No. 2019-CRA-020, R-2019- Exhibit A R-2019-CRA-020 Project Magic Approval as Qualified Target Indusry Busine.._, R-2019- Exhibit B Broward County Resolution No. 2019-426, R-2019- Sample QTI Payout Schedule - Project Magic, R-2019- Project Outline, R-2019- IMPLAN Project Magic Total Impact Summary

CITY OF DANIA BEACH
OFFICE OF THE CITY MANAGER

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

SUBJECT: Support for Dania Beach Community Redevelopment Agency Resolution No. 2019-CRA-020 recommending approval of Project Magic as a Qualified Target Industry Business and Qualified Target Industry High-Impact Sector Business

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The Request

Authorize support for Dania Beach Community Redevelopment Agency Resolution No. 2019-CRA-020 recommending approval of Project Magic as a Qualified Target Industry Business and Qualified Target Industry High-Impact Sector Business.

Background

Project Magic is a transportation and logistics company seeking to relocate to the City of Dania Beach bringing 225 high wage jobs at one hundred fifty percent (150%) of the Broward County average annual wage. Project Magic will also bring an estimated capital investment of $173,420,000 for a new headquarters and operations facility.

At its September 10, 2019 meeting, the Dania Beach Community Redevelopment Agency (the "CRA") Board recommended approval of Project Magic as a Qualified Target Industry Business under the Qualified Target Industry Tax Refund Program and as a Qualified Target Industry High-Impact Sector Business under the High-Impact Sector Tax Refund Bonus Program with a Brownfield Redevelopment Bonus Refund by Resolution No. 2019-CRA-020. As such, the CRA is partnering with Enterprise Florida, Inc./Florida Department of Economic Opportunity and Broward County Office of Economic and Small Business Development to provide an incentive package for Project Magic where the CRA will offer local support of ten percent (10%) in the amount of One Hundred Thirty Five Thousand Dollars ($135,000) in installments over an eight-year period from Fiscal Year 2023 through Fiscal Year 2030.

On September 24, 2019, the Broward County Board of County Commissioners recommended approval of Project Magic as a Qualified Target Industry Business and as a Qualified Target Industry High-Impact Sector Business with a Brownfield Redevelopment Bonus Refund by Resolution No. 2019-426. Broward County is also contributing One Hundred Thirty Five Thousand Dollars ($135,000.00) in local financial support for the same time period.

CITY OF DANIA BEACH
OFFICE OF THE CITY MANAGER

MEMORANDUM

In review of the approved resolutions by both the CRA and Broward County, the Florida Department of Economic Opportunity (DEO) has requested a resolution of support by the City Commission. Support for this Resolution will facilitate Project Magic relocating to the City of Dania Beach.

Budgetary Impact
There is no fiscal impact to the City of Dania Beach.

Recommendation
Support Dania Beach Community Redevelopment Agency Resolution No. 2019-CRA-020 recommending approval of Project Magic as a Qualified Target Industry Business and Qualified Target Industry High-Impact Sector Business.

Attachments
1. Resolution
2. Exhibit A - Resolution No. 2019-CRA-020
3. Exhibit B – Resolution No. 2019-426
4. CRA QTI Payout Schedule
5. Project Outline
6. IMPLAN

RESOLUTION NO. 2019-128

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, IN SUPPORT OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY RESOLUTION NO. 2019-CRA-020; RECOMMENDING APPROVAL OF PROJECT MAGIC AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the purpose of the Qualified Target Industry ("QTI") Tax Refund Program is to retain and expand job opportunities within the City of Dania Beach and part of the program is to provide certain tax refund benefits to targeted industries; and

WHEREAS, Project Magic is a transportation and logistics company considering relocating and expanding its operations into the Community Redevelopment Area of the City of Dania Beach, Florida and anticipates creating approximately two hundred twenty-five (225) new jobs at an average annual salary of Seventy Eight Thousand Eight Hundred Fifty-Four Dollars ($78,854.00), which is one hundred fifty percent (150%) of the Broward County average annual wage; and

WHEREAS, at its September 10, 2019 meeting, the Dania Beach Community Redevelopment Agency (the "CRA") recommended approval of Project Magic as a Qualified Target Industry Business under the Qualified Target Industry Tax Refund Program and as a Qualified Target Industry High-Impact Sector Business under the High-Impact Sector Tax Refund Bonus Program with a Brownfield Redevelopment Bonus Refund by Resolution No. 2019-CRA-020; and

WHEERAS, Resolution No. 2019-CRA-020 is attached as Exhibit "A" and made a part of and incorporated into this Resolution by this reference; and

WHEREAS, on September 24, 2019, the Broward County Board of County Commissioners recommended approval of Project Magic as a Qualified Target Industry Business and as a Qualified Target Industry High-Impact Sector Business with a Brownfield Redevelopment Bonus Refund by Resolution No. 2019-426; and

WHEREAS, Resolution No. 2019-426 is attached as Exhibit "B" and made a part of and incorporated into this Resolution by this reference; and

WHEREAS, the above referenced Resolutions specify the commitments of local

financial support for the QTI and High-Impact Sector Bonus programs in accordance with Section 288.106 and Section 288.108, Florida Statutes, respectively; and

WHEREAS, in review of the approved resolutions by both the CRA and Broward County, the Department of Economic Opportunity (DEO) has requested a resolution of support by the City Commission;

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

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

Section 2. That the City Commission is in support of the Dania Beach Community Redevelopment Agency ("CRA") Resolution-2019-CRA-020, attached as Exhibit "A" and made a part of and incorporated into this Resolution by this reference.

Section 3. That the City Commission recommends that Project Magic be approved as a Qualified Target Industry Business pursuant to Section 288.106, Florida Statutes, and as a Qualified Target Industry High-Impact Sector Business pursuant to Section 288.108, Florida Statutes.

Section 4. That the City Commission further acknowledges the necessary commitment of local financial support for the Qualified Target Industry Business for the Qualified Target Industry Tax Refund Program and the High-Impact Sector Tax Refund Bonus Program by the CRA in the amount of One Hundred Thirty Five Thousand Dollars ($135,000.00) in accordance with CRA Resolution No. 2019-CRA-020.

Section 5. That the CRA's commitment of local financial support will be made available in accordance with the guidelines set forth by the Florida Department of Economic Opportunity required by Section 288.106, Florida Statutes and is conditional upon the application meeting all statutory requirements of the program and obtaining all necessary approvals from, without limitation, the State of Florida, Broward County, and the CRA.

Section 6. That this Resolution does not make any additional commitments regarding this matter beyond the CRA's commitments described in CRA Resolution No. 2019-CRA-020.

Section 7. That this Resolution shall be submitted to the Florida Department of

Economic Opportunity.

Section 8. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 9. That this Resolution shall be in force and take effect immediately upon passage and adoption.

PASSED AND ADOPTED on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS

THOMAS J. ANSBRO
CITY ATTORNEY

RESOLUTION NO. 2019-CRA-020

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, RECOMMENDING PROJECT MAGIC BE APPROVED AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO FLORIDA STATUTES, SECTION 288.106; AFFIRMING THE SITE OF THIS PROJECT IS IN A DESIGNATED BROWNFIELD AREA; PROVIDING FOR LOCAL FINANCIAL SUPPORT IN THE FORM OF CASH IN THE AMOUNT OF ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS ($135,000.00) FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND WITH HIGH-IMPACT SECTOR BONUS AS THE CRA'S LOCAL MATCH FOR FISCAL YEARS 2023 THROUGH 2030; REQUESTING A WAIVER OF LOCAL FINANCIAL SUPPORT FOR THE BROWNFIELD BONUS PORTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the corporation referred to as Project Magic, for the purpose of this Resolution, has requested that the Dania Beach Community Redevelopment Agency ("CRA") maintain the confidentiality of its name and business information pursuant to Florida Statutes, Section 288.075; and

WHEREAS, Project Magic, the business under consideration, is a transportation and logistics company considering relocating and expanding its operations into the Community Redevelopment Area of the City of Dania Beach, Florida to include its corporate headquarters and operations facility at Dania Pointe, which is a 102-acre mixed-use development site; and

WHEREAS, Project Magic has been identified as a Qualified Target Industry Business and, moreover, falls within one of the high-impact sectors designated under Section 288.108, Florida Statutes, and is eligible to apply for the Qualified Target Industry Tax Refund with a High-Impact Sector Bonus, pursuant to Florida Statutes, Section 288.106; and

WHEREAS, Project Magic intends to locate in the Dania Beach Community Redevelopment Area at Dania Pointe, which is a 102-acre mixed-use development site between Interstate 95 to the west, Bryan Road to the east and Stirling Road to the south; and

WHEREAS, this site is in a Designated Brownfield Area within the City of Dania Beach, specifically known as the Dania Beach Brownfield Area ID BF060801000; and

WHEREAS, as a result of this location, Project Magic is eligible to apply for the Qualified Target Industry Tax Refund with a Brownfield Bonus; pursuant to Section 288.107, Florida Statutes; and

WHEREAS, Project Magic, as the Applicant, is eligible for the local financial support exemption option of the Brownfield Redevelopment Bonus Refund Program authorized under Section 288.106, Florida Statutes, and desires to exercise that option; and

WHEREAS, the Board of Directors of the Dania Beach Community Redevelopment Agency hereby acknowledges that local financial support of ten percent (10%) of the total tax refund is required under the provisions of Florida Statutes, Section 288.106, governing the State's Qualified Target Industry Tax Refund Program and will contribute local financial support in the form of cash for the Qualified Targeted Industry Tax Refund with High-Impact Sector Bonus;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

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

Section 2. That the CRA Board recommends Project Magic to be approved as a Qualified Target Industry Business and a High-Impact Sector Business, both pursuant to Florida Statutes, Section 288.108.

Section 3. That the Dania Beach Community Redevelopment Agency requests a waiver of the local financial support required for the Brownfield Bonus, as authorized under the Qualified Target Industry Refund Program, pursuant to Florida Statutes, Section 288.106(2)(l).

Section 4. That the CRA Board recommends and approves the necessary commitment of local financial support for Project Magic as a Qualified Target Industry Business under the Qualified Target Industry Tax Refund Program and the High-Impact Sector Tax Refund Bonus Program in the total amount of One Hundred Thirty Five Thousand Dollars ($135,000.00), for fiscal years 2023 through 2030, per the attached Exhibit "A" which is incorporated and made a part of this Resolution by this reference, subject to the condition that Broward County commit for the same period to provide a match of local financial support for a

Qualified Target Industry in the amount of One Hundred Thirty Five Thousand Dollars ($135,000.00).

Section 5. The CRA's commitment for local financial support will be made available in accordance with the guidelines set forth by the Florida Department of Economic Opportunity with the stipulation that these funds are intended to represent local financial support pursuant to Section 288.106, Florida Statutes.

Section 6. In furtherance of Project Magic's request for approval, the CRA Board has determined that the basis of this proposed project's private sector wage commitment calculation is one hundred fifty percent (150%) of the Broward County average annual wage.

Section 7. That all resolutions or parts of resolutions in conflict with this Resolution shall be repealed to the extent of such conflict.

Section 8. That this Resolution shall be in full force and take effect immediately upon passage and adoption.

PASSED and ADOPTED on September 10, 2019.

ATTEST:

Thomas Schneider

THOMAS SCHNEIDER, CMC
CRA CLERK

LORI LEWELLEN
CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

for Fran R. Gougelman

THOMAS J. ANSBRO
CRA ATTORNEY

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

QTI Payout Schedule Project Magic

Input
Calculation

Number of Jobs	225
QTI Award Amount	$ 6,000
Total QTI Refund	$ 1,350,000

	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	Total
Jobs	25	50	50	50	50	-	-	-	-	225

	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	Total
Phase I		$ 37,500	$ 37,500	$ 37,500	$ 37,500					$ 150,000
Phase II			$ 75,000	$ 75,000	$ 75,000	$ 75,000				$ 300,000
Phase III				$ 75,000	$ 75,000	$ 75,000	$ 75,000			$ 300,000
Phase IV					$ 75,000	$ 75,000	$ 75,000	$ 75,000		$ 300,000
Phase V						$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 300,000
Total Refund Payment	**$ -**	**$ 37,500**	**$ 112,500**	**$ 187,500**	**$ 262,500**	**$ 300,000**	**$ 225,000**	**$ 150,000**	**$ 75,000**	**$ 1,350,000**
State Contribution (80%)	$ -	$ 30,000	$ 90,000	$ 150,000	$ 210,000	$ 240,000	$ 180,000	$ 120,000	$ 60,000	$ 1,080,000
Local Contribution (20%)		$ 7,500	$ 22,500	$ 37,500	$ 52,500	$ 60,000	$ 45,000	$ 30,000	$ 15,000	$ 270,000
Local Contribution (10%)		$ 3,750	$ 11,250	$ 18,750	$ 26,250	$ 30,000	$ 22,500	$ 15,000	$ 7,500	$ 135,000

Note: Refund payments are offset from the job creation by one year because the refund payment is made to the company after July 1 (the beginning of the state's fiscal year), the year following the job creation. For example, for jobs created 12/31/15, the refund payment would be made in July 2016.

Minimum Program Requirements (288,106, Florida Statutes)		
Criterias	**Met**	**Unmet**
Proposed annual average wage is at least 115% of local area or Statewide wage	X	
Creation of at least ten (10) jobs	X	
Expansion of a least ten percent (10%) net increase in jobs	X	
Targeted industry as approved by the legislature	X	

Project Characteristics and Waivers (288,106, Florida Statutes)			
Criterias		**Yes**	**No**
150% Average Wage Bonus	$4,000 per job	X	
200% Average Wage Bonus			
High Impact Sector Bonus (HQ)	$2,000 per job	X	
Port Bonus			
Local Financial Support Bonus			
Brownfield Area		X	
Enterprise Area			
Rural County			
Average Wage Waiver Requested			
Local Financial Support Waiver Requested			
Ad Valorem Tax Abatement OR Land Discount Used as Match			

RESOLUTION NO. 2019-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, RELATING TO ECONOMIC DEVELOPMENT; RECOMMENDING APPROVAL OF THE APPLICATION OF THE CORPORATION REFERRED TO AS PROJECT MAGIC, PURSUANT TO SECTION 288.075, FLORIDA STATUTES, AS A QUALIFIED TARGET INDUSTRY BUSINESS APPLICANT PURSUANT TO SECTION 288.106, FLORIDA STATUTES, WITH A BROWNFIELD REDVELOPMENT BONUS REFUND PURSUANT TO SECTION 288.107, FLORIDA STATUTES, AND AS A QUALIFIED TARGET INDUSTRY HIGH-IMPACT SECTOR BUSINESS APPLICANT PURSUANT TO SECTION 288.108, FLORIDA STATUTES; REQUESTING A WAIVER OF LOCAL FINANCIAL SUPPORT FOR THE BROWNFIELD REDEVELOPMENT BONUS PORTION OF THE QUALIFIED TARGET INDUSTRY TAX REFUND; PROVIDING FOR A COMMITMENT TO APPROPRIATE THE TOTAL SUM OF ONE HUNDRED THIRTY-FIVE THOUSAND DOLLARS ($135,000) AS BROWARD COUNTY'S LOCAL MATCH FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND AND THE QUALIFIED TARGET INDUSTRY HIGH-IMPACT SECTOR BONUS TAX REFUND PROGRAMS FOR FISCAL YEARS 2022 THROUGH 2030; RECOMMENDING APPROVAL OF PROJECT MAGIC FOR A BROWARD COUNTY DIRECT CASH/JOB CREATION INCENTIVE GRANT PURSUANT TO SECTION 9½-52, BROWARD COUNTY CODE OF ORDINANCES; PROVIDING FOR A COMMITMENT TO APPROPRIATE THE TOTAL SUM OF TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($225,000) FOR A DIRECT CASH/JOB CREATION INCENTIVE GRANT FOR FISCAL YEARS 2022 THROUGH 2030; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the corporation referred to as Project Magic has requested that Broward County maintain the confidentiality of its name and business information pursuant to Section 288.075, Florida Statutes;

WHEREAS, Project Magic, a transportation company currently located in Florida, is considering relocating its operations to the City of Dania Beach, Florida;

WHEREAS, Project Magic is requesting certification as a "Qualified Target Industry Business" under the State of Florida Qualified Target Industry Tax Refund Program ("QTI") pursuant to Section 288.106, Florida Statutes, and the Qualified Target Industry High-Impact Sector Bonus Tax Refund Program ("QTI High-Impact Sector Bonus Tax Refund") pursuant to Section 288.108, Florida Statutes;

WHEREAS, Project Magic is requesting local financial support from the Broward County Board of County Commissioners ("Board") for its QTI/QTI High-Impact Sector Bonus Tax Refund Program application;

WHEREAS, Project Magic intends to relocate to a site in a Designated Brownfield Area within the City of Dania Beach, Florida, and is therefore eligible to apply for the QTI with a Brownfield Redevelopment Bonus Refund pursuant to Section 288.107, Florida Statutes;

WHEREAS, Broward County is required to provide financial support to any QTI applicant whose project is located within a brownfield area pursuant to Section 288.107, Florida Statutes;

WHEREAS, QTI applicants have the option to forego local financial support for the Brownfield Redevelopment Bonus Refund Program pursuant to Section 288.106(2)(k), Florida Statutes ("Local Financial Support Exemption Option");

WHEREAS, QTI applicants that exercise the Local Financial Support Exemption Option receive no more than eighty percent of the total tax refunds allowed under the Brownfield Redevelopment Bonus Refund Program;

WHEREAS, the State of Florida Department of Economic Opportunity has decided to fund the entire amount of the Brownfield Redevelopment Bonus Refund for this project once Project Magic exercises its Local Financial Support Exemption Option and Broward County requests a waiver from the State of Florida of its required local financial support for this Brownfield Redevelopment Bonus Refund pursuant to Section 288.106(2)(k), Florida Statutes;

WHEREAS, Project Magic therefore desires to exercise its Local Financial Support Exemption Option and recommends that the Board request a waiver from the State of Florida Department of Economic Opportunity for its required local financial support for the Brownfield Redevelopment Bonus Refund; and

WHEREAS, Project Magic is requesting a Direct Cash/Job Creation Incentive Grant from Broward County pursuant to Section 9½-52, Broward County Code of Ordinances, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The Board hereby recommends that Project Magic be approved as a Qualified Target Industry Business pursuant to Section 288.106, Florida Statutes, and as a QTI High-Impact Sector Business pursuant to Section 288.108, Florida Statutes.

Section 2. The Board hereby recommends and approves the necessary commitment of local financial support for Project Magic as a Qualified Target Industry Business under the QTI Program and as a Qualified Target Industry Business under the QTI High-Impact Sector Tax Refund Bonus Program, in the total amount of One

Hundred Thirty-five Thousand Dollars ($135,000) for the period of Fiscal Years 2022 through 2030, subject to the condition precedent that the City of Dania Beach, Florida, also commit for the same period to appropriate the total required local financial QTI match of One Hundred Thirty-five Thousand Dollars ($135,000) for the project. Broward County's commitment for local financial support will be paid to the Florida Economic Development Trust Fund with the stipulation that these funds are intended to represent the "local financial support" required by Section 288.106, Florida Statutes.

Section 3. The Board acknowledges that Project Magic intends to exercise its Local Financial Support Exemption Option pursuant to Section 288.106(2)(k), Florida Statutes, and therefore requests a waiver, by the State of Florida Department of Economic Opportunity, of Broward County's required local financial support for Project Magic's Brownfield Redevelopment Bonus Refund.

Section 4. The Board hereby also approves a Direct Cash/Job Creation Incentive Grant in the total amount of Two Hundred Twenty-five Thousand Dollars ($225,000) for the period of Fiscal Years 2022 through 2030, through Broward County's Direct Cash/Job Creation Incentive Program, subject to the condition precedent that the City of Dania Beach, Florida, also commit for the same period to appropriate a direct cash incentive of Two Hundred Twenty-five Thousand Dollars ($225,000) for the project.

Section 5. In furtherance of Project Magic's request for approval, the Board has determined that the basis of this proposed project's private sector wage commitment calculation shall be one hundred fifteen percent (115%) of the Broward County average annual wage.

Section 6. The amounts authorized herein shall constitute Broward County's total commitment to this project for participation in the QTI, QTI High-Impact Sector Bonus Tax Refund, and Direct Cash/Job Creation Incentive Programs.

Section 7. Severability.

If any portion of this Resolution is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Resolution. If any court determines that this Resolution, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Resolution to any other individual, group, entity, property, or circumstance.

Section 8. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this day of , 2019.

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By */s/ Tricia D. Brissett* 09/09/19
Tricia D. Brissett (date)
Assistant County Attorney

By */s/ René D. Harrod* 09/09/19
René D. Harrod (date)
Deputy County Attorney

TDB/hb
Project Magic Reso.doc
09/09/19
#464697

QTI Payout Schedule Project Magic

Input	
Calculation	

Number of Jobs	225
QTI Award Amount	$ 6,000
Total QTI Refund	$1,350,000

	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	Total
Jobs	25	50	50	50	50	-	-	-	-	225

	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	Total
Phase I		$ 37,500	$ 37,500	$ 37,500	$ 37,500					$ 150,000
Phase II			$ 75,000	$ 75,000	$ 75,000	$ 75,000				$ 300,000
Phase III				$ 75,000	$ 75,000	$ 75,000	$ 75,000			$ 300,000
Phase IV					$ 75,000	$ 75,000	$ 75,000	$ 75,000		$ 300,000
Phase V						$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 300,000
Total Refund Payment	**$ -**	**$ 37,500**	**$ 112,500**	**$ 187,500**	**$ 262,500**	**$ 300,000**	**$ 225,000**	**$ 150,000**	**$ 75,000**	**$ 1,350,000**
State Contribution (80%)	$ -	$ 30,000	$ 90,000	$ 150,000	$ 210,000	$ 240,000	$ 180,000	$ 120,000	$ 60,000	$ 1,080,000
Local Contribution (20%)		$ 7,500	$ 22,500	$ 37,500	$ 52,500	$ 60,000	$ 45,000	$ 30,000	$ 15,000	$ 270,000
Local Contribution (10%)		$ 3,750	$ 11,250	$ 18,750	$ 26,250	$ 30,000	$ 22,500	$ 15,000	$ 7,500	$ 135,000

Note: Refund payments are offset from the job creation by one year because the refund payment is made to the company after July 1 (the beginning of the state's fiscal year), the year following the job creation. For example, for jobs created 12/31/15, the refund payment would be made in July 2016.

Minimum Program Requirements (288,106, Florida Statutes)		
Criterias	**Met**	**Unmet**
Proposed annual average wage is at least 115% of local area or Statewide wage	**X**	
Creation of at least ten (10) jobs	**X**	
Expansion of a least ten percent (10%) net increase in jobs	**X**	
Targeted industry as approved by the legislature	**X**	

Project Characteristics and Waivers (288,106, Florida Statutes)				
Criterias			**Yes**	**No**
150% Average Wage Bonus		$4,000 per job	**X**	
200% Average Wage Bonus				
High Impact Sector Bonus	**(HQ)**	$2,000 per job	**X**	
Port Bonus				
Local Financial Support Bonus				
Brownfield Area			**X**	
Enterprise Area				
Rural County				
Average Wage Waiver Requested				
Local Financial Support Waiver Requested				
Ad Valorem Tax Abatement OR Land Discount Used as Match				

7/22/2019

PROJECT CODE NAME: Project "Magic"

APPLICANT: **Confidential**

PROJECT DESCRIPTION: Project Magic is a transportation/logistics company with operations throughout the United States and Latin America.

CURRENT LOCATION: **Southeast United States**

PROPOSED LOCATION: TBD

CAPITAL INVESTMENT: Approximately **$173,420,000 over three years** for property purchase, development, specific construction requirements and additional dollars for purchase of training & office equipment.

JOB CREATION: **225 new hires** on from 2022 to 2026
Average salary of **new jobs $78,854.**
Retained jobs to South Florida**: 853**

Economic Impact Results using IMPLAN PRO Model Version 3.1

Total Job Creation Output Impact	**Direct, Indirect and Induced Jobs**	**$ 87,988,239 @ 5 Yr**
Total Labor Income Impact	**Direct Jobs Only**	**$ 27,589,463 @ 5 Yr**
State & Local Tax Impact (excluding ad valorem tax)	**Direct Jobs Only**	**$ 2,462,101 @ 5 Yr**
Total Employment Impact	**Direct Jobs**	**225.0**
	Indirect Jobs	**131.5**
	Induced Jobs	**134.5**
	Total jobs resulting from this investment	**491**

This information is intended solely for the use of The Greater Fort Lauderdale Alliance, Inc. in the determination of recommendation for financial incentives. The information will be treated as confidential and/or privileged material for the sole use of the Greater Fort Lauderdale Alliance and its governmental partners. This information will remain confidential per Florida Statutes 288.075, Confidentiality of Records. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited by Florida Law.

Direct Investment Impact Summary **Project:** **Magic**

Operations

1. Total Employment Impact Summary from IMPLAN (reported in 2019 dollars)

ImpactType	Employment (Jobs)	Labor Income ($)	TotalValueAdded ($)	Output ($)
Direct Effect	225	$ 14,789,661.00	$ 21,847,417.00	$ 51,037,304.00
Indirect Effect	131.5	$ 7,300,963.00	$ 11,545,167.00	$ 19,803,476.00
Induced Effect	134.5	$ 5,498,839.00	$ 10,044,752.00	$ 17,147,459.00
Total Effect	491.0	$ 27,589,463.00	$ 43,437,336.00	$ 87,988,239.00

Capital Investment

2. Total Construction/Renovations Impact Summary (reported in 2019 dollars)

ImpactType	Employment (Jobs)	Labor Income ($)	Total Value Added ($)	Output ($)
Direct Effect	828.9	$ 42,970,622.00	$ 65,437,105.00	$ 126,249,998.00
Indirect Effect	182.2	$ 9,542,914.00	$ 15,713,988.00	$ 26,447,328.00
Induced Effect	310.6	$ 12,977,003.00	$ 23,718,019.00	$ 40,455,119.00
Total Effect	1,321.7	$ 65,490,539.00	$ 104,869,112.00	$ 193,152,445.00

3. Total Office Equipment Impact Summary (reported in 2019 dollars)

ImpactType	Employment (Jobs)	Labor Income ($)	Total Value Added ($)	Output ($)
Direct Effect	68.0	$ 3,464,937.00	$ 2,898,536.00	$ 4,503,690.00
Indirect Effect	11.4	$ 509,223.00	$ 979,671.00	$ 1,656,881.00
Induced Effect	23.6	$ 985,349.00	$ 1,800,472.00	$ 3,072,194.00
Total Effect	103.0	$ 4,959,509.00	$ 5,678,679.00	$ 9,232,765.00

Grand Total

4. Grand Total Impact Summary from (reported in 2019 dollars)

ImpactType	Employment (Jobs)	Labor Income ($)	Total Value Added ($)	Output ($)
Direct Effect	1,121.9	$ 61,225,220.00	$ 90,183,058.00	$ 181,790,992.00
Indirect Effect	325.1	$ 17,353,100.00	$ 28,238,826.00	$ 47,907,685.00
Induced Effect	468.7	$ 19,461,191.00	$ 35,563,243.00	$ 60,674,772.00
Total Effect	1,915.7	$ 98,039,511.00	$ 153,985,127.00	$ 290,373,449.00

Definitions:

Direct Effect	Refers to the impact created directly by the business activity. All jobs created as a direct result of the business activity.
Indirect Effect	Refers to those effects created by the producers of intermediate goods and service. All goods and services purchased as a result of the business activity.
Induced Effect	Refers to the subsequent round of spending in the local economy made by the households of the employees of businesses that incur both direct and indirect expenditures.
Total Effect	Refers to the Direct, Indirect, and Induced impacts summed together.
Employment	Total annual average jobs. This includes self-employed and wage and salary employees, and all full-time, part-time and seasonal jobs, based on a count of full-time /part-time averages over twelve months.
Labor Income	Defines the total value paid to local workers within a region. Labor Income is the income source for Induced household spending estimations. ***Labor Income = Employee Compensation + Proprietor Income***

Total Value Added	Comprised of Labor Income, Indirect Business Taxes, and Other Property Type Income. Value Added demonstrates an industry's value of production over the cost of its purchasing goods and services required to make its products. Value Added is often referred to as Gross Domestic Product (GDP). ***Value Added = Labor Income + Indirect Business Taxes + Other Property Type Income***
Output	The total value of an industry's production, comprised of the value of the Intermediate Inputs and Value Added. In IMPLAN this is typically viewed as the value of a change in sales or the value of increased production. However, annual production is not always equal to annual sales. If production levels are higher than sales, surpluses become inventory. Because inventory does not drive additional impact in the year it was produced, in IMPLAN Direct Industry sales = Direct Output. ***Output = Intermediate Inputs + Value Added***

IMPLAN Software for Economic Impact Analysis Version PRO 3.1
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CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD INVITATION TO BID ("ITB") NO. 19-010 FOR BUILDING CODE SERVICES TO C.A.P. GOVERNMENT INC.

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

Fiscal Impact/Cost Summary

Exhibits Attached
Signed RFP memo, R 2019- C.A.P. Government, Inc. Bid Award (ITB 19-010) for Building Code Services, overall score sheet - Building Code Services RFP

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assitant City Manager

BY: Marc C. LaFerrier, AICP, Director

RE: **Authorization to Award Request for Proposal (RFP) No. 19-010 "Building Department Services"**

Request

The Community Development Department is requesting authorization to award the Request for Proposal (RFP) No. 19-010 "Building Department Services" to C.A.P. Government Inc.

Background

At the June 11th City Commission meeting an item was presented to extent the City's current piggy-back contract with C.A.P. Government Inc. for an additional 24 months. At this meeting staff was directed to prepare a Request for Proposals (RFP) for Building Department services and continue services with C.A.P. Government Inc. on a month to month basis or until the RFP process has concluded.

The City issued a Request for Proposal on July 18, 2019 and held a mandatory pre-bid meeting on August 1, 2019. The City received two (2) bids at the bid opening on August 16, 2019:

- C.A.P. Government Inc.
- Calvin Giordano & Associates

The Bids were opened and reviewed on August 16, 2019. The Bid Committee met on August 29, 2019 to evaluate the two (2) bids submitted. The committee determined that C.A.P. Government Inc. was the most responsible and responsive bidder. Bid Committee scores, RFP and proposals are attached.

Budgetary Impact

The funding for these services will be appropriated with the budget each fiscal year and will be available in the Building Fund, Professional Services, Account No. #107-15-02-524-31-10.

Recommendation

The Community Development Department recommends the City Commission award the Request for Proposal (RFP) No. 19-010 "Building Department Services" to C.A.P. Government Inc. and authorize the City Manager to negotiate an agreement for City Commission approval.

RESOLUTION NO. 2019-124

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD INVITATION TO BID ("ITB") NO. 19-010 FOR BUILDING CODE SERVICES TO C.A.P. GOVERNMENT INC.; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City posted and advertised Request for Proposal ("RFP") No. 19-010 on the City of Dania Beach's website, Demand Star and in the local newspaper on July 18, 2019 and

WHEREAS, the bid opening was held on Friday, August 16, 2019 at 10:30 a.m.; and

WHEREAS, two (2) bidders submitted their respective bids:

Name	**City**
C.A.P. Government, Inc.	Ft. Lauderdale, Florida
Calvin Giordano & Associates	Port Orange, Florida; and

WHEREAS, the Bid Review Committee held a review meeting on August 29, 2019 at 10:00 a.m. at City Hall to evaluate the bids that were received; and

WHEREAS, both bidders were deemed qualified, responsive and responsible by the Bid Review Committee; and

WHEREAS, the Bid Review Committee recommended that the responsive and responsible bidder for the requested service is C.A.P. Government, Inc.; and

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 as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission approves the bid award to C.A.P. Government Inc., and further authorizes the proper City officials to negotiate an Agreement for the services; provided, however no agreement will be effective unless and until the City Commission first approves it and City officials complete the execution of the Agreement.

Section 3. That the funds are budgeted each fiscal year and are available and appropriated in the Building Fund, Professional Services, Account No. 107-15-02-524-31-10.

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 force and take effect immediately upon its passage and adoption

PASSED and ADOPTED on October 7, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

Bid Committee Total Scores
RFP#19-010
Building Department Services

Firm	Cover Letter / Executive Summary (15 points)	Resources & Capabilities (75 points)	Staffing & Organization (30 points)	Relevant Project Experience (90 points)	References (45 points)	Pricing (45 points)	**Overall Ranking (300 points)**
C.A.P. Government Inc	15	68	30	85	45	42	**285**
Calvin, Giordano & Associates Inc.	15	55	22	70	45	28	**235**

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION PROVIDING THAT A PORTION OF AN ACCESS ROAD LOCATED IN THE CITY'S WEST LAWN CEMETERY BE NAMED AS "MARVIN MERRITT WAY

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

Fiscal Impact/Cost Summary

Exhibits Attached
Signed street naming memo, R-2019- West Lawn Cemetery Street Naming

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc C. LaFerrier, AICP, Director

RE: **Application for Street Naming at the Dania Beach West Lawn Cemetery**

Request

The applicant is requesting approval to name a portion of a road located in the City of Dania Beach's West Lawn Cemetery.

Background

At the September 10th City Commission meeting an item was discussed in regards to naming a road within the City of Dania Beach's West Lawn Cemetery. In accordance with the Commission's discussion, Community Development has processed a standard development application for the street naming request using the policies and procedures defined in the City's "Street Renaming Policy".

Budgetary Impact

There is no budgetary impact as the application fee of Five Hundred Dollars ($500.00) was waived by the City Commission at the September 23rd meeting.

Recommendation

The Department recommends the City Commission consider the application and take appropriate action.

RESOLUTION NO. 2019-125

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PROVIDING THAT A PORTION OF AN ACCESS ROAD LOCATED IN THE CITY'S WEST LAWN CEMETERY BE NAMED AS "MARVIN MERRITT WAY"; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1938, a young boy named Marvin Merritt witnessed the remains of approximately one dozen African Americans being exhumed from their graves at what was then known as the "Woodlawn Cemetery"; and

WHEREAS, the remains were then moved across the railroad tracks and buried in a mass grave at the "Westside Cemetery", also known as the "Dania Beach Colored Cemetery"; and

WHEREAS, the tombstones and monuments that once adorned the individual gravesites were broken and scattered about; and

WHEREAS, in 1985, Marvin Merritt, along with two other men, Mr. Fred Beneby and Mr. William Hall, brought this story before the "Dania Beach City Council"; and

WHEREAS, in April 1986, a memorial was erected in the West Lawn Cemetery to honor the remains of the early City residents whose graves had been disturbed; and

WHEREAS, in honor and recognition of Mr. Merritt, the City of Dania Beach wishes to name a portion of an access road located within the City's West Lawn Cemetery to "Marvin Merritt Way";

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 as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission of the City of Dania Beach establishes that a portion of road within the City's West Lawn Cemetery located at 1251 Southwest 12 Avenue, be named and be known as "Marvin Merritt Way".

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

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

PASSED AND ADOPTED on October 7, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT ORDINANCE APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-87-19) SUBMITTED BY LARRY L. ADAIR, P.A. ON BEHALF OF THE PROPERTY OWNER, 800 MARINE TECHNICAL CENTER, INC. FOR PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST OF THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, GENERALLY DESCRIBED AS NORTHWEST 3RD PLACE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION **(SECOND READING)**

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

Fiscal Impact/Cost Summary

Exhibits Attached
VC-87-19 CM 2nd reading, VC-87-19 SR 2nd reading, O-2019- 800 Marine Technical Center Vacation of ROW (VC-87-19), Vacation Location Map OPT, Vacation Application and Backup OPT

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc C. LaFerrier, AICP, Director
Fernando Rodriguez, Public Services Director
Corinne Lajoie, AICP, Planning and Zoning Manager

RE: **VC-87-19:** The applicant, Larry L. Adair, on behalf of the property owner 800 Marine Technical Center, Inc., is requesting a vacation of right-of-way for property a portion of NW 3 Place located between NW 8 Avenue and NW 9 Avenue (SECOND READING).

The Request
To vacate approximately 300 linear feet of Right-of-Way (ROW) on NW 3 Place located between NW 8 Avenue and NW 9 Avenue.

Background
This application was continued from the August 27, 2019 City Commission meeting because the Planning and Zoning Board continued the item until their September 18, 2019 meeting. The Planning and Zoning Board recommendation approval of the vacation request. On September 23, 2019 the City Commission approved the request on first reading

The applicant is making this request in advance of Site Plan approval for redevelopment of the site.

Budgetary Impact
Granting the vacation request will allow the applicant to fully utilize the property to the north and south, allowing for build-out of the site. The build-out will include enclosing a portion of the existing building and providing surface vehicle storage on the south parcel. A minor tax increase is anticipated by the proposed improvements.

Recommendation
Approve the resolution to vacate NW 3 Place, between NW 8 Avenue and NW 9 Avenue with the condition that an easement is recorded in Broward County public records providing the City access for maintenance of the water line prior to the issuance of any building permit.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Ana M. Garica, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

FROM: Marc C. LaFerrier, AICP, Director
Fernando Rodriguez, Public Services Director
Corinne Lajoie, AICP, Planning and Zoning Manager

RE: **VC-87-19:** The applicant, Larry L. Adair, on behalf of the property owner 800 Marine Technical Center, Inc., is requesting a vacation of right-of-way for property a portion of NW 3 Place located between NW 8 Avenue and NW 9 Avenue (SECOND READING).

The Request

To vacate approximately 300 linear feet of Right-of-Way (ROW) on NW 3 Place located between NW 8 Avenue and NW 9 Avenue.

PROPERTY INFORMATION

Existing Zoning:	Marine (MA)
Land Use Designation:	Regional Activity Center (RAC)

CODE VIOLATIONS

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

The applicant is proposing to vacate approximately 300 linear feet of Right-of-Way (ROW) on NW 3 Place located between NW 8 Avenue and NW 9 Avenue. The applicant owns the property to the north and south of the ROW, therefore, if approve would receive the entire width of the ROW. The applicant is making this request in advance of Site Plan approval for redevelopment of the site.

The Site Plan application will be brought to the City Commission at a later date for approval.

VACATION OF RIGHT-OF-WAY

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

- Comcast – 11-7-18.

- Teco Peoples Gas – 11-7-18.
- Florida Power & Light – 11-12-18.
- AT&T – 11-12-18.
- City of Dania Beach Public Works Department – 11-7-18.
- Broward Sheriff's Office, Police – 1-21-15/9-5-19.

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

1. "Whether the vacation will adversely affect access to neighboring properties."

2. "Whether the subject right-of-way or easement is needed for any public purpose."

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

This vacation request will require two (2) public hearings at the City Commission.

DEVELOPMENT REVIEW COMMITTEE (DRC)
The Vacation application was reviewed by the DRC, in conjunction with the Site Plan application on November 30, 2017, December 27, 2018, February 28, 2019, and June 27, 2019.

Through this project, the City's Consultant Engineer has requested an easement to be giving to the City to allow access to maintain the existing city water main that runs along the south edge of this ROW.

PLANNING AND ZONING BOARD ACTION
On August 21, 2019 the Planning and Zoning Board continued the item to their September 18, 2019 meeting. The Planning and Zoning Board recommended approval of the vacation request.

CITY COMMISSION PREVIOUS ACTION
On September 23, 2019 the City Commission recommended approval of the ordinance on first reading.

Recommendation
Approve the resolution to vacate NW 3 Place, between NW 8 Avenue and NW 9 Avenue on second and final reading with the condition that an easement is recorded in Broward County public records providing the City access for maintenance of the water line prior to the issuance of any building permit.

ORDINANCE NO. 2019-014

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA APPROVING THE RIGHT-OF-WAY VACATION REQUEST (VC-87-19) SUBMITTED BY LARRY L. ADAIR, P.A. ON BEHALF OF THE PROPERTY OWNER, 800 MARINE TECHNICAL CENTER, INC. FOR PROPERTY GENERALLY LOCATED BETWEEN BLOCK 3 AND BLOCK 2 TO THE IMMEDIATE NORTH AND SOUTH AND BETWEEN THE INTERSECTION OF NORTHWEST 9TH AND 8TH AVENUES TO THE IMMEDIATE WEST AND EAST OF THE PLAT OF DANIA MANOR, RECORDED IN PLAT BOOK 10, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, GENERALLY DESCRIBED AS NORTHWEST 3RD PLACE, WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT A, A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled Land Development Code (the "LDC"), Part 6, entitled "Development Review Procedures And Requirements," Article 655, entitled "Vacations Of Right-Of-Way" of the City Code of Ordinances (the "City Code"), Larry L. Adair, P.A., on behalf of the property owner, 800 Marine Technical Center, Inc. (the "Applicant"), has applied to the City of Dania Beach (the "City") for approval to Vacate the Right-of-Way ("ROW") (VC-87-19) attached as Exhibit "B," for property legally described in Exhibit A.

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, held a duly advertised public hearing on August 21, 2019 and recommended approval of the proposed ROW Vacation; and

WHEREAS, staff recommended approval of the proposed ROW Vacation in its report dated August 27, 2019; and

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with Article 610 of the LDC; and

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

WHEREAS, the City Commission finds that the ROW is no longer needed as a road, and that it is in the best interest of the City to grant the request to vacate the ROW.

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

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

Section 2. Pursuant to Chapter 28, entitled "Land Development Code," Part 6, entitled "Development Review Procedures and Requirements," Article 655, "Vacations of Right-Of-Way," of the City Code, the requested ROW Vacation (VC-87-19), as shown on the attached Exhibit "B," is approved with the following condition:

1. Provide copy of recorded easement providing the City access for maintenance of the water line prior to the issuance of any building permit.

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

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

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

PASSED on first reading on September 23, 2019.

PASSED AND ADOPTED on second reading on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

All that portion of the 30' Right-Of-Way of Northwest 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, DANIA MANOR, according to the Plat thereof recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West of the Southerly extension of the East Line of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.

EXHIBIT B

VACATED ROW

LOCATION MAP

VC-87-19

VACATION OF ROAD

800 MARINE TECHNICAL CENTER

800 OLD GRIFFIN ROAD

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Legend
SUBJECT PROPERTY

0 35 70 140 210 280 Feet



DANIA BEACH
SEA IT. LIVE IT. LOVE IT

RECEIVED
DEC 0 6 2018
Planning Department

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

Standard Development Application

- ❑ **Administrative Variance**
- ❑ **Land Use Amendment**
- ❑ **Plat**
- ❑ **Rezoning**
- ❑ **Site Plan**
- ❑ **Special Exception**
- ❑ **Variance**
- ❑ **Other: Vacation – Road & To Waive Requirement To Re-Plat**

Date Rec'd: _____

Petition No.: OT-86-19
VC-87-19

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: All that portion of the 30' Right-Of-Way of N.W. 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, DANIA MANOR, according to the Plat thereof recorded in Plat Book 10, Page 53 Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West of the Southerly extension of the East Line of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.

Lot(s): n/a Block: n/a Subdivision: n/a

Recorded Plat Name: CORRECTED PLAT OF DANIA MANOR PB 10, PG 53, BROWARD

Folio Number(s): n/a Legal Description: See Exhibit 'A' Sketch And Description Attached

Legal Representative: Larry L. Adair, P. A. Larry L. Adair, Attorney At Law

Address of Applicant: 9715 West Broward Boulevard, Suite 303, Plantation, Florida 33324

Business Telephone: (954) 600-3266 Home: (954) 424-7411 Fax: (786) 257-5675

E-mail address: larry@lladairlaw.com

Name of Property Owner: 800 Marine Technical Center, Inc., a Florida corporation

Address of Property Owner: 800 Old Griffin Road, Dania, Florida 33304

Business Telephone: (954) 849-5635 Home: (954) 565-0372 Fax: n/a

Explanation of Request: To Vacate a portion of a dedicated street, more particularly that portion of N.W. 3rd Place lying between Northwest 8th and 9th Avenues, City of Dania Beach, Broward County, Florida.

Explanation Of Request continued: Further, to waive the requirements of City Of Dania Beach Code Of Ordinances, Chapter 28, Land Development Code Article 655, Section 655-30 (D), more specifically to waive the requirement that a new plat be submitted in furtherance of the within Application to Vacate that portion of N. W. 3d Place lying between Northwest 8th and 9th Avenues, City of Dania Beach, Broward County, Florida, in as the submission and approval of such new plat would cause an undue hardship to the Property Owner who is the owner of all property contiguous to that portion of the public street sought to be vacated and is otherwise unnecessary as the configuration of the existing plat would remain unchanged.

*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: .20661 **Gross Acreage:** .20661 **Prop. Square Footage:** 9,000 Sq. Ft.

Existing Use: Public Right-Of-Way **Proposed Use:** Private Drive

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

The subject property is a public street originally dedicated to their perpetual use by virtue of the Corrected Plat of Dania Manor dated January 5, 1926, and recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida.

AUTHORIZED REPRESENTATIVE

We are fully aware of the request being made to the City of Dania Beach. If we are unable to be present, we hereby authorize Larry L. Adair, Attorney At Law to represent us in all matters related to this application. We hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

800 MARINE TECHNICAL CENTER, INC.
a Florida corporation

By: _____
John P. Downs, President.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF NOVEMBER, 2018

Notary Public State of Florida
Larry L Adair
My Commission GG 253768
Expires 12/28/2022

Notary Public: _____
Printed Name: Larry L. Adair

Personally known X **or Produced Identification** ____

Type of identification produced: _____ **or Driver's 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.

PAYMENT DATE
12/07/2018

COLLECTION STATION
City Hall Window 1

RECEIVED FROM
0 MARINE TECHNICAL CENTER

DESCRIPTION
800 OLD GRIFFIN ROAD UNIT 4 DANIA BEACH

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

BATCH NO.
2019-03000210

RECEIPT NO.
2019-00011049

CASHIER
fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard PAYMENT TO VACATE PUBLIC ROAD	$3,500.00
PSP	Appl Review - Standard PAYMENT FOR WAIVER REPLAT	$500.00

Payments:

Type	Detail	Amount
Check	2627	$500.00
Check	2626	$3,500.00

Total Amount: **$4,000.00**

Customer Copy

Re: Standard Development Application

Applicant: 800 Marine Technical Center, Inc.

Date: December 6, 2018

Matter: Filing Fees

Filing Fee: In the amount of $3,500.00 Accompanying Standard Development Application To Vacate Public Road:

Filing Fee: In the amount of $500.00 Accompany Standard Development Application Request To Waive Requirement To Re-Plat:

SOUTH EAST ARCHITECT SERVICES, INC.

4310 W. Broward Blvd. Suite No. 3 Plantation, FL 33317
(O) 954-797-2821 (Fax) 954-797-2847 (E-Mail) Idk@searchitects.com

800 Marina Technical Center Corporation
800 Old Griffin Road
Dania Beach, Florida
PZ: SP-112-17

JUSTIFICATION

The public right-of-way which Applicant seeks to vacate, that is – that portion of Northwest 3rd Place lying between Northwest 8th and 9th Avenues, being precisely three hundred (300') feet in length and thirty (30') feet in width, first became a dedicated public right-of-way upon filing of the Plat of DANIA MANOR on January 5, 1926, now recorded in Plat Book 10 at Page 53 of the Public Records of Broward County, Florida.

However, the afore-described portion of Northwest 3rd Place sought to be vacated remained raw and unimproved land from the beginning of time up until 1989 when applicant first acquired all of Block 3 of Plat Book 10, Page 53. Applicant has since likewise acquired all of Block 2 as well, representing all contiguous property abutting that portion of the subject public right-of-way presently requested be vacated.

As stated, Northwest 3rd Place remained raw and unimproved land until a Road Construction Permit was issued Applicant in 1989 who proceeded to construct solely at its own cost and expense the only improved portion of Northwest 3rd Place lying within the Plat of DANIA MANOR. Construction Drawings were submitted and approved, a usual and customary Permit Fee was paid the City and the work, again solely at Applicant's cost, was completed and approved. At no time has Applicant been requested to waive any claim for or dedicate these improvements.

In addition to have paid for construction of that portion of the proposed right-of-way requested to be vacated, at all times since completion of the road in 1989, applicant has solely serviced, maintained and exclusively used the road as a "service road" or "driveway" benefiting Applicant's property which again includes both Blocks 2 and 3 of DANIA MANOR.

During the twenty-nine (29) years applicant since construction in 1989, Applicant has expended substantial time and money clearing debris and rubbish dumped by those trespassing on applicant's property which, indeed, have been the subject of numerous Code Enforcement Citations over the years. It is believed but for the unlawful dumping by third-party trespassers, this portion of Northwest 3rd Place serves no other public purpose and both the City, applicant and surrounding property owners would be best served by vacating the road which we believe to likewise be supported by both the Police and will impose no impediment to continued access by the Fire Department. And, thus under these circumstances vacation of the subject right-of-way is, indeed, well justified.

LARRY KRAMER, PRESIDENT
SOUTH EAST ARCHITECT SERVICES, INC. Date

MEMORANDUM OF FACT AND LAW
FOR
800 MARINE TECHNICAL CENTER, INC.

Records of the City of Dania Beach Building Department will reflect that the portion of Northwest 3rd Place which is sought to be vacated was, indeed, constructed by the Applicant, i.e. 800 Marine Technical Center, Inc., a Florida corporation, solely at its cost and expense, as the Applicant pursuant to then imposed Code requirements of the City of Dania Beach, was required to prepare and file an appropriate Site Plan in conjunction with Application's Application for a Building Permit which was, indeed, subsequent issued to Applicant who thereafter completed construction of the road, again - solely at its cost and expense, having paid all applicant, review and permit fees to the City contemporaneous with the design and construction of the road - which, by the way meets all standards of the time constructed to a Florida highway standard.

Prior to Applicant's undertaking as described above, the land upon which the road is now constructed was vacant unimproved property originally acquired by Applicant that same year, i.e. 1989, having never been heretofore developed.

Thereafter, and at all times since, Applicant, i.e. 800 Marine Technical Center, Inc., a Florida corporation, has solely and exclusively maintained the road, by constructing on its property, i.e. Block 3 of DANIA MANOR, an adequate water run-off system sufficient to support the roadway during even torrential rainstorms; and, further has consistently policed and keep clear of trash, debris and discarded items dumped upon the roadway and, as well - adjacent properties owned by both Applicant and Florida Power & Light, i.e. Block 2 of DANIA MANOR, until acquired by Applicant in 2005, by trespassers dumping all manner of discarded waste and debris, including, but certainly not limited to - abandoned automobile and truck tires; household goods, including appliances, such as washing machines, dryers and kitchen ranges; and, even abandoned automobile, or portions thereof - all of which were and have been removed and disposed of properly at the sole expense of the Applicant commencing in the year 1989 through the date hereof.

It should be noted, that the majority of these items dumped by trespassers on and about the roadway, are not appropriate for placing in the industrial waste disposal bins, but rather must be gathered up and specifically hauled away to only those garbage disposal dumps which such large items are permitted; thus, over the years an extraordinary and costly expense borne exclusive by Applicant - and never at the cost or expense of the City who since completion of the road in 1989 has performed no maintenance excepting installation of a stop sign at the intersection with Northwest 8th and 9th Avenues; otherwise, all maintenance was solely and exclusively performed upon the road by Applicant, a fact well reflected in the financial and pictorial records of the Applicant.

In order to address any conflicting claims between a private owner and a local government, Fla. Stat. 95.361 provides the manner in which to determine ownership of a road. This statute provides as follows:

95.361 Roads presumed to be dedicated.—

(1) When a road, constructed by a county, a municipality, or the Department of Transportation, has been maintained or repaired continuously and uninterruptedly for 4 years by the county, municipality, or the Department of Transportation, jointly or severally, the road shall be deemed to be dedicated to the public to the extent in width that has been actually maintained for the prescribed period, whether or not the road has been formally established as a public highway. The dedication shall vest all right, title, easement, and appurtenances in and to the road in:

a) The county, if it is a county road;

b) The municipality, if it is a municipal street or road; or

c) The state, if it is a road in the State Highway System or State Park Road System, whether or not there is a record of a conveyance, dedication, or appropriation to the public use.

(2) In those instances where a road has been constructed by a non-governmental entity, or where the road was not constructed by the entity currently maintaining or repairing it, or where it cannot be determined who constructed the road, and when such road has been regularly maintained or repaired for the immediate past 7 years by a county, a municipality, or the Department of Transportation, whether jointly or severally, such road shall be deemed to be dedicated to the public to the extent of the width that actually has been maintained or repaired for the prescribed period, whether or not the road has been formally established as a public highway. This subsection shall not apply to an electric utility, as defined in s. 366.02(2). The dedication shall vest all rights, title, easement, and appurtenances in and to the road in:

a) The county, if it is a county road;

b) The municipality, if it is a municipal street or road; or

c) The state, if it is a road in the State Highway System or State Park Road System, whether or not there is a record of conveyance,

dedication, or appropriation to the public use.

(3) The filing of a map in the office of the clerk of the circuit court of the county where the road is located showing the lands and reciting on it that the road has vested in the state, a county, or a municipality in accordance with subsection (1) or subsection (2) or by any other means of acquisition, duly certified by:

a) The secretary of the Department of Transportation, or the secretary's designee, if the road is a road in the State Highway System or State Park Road System;

b) The chair and clerk of the board of county commissioners of the county, if the road is a county road; or

c) The mayor and clerk of the municipality, if the road is a municipal road or street, shall be prima facie evidence of ownership of the land by the state, county, or municipality, as the case may be.

(4) Any person, firm, corporation, or entity having or claiming any interest in and to any of the property affected by subsection (2) shall have and is hereby allowed a period of 1 year after the effective date of this subsection, or a period of 7 years after the initial date of regular maintenance or repair of the road, whichever period is greater, to file a claim in equity or with a court of law against the particular governing authority assuming jurisdiction over such property to cause a cessation of the maintenance and occupation of the property. Such timely filed and adjudicated claim shall prevent the dedication of the road to the public pursuant to subsection (2).

(5) This section does not apply to any facility of an electric utility which is located on property otherwise subject to this section.

Section (1) of Fla. Stat. 95.361 provides that if the local government constructed the road and maintained and repaired continuously and uninterruptedly for four (4) years, the road can be deemed to be dedicated to the public solely to the extent in width and length that the local government has actually maintained it for the prescribed period. Section (2) of Fla. Stat. 95.361 provides that if the road has been constructed by a third-party (here the roadway was constructed by the private owner, not the local government), and not by the local government and if the local government is currently maintaining or repairing it, and when such road has been regularly maintained and repaired for the immediate past 7 years by a local government, such road can be deemed to be dedicated to the public to

the extent of the width and length that actually has been maintained and repaired for the prescribed period.

Florida courts have strictly interpreted this statute to indicate that the statute should be strictly construed. The justification for a strict construction is based on the fact that the statute has the effect of depriving an owner of his property in a relatively short period of time compared to obtaining title by prescription and adverse possession. *See Balbier v. City of Deerfield Beach*, 408 So. 2d 764 (Fla. 4th DCA 1982). *See also St. Joe Paper Co. v. St. Johns County*, 383 So. 2d 915 (Fla. 1st DCA 1980); *Pasco v. City of Oldsmar*, 953 So. 2d 766 (Fla. 2d DCA 2007); Fla. Stat. 95.18. Thus, failure to meet all statutory elements of Fla. Stat. 95.361 will fail to support a dedication under the statute and renders the roadway as private property of the owner. Failure to meet all statutory elements of Fla. Stat. 95.361 fails to even trigger the applicability of this statute rendering the road private property to the owner. *Hancock v. Tipton*, 732 So. 2d 369, 372 (Fla. 2d DCA 1999); Mathers v Wakulla County, 219 So.2d 140 (Fla. 1DCA 2017).

In reviewing Florida law, the facts show that Applicant, i.e. 800 Marine Technical Center, Inc., constructed the private road on his own, and that it has been and continues to be the owner since the road was constructed and maintained and repaired the road since its inceptions in 1989 to the present date.

The early case is *Balbier v. City of Deerfield Beach*, 408 So.2d 764 (Fla. 4DCA 1982), where the district court ruled that absence construction and maintenance of the road by the local government, there was no dedication of the right of way to the public. The next case involving whether Fla. Stat. 95.361 was followed and proof of ownership is *Chackal v. Staples*, 991 So.2d 949 (Fla. 4DCA 2008), where the district court ruled that for a local government to acquire title in a private road, the road had to have been constructed by the local government and maintained and repaired continuously and uninterruptedly for the pertinent number of years by the local government. In *Chackal*, the private owner initially constructed the road, but the local government was able to show that it conducted widespread improvements and repairs and maintenance to it even though the road was on private property. The local government in *Chackal* maintained and showed that it repaired the road by undertakings including an installation of a drainage system, installed support against the end wall of the road, paved the road, and installed a guardrail. Therefore, only the pertinent part that it maintained and repaired was public, but not the portion it failed to maintain and repair. The city in *Chackal* failed to prove it was the owner of the nearby grassy portion of the disputed strip, because the owners maintained the grassy portion of the disputed strip to the appropriate extent under the circumstances. Therefore, the district

court ruled that the continuously maintained and repaired pertinent portion of the road belonged to the local government, but that the grassy portion belonged to the private owners.

In *Pasco v. City of Oldsmar*, 953 So.2d 766 (Fla. 2d DCA 2007), the district court ruled that the city had to have continuously maintained and repaired the private roadway for the applicable number of years for Fla. Stat. 95.361 to be triggered. The district court emphasized that: "City had never repaired, patched, striped, or edged the road since it was constructed. Mr. Pasco [owner] recounted that the City had swept the street only once, in 1999, and had cleaned out the drain in 2003. [Owner] further asserted that the only sign on the road was a "Dead End" sign located approximately 200 feet from his property." Id, at 769-770. The district court in *Pasco* ruled that the aforementioned facts were insufficient to trigger Fla. Stat. 95.361 suggesting that the roadway was private in as much as there was no strict compliance with all parts of this statute.

The next case is *Mathers v. Wakulla County*, 219 So.3d 140 (Fla. 1DCA 2017), where a dispute arose between two neighbors involving the use of a gravel road. *Mathers* discussed the two ways in which dedication can occur: one is common-law dedication, while the other is statutory presumed dedication pursuant to Fla. Stat. 95.361. There was no evidence in *Mathers* of a formal offer to dedicate the gravel road or acceptance by the local government that is required for common-law dedication to occur. The district court in *Mathers* found that if the local government provides maintenance and repair for the prescribed period of time, then dedication could occur, even if the road was not constructed by the local government as long as the road has been regularly maintained and repaired by the local government for at least 7 years immediately before the legal action brought to determine the status of the road. The district court in *Mathers* also ruled that private parties may invoke this statute to argue that maintenance and repair by a local government has or has not resulted in dedication as a public roadway. Finally, if the local government fails to strictly follow Fla. Stat. 95.361, then the private road belonged to the private party, not the local owner.

Based upon the undisputed facts in the instant matter, the city of Dania Beach was never vested with ownership in the private road that has always belonged to Applicant, i.e. 800 Marine Technical Center, Inc.. Based upon a reading of the statute, the burden falls upon the local government to prove that it has complied with Fla. Stat. 95.361, and that has not occurred here. At all times since the road was constructed by Applicant, i.e. 800 Marine Technical Center, Inc., in 1989, this road has always been maintained and repaired by 800 Marine.

The city has not complied with a showing that this private roadway was ever dedicated as a public roadway. Instead, Applicant, i.e. 800 Marine Technical Center, Inc., has been and continues to be the owner of the road as it was constructed by Applicant in 1989 after having obtained city permits, and thereafter they have always maintained and repaired the private road, which Applicant by virtue of having built and maintained, now owns. As set out above, and following a brief discussion of what Applicant, i.e. 800 Marine Technical Center, Inc., did clearly supports the private owner's position that the owner is, indeed, Applicant, 800 Marine Technical Center, Inc., and that the city has failed to comply with Fla. Stat. 95.361.

Further, Fla. Stat. 95.361 must be followed and since the city failed to do so, most respectively, the road belongs to the Applicant, i.e. 800 Marine Technical Center, Inc., in as it:

1. in 1989 applied for and obtained a permit from the city to build the road, which it did;

2. built the road at its sole expense in 1989 without any help from the city, except for obtaining city permits to do so;

3. obtained a site plan for this purpose and got the road approved by the city after the city's final inspection that approved the construction of the road by Applicant;

4. since 1989 have maintained and repaired the road at all times with no maintenance and repair by the city. To date, Applicant, i.e. 800 Marine Technical Center, Inc., has repaired and maintained the road at his sole expense and made sure that the road was in usable condition. There has never been anything done by the city to and for the road on a regular basis;

5. the road was constructed and continues to meet or exceed all standards for a road according to the current code;

6. when the road needed repair and maintenance, cleaning and removal of garbage trash and other debris, it was the Applicant, i.e. 800 Marine Technical Center, Inc., who made certain that the road was maintained and repaired, not the city. Through the years, when the road needed maintenance and cleaning, the city referred the matter to code enforcement, which sent out notices of violation to Applicant, the owner, and it was Applicant who complied and corrected with any violations. Any

abandoned trash, vehicles, appliances, debris, trash was cleared and disposed of - again, solely by Applicant, 800 Marine Technical Center, Inc.; and

7. Applicant, i.e. 800 Marine Technical Center, Inc., has solely maintained and repaired anything needed on the road, including but not limited to paving, striping, placement of gravel, and grass. Nothing was ever done by the city at any time much less on a continual and regular basis for 7 years. Accordingly, the city has failed to follow Fla. Stat. 95.361.

In summary, based upon the foregoing facts and law as applicable to that portion of Northwest 3rd Place herein sought to be vacated by the Applicant, i.e. 800 Marine Technical Center, Inc., having been constructed and maintained solely at its expense on and after from first obtaining final approval as a safe roadway for travel in 1989, this portion of the road has since become the private property of the Applicant, owner.

-----0-----

LARRY L. ADAIR, P. A.
ATTORNEY AT LAW
9715 WEST BROWARD BOULEVARD
SUITE NUMBER 303
PLANTATION, FLORIDA 33324

e-mail address: larry@lladairlaw.com

LARRY L. ADAIR
MEMBER FLORIDA AND TEXAS BAR

(954) 600-3266
FAX: (786) 257-5675

Via Federal Express

November 7, 2018

COMCAST CORPORATION
One Comcast Center
Philadelphia, Pennsylvania 19103

Attn: Legal - Department - Required Notice To Utilities Of Application to Vacate Public Road

Re: Matter : Notice Of Application To Vacate Public Road
Address : That portion of NW 3rd Place in the City of Dania, Broward County, Florida lying between Northwest 8th & 9th Avenues

Gentlemen:

We are writing pursuant to the requirements of the City Of Dania Beach, Florida, a municipality located within Broward County, Florida. More specifically, to provide a required Notice Of Application to Vacate a Public Road pursuant to the requirements of **City Of Dania Beach Code Section 655-20 - Supplement Application Requirements**, which provides, in part, as follows:

Sec. 655-20. - Supplemental application requirements.

(A) Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated.

Accordingly, our client, **800 Marine Technical Center, Inc., a Florida corporation**, is Owner of certain commercial properties divided by a three (300') foot portion of a public road, i.e. N. W. 3rd Place, having been dedicated as such by that certain **Corrected Plat of DANIA MANOR**, dated January 4, 1926, recorded among the Public Records of Broward County, Florida in Plat Book 10, Page 53.

The portion of the public road sought to be vacated, that is - Northwest 3rd Place, is legally described as follows, to-wit:

All that portion of the 30' Right-Of-Way of N.W. 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, Dania Manor, according to the Plat thereof recorded in Plat Book 10, Page 53 of the Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West o the Southerly extension of the East Line of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.

Since 1989, Applicant, 800 Marine Technical Center, Inc., has and continues to hold *fee simple* title to both, **Block 3 and Block 2, Plat Book 10, Page 53, Broward County, Florida**, and has filed an application with the City Of Dania Beach to vacate (...again) only that portion of the public right-of-way of N.W. 3rd Place situate, lying and being between Northwest 8th Avenue on the East, and Northwest 9th Avenue on the West, City of Dania Beach, Broward County, Florida.

As stated, Applicant is seeking to vacate only that portion of N. W. 3rd Place which abuts Applicant's property; and, which Applicant, pursuant to a City of Dania Beach issued Building Permit in 1989, was permitted to improve as a paved road at Applicant's sole cost and expense. Further, that portion of N.W. 3rd Place sought to be vacated is the only improved portion of N. W. 3rd Place within the geographic boundary of the **Corrected Plat of DANIA MANOR, recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida**.

For purposes of clarification and assistance to you in locating the juxtaposition of the portion of N. W. 3rd Place sought to be vacated, we have enclosed with this required Notice Of Application To Vacate Public Records, the following:

BOUNDARY SKETCH prepared by Southeast Architects Services, Inc. of Plantation, Florida, depicting both, the portion of NW 3rd Place to be vacated and identifying all surrounding property Owners and their respective Tax Folio Numbers for each.

Please Note: Applicant, 800 Marine Technical Center, Inc., is the *fee simple* Owner of **PARCELS "A"; "B"; "C"; "D"; "E"; "F" and "G"** as are depicted on the attached Boundary Sketch.

As stated, the within **Notice To Utilities Of Intent To Vacate Public Road** is being furnished to you pursuant to the requirements of the above-referenced Code Section of the Municipal Code of The City of Dania Beach, Florida; however, the within letter is precisely only that, i.e. a "notice" required of the Applicant and, as such, there is no requirement you take any further action in this regard. Should, however, you have any questions or require any further information, you may, by all means, contact the undersigned in this regard; or, alternatively you may likewise direct any further inquiry to the City of Dania Beach, Building & Zoning Department, 100 West Dania Beach Boulevard, Dania, Florida 33004.

Otherwise, thanking you for your kind attention in this matter, we remain

Very truly yours,

A TRUE COPY

Larry L. Adair, Esquire

LLA:ch
Enclosure (1)

cc: City Of Dania Beach, Florida Attn: Dept. Of Community Development Planning & Zoning

LARRY L. ADAIR, P. A.
ATTORNEY AT LAW
9715 WEST BROWARD BOULEVARD
SUITE NUMBER 303
PLANTATION, FLORIDA 33324

e-mail address: larry@lladairlaw.com

LARRY L. ADAIR
MEMBER FLORIDA AND TEXAS BAR

(954) 600-3266
FAX: (786) 257-5675

Via Federal Express

November 12, 2018

AT&T Corporate Headquarters
208 South Akard St
Dallas, Texas 75202

Attn: Legal Department - Required Notice To Utilities Of Application to Vacate Public Road

Re: Matter : Notice Of Application To Vacate Public Road

Address : That portion of NW 3rd Place in the City of Dania, Broward County, Florida lying between Northwest 8th & 9th Avenues

Gentlemen:

We are writing pursuant to the requirements of the City Of Dania Beach, Florida, a municipality located within Broward County, Florida. More specifically, to provide a required Notice Of Application to Vacate a Public Road pursuant to the requirements of **City Of Dania Beach Code Section 655-20 - Supplement Application Requirements**, which provides, in part, as follows:

Sec. 655-20. - Supplemental application requirements.

(A) Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated.

Accordingly, our client, **800 Marine Technical Center, Inc., a Florida corporation**, is Owner of certain commercial properties divided by a three (300') foot portion of a public road, i.e. N. W. 3rd Place, having been dedicated as such by that certain **Corrected Plat of DANIA MANOR**, dated January 4, 1926, recorded among the Public Records of Broward County, Florida in Plat Book 10, Page 53.

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Since 1989, Applicant, 800 Marine Technical Center, Inc., has and continues to hold *fee simple* title to both, **Block 3 and Block 2, Plat Book 10, Page 53, Broward County, Florida**, and has filed an application with the City Of Dania Beach to vacate (...again) only that portion of the public right-of-way of N.W. 3rd Place situate, lying and being between Northwest 8th Avenue on the East, and Northwest 9th Avenue on the West, City of Dania Beach, Broward County, Florida.

As stated, Applicant is seeking to vacate only that portion of N. W. 3rd Place which abuts Applicant's property; and, which Applicant, pursuant to a City of Dania Beach issued Building Permit in 1989, was permitted to improve as a paved road at Applicant's sole cost and expense. Further, that portion of N.W. 3rd Place sought to be vacated is the only improved portion of N. W. 3rd Place within the geographic boundary of the **Corrected Plat of DANIA MANOR, recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida**.

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BOUNDARY SKETCH prepared by Southeast Architects Services, Inc. of Plantation, Florida, depicting both, the portion of NW 3rd Place to be vacated and identifying all surrounding property Owners and their respective Tax Folio Numbers for each.

Please Note: Applicant, 800 Marine Technical Center, Inc., is the *fee simple* Owner of **PARCELS "A"; "B"; "C"; "D"; "E"; "F" and "G"** as are depicted on the attached Boundary Sketch.

As stated, the within **Notice To Utilities Of Intent To Vacate Public Road** is being furnished to you pursuant to the requirements of the above-referenced Code Section of the Municipal Code of The City of Dania Beach, Florida; however, the within letter is precisely only that, i.e. a "notice" required of the Applicant and, as such, there is no requirement you take any further action in this regard. Should, however, you have any questions or require any further information, you may, by all means, contact the undersigned in this regard; or, alternatively you may likewise direct any further inquiry to the City of Dania Beach, Building & Zoning Department, 100 West Dania Beach Boulevard, Dania, Florida 33004.

Otherwise, thanking you for your kind attention in this matter, we remain

Very truly yours,

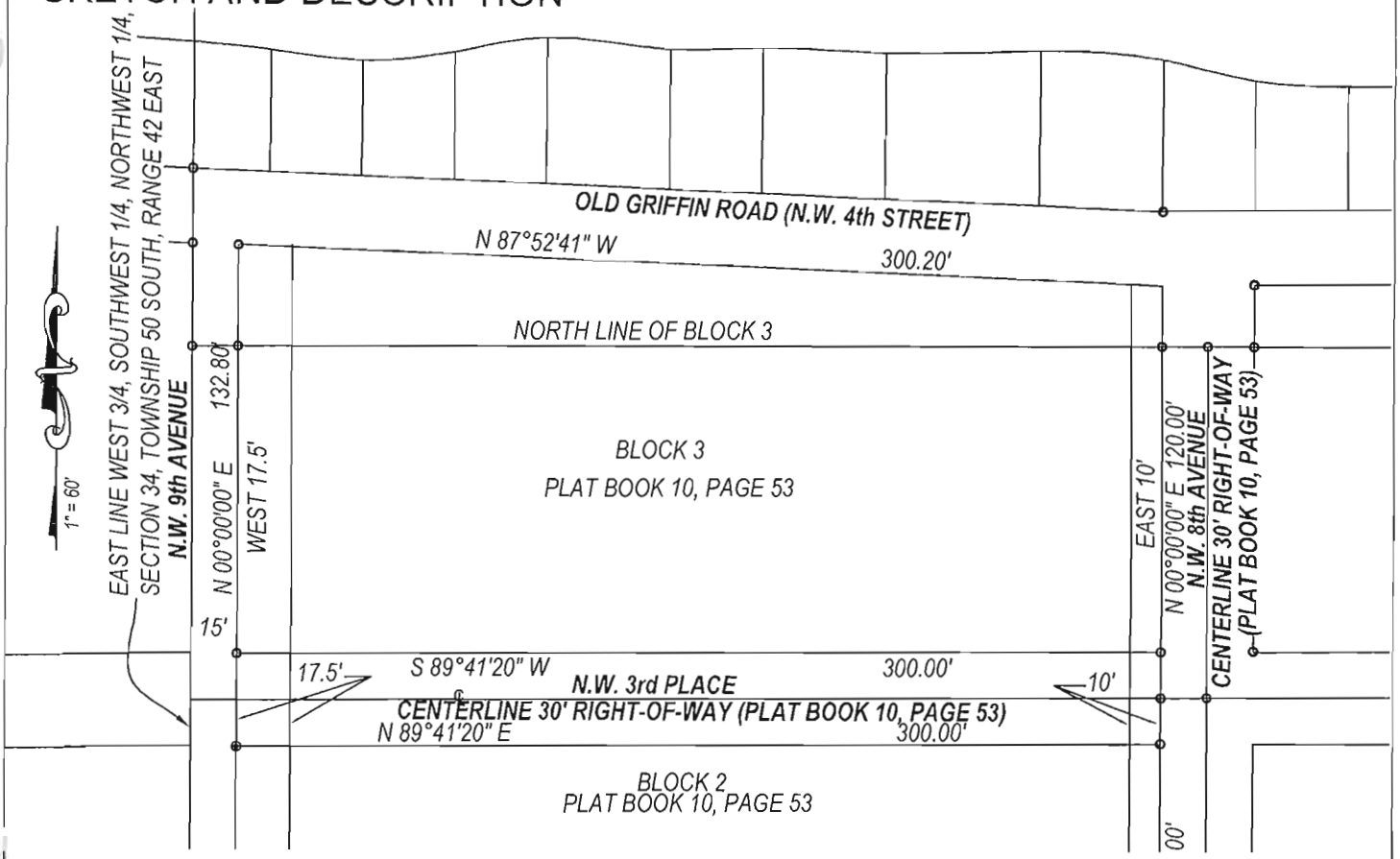
A TRUE COPY

Larry L. Adair, Esquire

LLA:ch
Enclosure (1)

cc: City Of Dania Beach, Florida Attn: Dept. Of Community Development Planning & Zoning

EXHIBIT 'A'
SKETCH AND DESCRIPTION



LEGAL DESCRIPTION:

ALL THAT PORTION OF THE 30' RIGHT-OF-WAY OF N.W. 3rd PLACE LYING BETWEEN AND IMMEDIATELY ADJACENT TO THE NORTH LINE OF BLOCK 2, AND THE SOUTH LINE OF BLOCK 3, DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53 OF THE BROWARD COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY A LINE 10 FEET WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 3, AND ON THE WEST BY A LINE 17.5 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 3.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

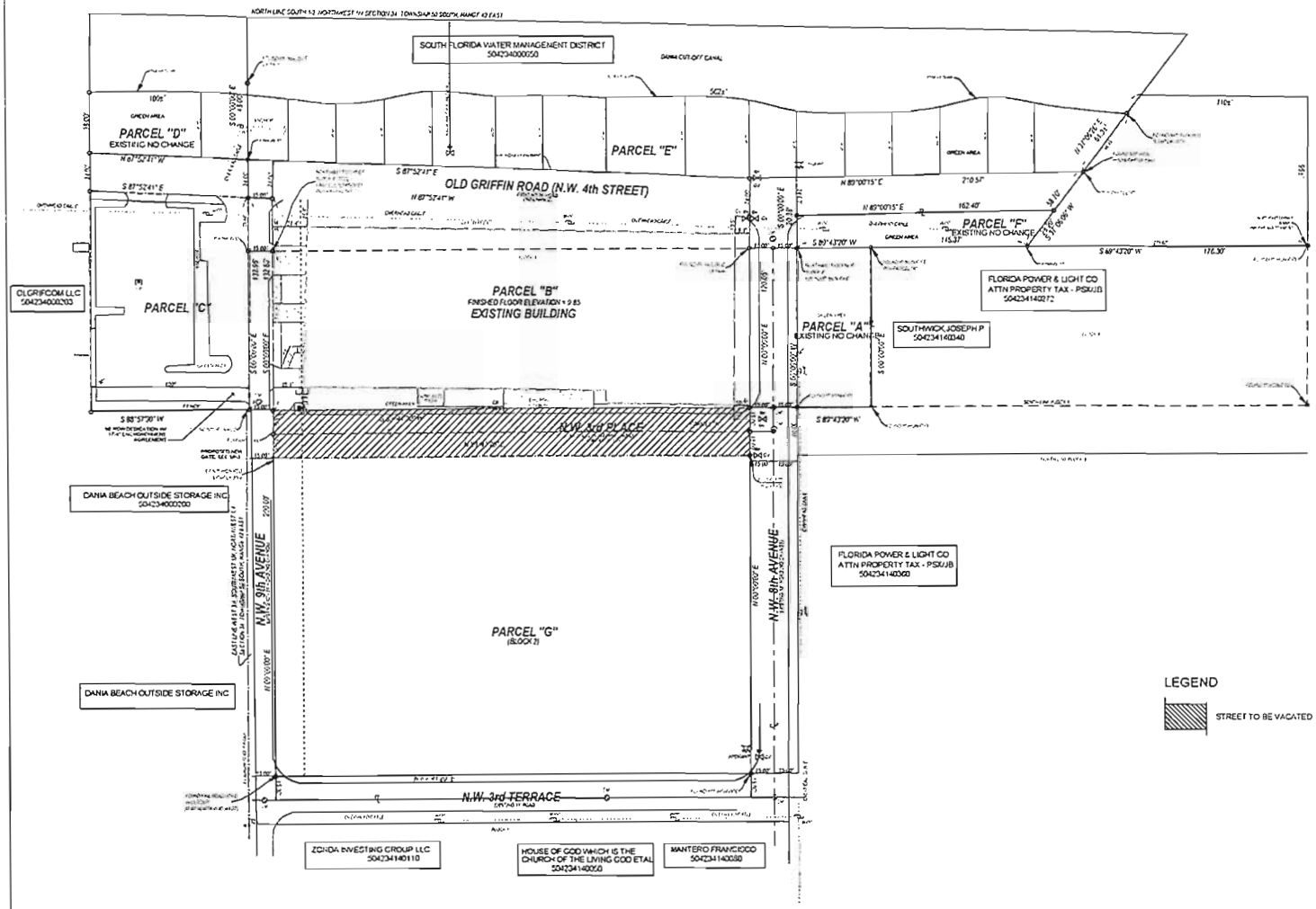
GINO FURLANO CERTIFICATE NO. 5044 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

DATE: 8-05-18

SIGNED: _____

GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

PM SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094
Please visit us on the web @ www.pmsurveying.net





000 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LOCATION MAP
SCALE: N.T.S.

SITE PLAN

SCALE: 1:400

REVISIONS:

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN:
ALEX H.
COLLABORATE:
DATE:
9-22-2015
PROJECT NUMBER:
05-10
SHEET NUMBER:
SP-1

LARRY L. ADAIR, P. A.
ATTORNEY AT LAW
9715 WEST BROWARD BOULEVARD
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PLANTATION, FLORIDA 33324

e-mail address: larry@lladairlaw.com

LARRY L. ADAIR
MEMBER FLORIDA AND TEXAS BAR

(954) 600-3266
FAX: (786) 257-5675

Via Federal Express

November 12, 2018

FLORIDA POWER & LIGHT
South Broward Operations
4000 Davie Road Extension
Hollywood, Florida 33024

Attn: Mr. James Talley, Engineer

Re: Matter : Required Notice To Utilities Of Application To Vacate Public Road

Address : That portion of NW 3rd Place in the City of Dania, Broward County, Florida lying between Northwest 8th & 9th Avenues

Dear Mr. Talley:

This firm represents Mr. John P. Downs in connection with the Application To Vacate A Public Road, in this instance, more particularly a three (300') foot portion of N. W. 3rd Place in the City of Dania Beach, Broward County, Florida, being that certain 300' section of N. W. 3rd Place situate, lying and being between Northwest 8th and 9th Avenues.

This matter may be familiar to you in as you and Mr. Downs previously communicated with you in October last of 2014. We are now, however, required to provide the within form **Notice To Utilities of Application to Vacate A Public Road** to be filed on behalf of Mr. Downs' company, **800 Marine Technical Center, Inc.**, *fee simple* Owner of all property abutting the 300' section of N. W. 3rd Place, pursuant to **City Of Dania Beach Code Section 655-20 - Supplement Application Requirements**, which provides, in part, as follows:

Sec. 655-20. - Supplemental application requirements.

(A) Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated.

Please note, we enclose with this letter copy of your e-mail of Sunday, October 26, 2014, from your good self to the City of Dania Beach with copy to Mr. Downs.

In this regard, we further wish to confirm that all restrictions on the use of that certain real property heretofore acquired from Florida Power & Light by virtue of **Special Warranty Deed of March 3, 2005, recorded March 8, 2005, under Clerk's File Number 104797469, in O. R. Book 39194, Page 1075, Public Records of Broward County, Florida**, as well those terms, conditions and provisions more particularly set out in that certain **Memorandum Of Right-Of-Way Consent Agreement, likewise dated March 3, 2005, and recorded March 11, 2005 under Clerk's File**

Number 104809985, in O. R. Book 39222, Page 1233, Public Records of Broward County, Florida, shall continue to be strictly complied with and that any future use of the subject property shall be only be in strict conformity thereto.

The land heretofore conveyed to 800 Marine Technical Center, Inc. via the above-referenced Special Warranty Deed of March 3, 2005, are more particularly described as follows, to-wit:

> **All of Lots 1 through 24, inclusive, Block 2, Dania Manor, according to the corrected plat thereof, as recorded in Plat Book 10, Page 53, in the Public Records of Broward County, Florida.**

Accordingly, our client, **800 Marine Technical Center, Inc., a Florida corporation**, is Owner of those certain commercial properties divided by a three (300') foot portion of improved public road, i.e. N. W. 3rd Place, having been dedicated as such by that certain **Corrected Plat of DANIA MANOR**, dated January 4, 1926, recorded among the Public Records of Broward County, Florida in Plat Book 10, Page 53.

Please note, the portion of the public road sought to be vacated, that is - N. W. 3rd Place, is legally described as follows, to-wit:

> **All that portion of the 30' Right-Of-Way of N.W. 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, Dania Manor, according to the Plat thereof recorded in Plat Book 10, Page 53 of the Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West o the Southerly extension of the East Line of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.**

Further, since 1989, Applicant, 800 Marine Technical Center, Inc., has and continues to hold *fee simple* title to both, **Block 3 and Block 2, Plat Book 10, Page 53, Broward County, Florida**, and has filed an application with the City Of Dania Beach to vacate only the portion of the public right-of-way of N.W. 3rd Place situate, lying and being between Northwest 8th Avenue on the East, and Northwest 9th Avenue on the West, City of Dania Beach, Broward County, Florida.

As stated, Applicant is seeking to vacate the portion of N. W. 3rd Place which abuts Applicant's property; and, which in 1989 Applicant, at its sole cost and expense, and pursuant to Building Permit issued by the City of Dania Beach, was permitted to construct from raw land; and, who has solely maintained since that date for a service road for its business. Further, the portion of N.W. 3rd Place sought to be vacated is the only improved portion of N. W. 3rd Place within the geographic boundary of the **Corrected Plat of DANIA MANOR, recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida.**

For clarification and assistance to you in locating the juxtaposition of that portion of N. W. 3rd Place sought to be vacated, we have enclosed with this required **Notice To Utilities Of Application To Vacate Public Road**, the following:

> **BOUNDARY SKETCH** prepared by Southeast Architects Services, Inc. of Plantation, Florida depicting both, that portion of NW 3rd Place to be vacated and, as well,

identifying all surrounding properties, Owners and their respective assigned Tax Folio Numbers each.

Please Note: Applicant, 800 Marine Technical Center, Inc., is the *fee simple* Owner of **PARCELS "A"; "B"; "C"; "D"; "E"; "F" and "G"** as are depicted on the attached Boundary Sketch.

Again, the within **Notice To Utilities Of Intent To Vacate Public Road** is being furnished to you pursuant to the requirements of the above-referenced Municipal Code Section of the City of Dania Beach, Florida; however, again is a "notice" to be provided public and private utilities as required of the Applicant and, as such no further action is required in this regard. Should, however, you have any other or further questions of the Applicant you may, of course, address them to either the Applicant or undersigned; or, alternatively, you may likewise direct any further inquiry to the City of Dania Beach, Building & Zoning Department, 100 West Dania Beach Boulevard, Dania, Florida 33004.

Otherwise, thanking you for your continued courtesies in this matter, we remain

Very truly yours,

A TRUE COPY

Larry L. Adair, Esquire

LLA:ch
Enclosure (1)

cc: City Of Dania Beach, Florida Attn: Dept. Of Community Development Planning & Zoning

From: Talley, James <James.Talley@fpl.com>
To: church <church@ci.dania-beach.fl.us>
Cc: jpdownsco <jpdownsco@aol.com>
Subject: Vacation of NW 3rd Place, Dania Beach
Date: Sun, Oct 26, 2014 4:27 pm

FPL has no objection to the vacation of NW 3rd Place, between NW 8th Ave & NW 9th Ave, in Dania, FL with the understanding the FPL transmissions lines will not be affected and the easement rights will not be released.

Thanks,



James Talley | Engineer – Power Delivery

South Broward Operations, 4000 Davie Rd. Extension, Hollywood FL 33024

Direct: 954.442.6347 | Fax: 954.442.6340

LARRY L. ADAIR, P. A.
ATTORNEY AT LAW
9715 WEST BROWARD BOULEVARD
SUITE NUMBER 303
PLANTATION, FLORIDA 33324

e-mail address: larry@lladairlaw.com

LARRY L. ADAIR
MEMBER FLORIDA AND TEXAS BAR

(954) 600-3266
FAX: (786) 257-5675

Via Federal Express

November 7, 2018

CITY OF DANIA BEACH
PUBLIC WORKS DEPARTMENT
1201 Stirling Road
Dania Beach, Florida 33004

Attn: Mr. Brad Kaine, Director Public Services

Re: Matter : Required Notice To Utilities Of Application To Vacate Public Road

Address : That portion of NW 3rd Place in the City of Dania, Broward County, Florida lying between Northwest 8th & 9th Avenues

Dear Mr. Kaine:

We are writing pursuant to the requirements of the City Of Dania Beach, Florida, a municipality located within Broward County, Florida. More specifically, we are writing to provide a required Notice Of Application to Vacate a Public Road pursuant to the requirements of **Code Section 655-20 - Supplement Application Requirements**, which provides, in part, as follows:

Sec. 655-20. - Supplemental application requirements.

(A) Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated.

Accordingly, our client, **800 Marine Technical Center, Inc., a Florida corporation**, is Owner of certain commercial properties divided by a three (300') foot portion of a public road, i.e. N. W. 3rd Place, having been dedicated as such by that certain **Corrected Plat of DANIA MANOR**, dated January 4, 1926, recorded among the Public Records of Broward County, Florida in Plat Book 10, Page 53.

The portion of the public road sought to be vacated, that is - Northwest 3rd Place, is legally described as follows, to-wit:

All that portion of the 30' Right-Of-Way of N.W. 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, Dania Manor, according to the Plat thereof recorded in Plat Book 10, Page 53 of the Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West o the Southerly extension of the East Line of said Block

3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.

Since 1989, Applicant, 800 Marine Technical Center, Inc., has and continues to hold *fee simple* title to both, **Block 3 and Block 2, Plat Book 10, Page 53, Broward County, Florida**, and has filed an application with the City Of Dania Beach to vacate (...again) only that portion of the public right-of-way of N.W. 3rd Place situate, lying and being between Northwest 8th Avenue on the East, and Northwest 9th Avenue on the West, City of Dania Beach, Broward County, Florida.

As stated, Applicant is seeking to vacate only that portion of N. W. 3rd Place which abuts Applicant's property; and, which Applicant, pursuant to a City of Dania Beach issued Building Permit in 1989, was permitted to construct at Applicant's sole cost and expense. Further, the portion of N.W. 3rd Place sought to be vacated is the only improved portion of the road within the geographic boundary of the **Corrected Plat of DANIA MANOR, recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida.**

For purposes of clarification and assistance to you in locating the juxtaposition of that portion of N. W. 3rd Place sought to be vacated, we have enclosed with this required **Notice To Utilities Of Application To Vacate Public Road**, the following:

BOUNDARY SKETCH prepared by Southeast Architects Services, Inc. of Plantation, Florida depicting both, that portion of NW 3rd Place to be vacated and, as well, identifying all surrounding properties, Owners and their respective assigned Tax Folio Numbers each.

Please Note: Applicant, 800 Marine Technical Center, Inc., is the *fee simple* Owner of **PARCELS "A"; "B"; "C"; "D"; "E"; "F" and "G"** as are depicted on the attached Boundary Sketch.

As stated, the within **Notice To Utilities Of Intent To Vacate Public Road** is being furnished to you pursuant to the requirements of the above-referenced Code Section of the Municipal code of the City of Dania Beach, Florida; however, in as you are aware, is a "notice" only required of the Applicant; and, as such there is no requirement any further action in this regard be undertaken; however, should of course you have any other or further questions of the Applicant in this regard, please feel free to contact either the undersigned or Applicant at your convenience; otherwise, thanking you for your kind attention in this matter, we remain

Very truly yours,

A TRUE COPY

Larry L. Adair, Esquire

LLA:ch
Enclosure (1)

cc: City Of Dania Beach, Florida Attn: Dept. Of Community Development Planning & Zoning

LARRY L. ADAIR, P. A.
ATTORNEY AT LAW
9715 WEST BROWARD BOULEVARD
SUITE NUMBER 303
PLANTATION, FLORIDA 33324

e-mail address: larry@lladairlaw.com

LARRY L. ADAIR
MEMBER FLORIDA AND TEXAS BAR

(954) 600-3266
FAX: (786) 257-5675

Via Federal Express

November 7, 2018

TECO Peoples Gas
702 North Franklin Street
P.O. Box 2562
Tampa, Florida 33601-2562

Attn: Legal - Department - Required Notice To Utilities Of Application to Vacate Public Road

Re: Matter : Notice Of Application To Vacate Public Road

Address : That portion of NW 3rd Place in the City of Dania, Broward County, Florida lying between Northwest 8th & 9th Avenues

Gentlemen:

We are writing pursuant to the requirements of the City Of Dania Beach, Florida, a municipality located within Broward County, Florida. More specifically, to provide a required Notice Of Application to Vacate a Public Road pursuant to the requirements of **City Of Dania Beach Code Section 655-20 - Supplement Application Requirements**, which provides, in part, as follows:

Sec. 655-20. - Supplemental application requirements.

(A) Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated.

Accordingly, our client, **800 Marine Technical Center, Inc., a Florida corporation**, is Owner of certain commercial properties divided by a three (300') foot portion of a public road, i.e. N. W. 3rd Place, having been dedicated as such by that certain **Corrected Plat of DANIA MANOR**, dated January 4, 1926, recorded among the Public Records of Broward County, Florida in Plat Book 10, Page 53.

The portion of the public road sought to be vacated, that is - Northwest 3rd Place, is legally described as follows, to-wit:

All that portion of the 30' Right-Of-Way of N.W. 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, Dania Manor, according to the Plat thereof recorded in Plat Book 10, Page 53 of the Public Records of Broward County, Florida, being bounded on the East by a Line 10 Feet West o the Southerly extension of the East Line of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly extension of the West Line of said Block 3.

Since 1989, Applicant, 800 Marine Technical Center, Inc., has and continues to hold *fee simple* title to both, **Block 3 and Block 2, Plat Book 10, Page 53, Broward County, Florida**, and has filed an application with the City Of Dania Beach to vacate (...again) only that portion of the public right-of-way of N.W. 3rd Place situate, lying and being between Northwest 8th Avenue on the East, and Northwest 9th Avenue on the West, City of Dania Beach, Broward County, Florida.

As stated, Applicant is seeking to vacate only that portion of N. W. 3rd Place which abuts Applicant's property; and, which Applicant, pursuant to a City of Dania Beach issued Building Permit in 1989, was permitted to improve as a paved road at Applicant's sole cost and expense. Further, that portion of N.W. 3rd Place sought to be vacated is the only improved portion of N. W. 3rd Place within the geographic boundary of the **Corrected Plat of DANIA MANOR, recorded in Plat Book 10, Page 53, Public Records of Broward County, Florida**.

For purposes of clarification and assistance to you in locating the juxtaposition of the portion of N. W. 3rd Place sought to be vacated, we have enclosed with this required Notice Of Application To Vacate Public Records, the following:

BOUNDARY SKETCH prepared by Southeast Architects Services, Inc. of Plantation, Florida, depicting both, the portion of NW 3rd Place to be vacated and identifying all surrounding property Owners and their respective Tax Folio Numbers for each.

Please Note: Applicant, 800 Marine Technical Center, Inc., is the *fee simple* Owner of **PARCELS "A"; "B"; "C"; "D"; "E"; "F" and "G"** as are depicted on the attached Boundary Sketch.

As stated, the within **Notice To Utilities Of Intent To Vacate Public Road** is being furnished to you pursuant to the requirements of the above-referenced Code Section of the Municipal Code of The City of Dania Beach, Florida; however, the within letter is precisely only that, i.e. a "notice" required of the Applicant and, as such, there is no requirement you take any further action in this regard. Should, however, you have any questions or require any further information, you may, by all means, contact the undersigned in this regard; or, alternatively you may likewise direct any further inquiry to the City of Dania Beach, Building & Zoning Department, 100 West Dania Beach Boulevard, Dania, Florida 33004.

Otherwise, thanking you for your kind attention in this matter, we remain

Very truly yours,

A TRUE COPY

Larry L. Adair, Esquire

LLA:ch
Enclosure (1)

cc: City Of Dania Beach, Florida Attn: Dept. Of Community Development Planning & Zoning

From: Talley, James <James.Talley@fpl.com>
To: church <church@ci.dania-beach.fl.us>
Cc: jpdownsco <jpdownsco@aol.com>
Subject: Vacation of NW 3rd Place, Dania Beach
Date: Sun, Oct 26, 2014 4:27 pm

FPL has no objection to the vacation of NW 3rd Place, between NW 8th Ave & NW 9th Ave, in Dania, FL with the understanding the FPL transmissions lines will not be affected and the easement rights will not be released.

Thanks,

James Talley | Engineer – Power Delivery

South Broward Operations, 4000 Davie Rd. Extension, Hollywood FL 33024

Direct: 954.442.6347 | Fax: 954.442.6340

From: The John P Downs Co <jpdownsco@aol.com>
To: jpdownsco <jpdownsco@aol.com>
Subject: Fwd: Vacation of roadway NW 3rd Place
Date: Wed, Jan 21, 2015 1:50 pm

The John P Downs Co
jpdownsco@aol.com

—Original Message—
From: The John P Downs Co <jpdownsco@aol.com>
To: cchurch <cchurch@ci.dania-beach.fl.us>
Sent: Wed, Jan 21, 2015 1:49 pm
Subject: Fwd: Vacation of roadway NW 3rd Place

—Original Message—
From: Granville, Kevin < Kevin_Granville@sheriff.org>
To: jpdownsco < jpdownsco@aol.com>
Sent: Wed, Jan 21, 2015 1:00 pm
Subject: Vacation of roadway NW 3rd Place

I have researched the following roadway (NW 3 rd Place between NW 8 th and 9 th Avenue) and find no reason why vacating it will interfere with day to day law enforcement operations.

Captain Kevin E. Granville
Broward Sheriff's Office
City of Dania Beach
District Commander
Office: 954-926-2400
Fax: 954-964-0207

Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

STATEMENT IN SUPPORT
OF
800 MARINE TECHNICAL CENTER, INC.
STANDARD DEVELOPMENT APPLICATION TO VACATE PUBLIC RIGHT-OF-WAY
PER SEC. 655-20

City Of Dania Beach, Florida
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Attn: Department of Community Development - Planning and Zoning Division

Re: Standard Development Application of 800 Marine Technical Center, Inc. To Vacant a Portion of N. W. 3rd Place, City Of Dania Beach, Broward County, Florida

Gentlemen:

My name is Stephen St. Clair. I am President of **Dania Beach Outside Storage, Inc., a Florida corporation**, located 901 Old Griffin Road, Dania Beach, Florida 33004, owner of that certain property located within the geographic boundary of Corrected Plat of Dania Manor, Plat Book 10, page 53, Broward County Public Records, and assigned Tax Folio Number **504235-000-200**.

That while the property owned by Dania Beach Outside Storage, Inc. ("Outside Storage") does not abut the affected portions of the *right-of-way* proposed for vacation, we nevertheless wish to once again reaffirm our continuing support of the efforts of 800 Marine Technical Center, Inc. ("800 Marine") to vacate the portion of N. W. 3rd Place lying between Northwest 8th and 9th Avenues, and which is more particularly described as follows, to-wit:

> **All that portion of the 30' Right-Of-Way of N. W. 3rd Place lying between and immediately adjacent to the North Line of Block 2, and the South Line of Block 3, Dania Manor, according to the Plat thereof recorded in Plat Book 10, Page 43 Public Records of Broward County, Florida, being bounded on the East by a line 10 Feet West of the Southerly Extension of the East Line of said Block 3, and on the West by a Line 17.5 Feet East of the Southerly Extension of the West Line of Said Block 3.**

A **BOUNDARY SKETCH** of the above-described portion of N. W. 3rd Place sought to be vacated is attached to this Sworn Statement made in support of the pending Application to Vacate Public Road as is more particularly required pursuant to **Sec. 655-20 – Supplemental application requirements** of the Municipal Code, City of Dania Beach, which provides as follows:

Sec. 655-20 – Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide:

(A) Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated;

(B) Notarized signature of property owners abutting affected portions of the right-of-way proposed for vacation, indicating support or objection for the application.

More particularly, as previously addressed in our *E-Mail Communication* of September 9, 2014 [COPY ATTACHED], we advised that the right-of-way proposed for vacation was originally constructed by Applicant, 800 Marine, solely at their own cost and expense in 1989, and who have since that date serviced and used the road exclusively as a service road for their business. Further, vacating the proposed right-of-way would further prohibit illegal dumping - a frequent occurrence and continuing expense to Applicant, as well enhance the safety and security of the immediate vicinity.

Otherwise, we again thank you for the opportunity to express our support for the vacation of the portion of the N. W. 3rd Place right-of-way as is more particularly described herein above, and remain

Very truly yours,

Stephen St. Clair, President
Dania Beach Outside Storage, Inc.
901 Old Griffin Road
Dania Beach, Florida 33004

SWORN TO and SUBSCRIBED before me this 21st day of November, 2018.

Notary Public State of Florida
Kimberly R Sementelli
My Commission FF 223233
Expires 05/15/2019

NOTARY PUBLIC

My Commission Expires:

(____) Personally Known; or

(✓) Present following identification: FL DL

September 9, 2014

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
ATTN: Corinne LaVoie

Good afternoon Ms. LaVoie,

My name is Steve St. Clair, and I am the owner of the property west of the 800 Technical Center at 800/801 Old Griffin Rd., Dania Beach. Mr. Jack Downs informed me you require written documentation confirming I have no problem with the vacation of NW 3rd place; a road he put in and uses as a service road for his business. It makes sense and will prohibit illegal dumping along with the addition of the gates at either end of this one block road.

Thank you,

Steve Sinclair
Dania Outdoor Storage

LARRY L. ADAIR, P. A.
ATTORNEY AT LAW
9715 WEST BROWARD BOULEVARD
SUITE NUMBER 303
PLANTATION, FLORIDA 33324

e-mail address: larry@lladairlaw.com

LARRY L. ADAIR
MEMBER FLORIDA AND TEXAS BAR

(954) 600-3266
FAX: (786) 257-5675

Via Hand Delivery

December 6, 2018

City of Dania Beach
Department of Community Development
Planning and Zoning Division
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

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

Re: Matter : Filing Standard Development Application
Applicant : 800 Marine Technical Center, Inc.
Purpose : To Vacate A Public Road & Waive Requirement to Re-Plat

Dear Ms. Lajoie:

We enclose on behalf of our client and applicant, 800 Marine Technical Center, Inc., a Florida corporation, the original STANDARD DEVELOPMENT APPLICATION seeking to vacate a public road, more particular the improved portion of N. W. 3rd Place situate within the Correct Plat of DANIA MANOR found at Plat Book 10, Page 53, Public Records of Broward County, Florida and more particularly lying between Northwest 8th and Northwest 9th Avenue.

Also enclosed are the following fees required in this regard, each payable to the City of Dania Beach, including:

a. Vacation - Road / Easement Fee in the amount of $3,500.00; and

b. Request to waive Requirement to Re-Plat Fee of $500.00.

Further enclosed in support of the attached Application are Notice Letters to the following Utilities, together with their respective proof of delivery:

c. AT&T;

d. COMCAST;

e. FP&L;

f. CITY OF DANIA BEACH PUBLIC WORKS; and

g. TECO PEOPLE GAS.

And, lastly included are Statements of Support pursuant to the requirements of the City's Land Development Code.

Trusting you will find the enclosed satisfactory and thanking the Division for its continued courtesies and kind assistance, we remain

Very truly yours,

Larry L. Adair, Esquire

LLA:ch
Enclosures

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING THE SITE PLAN (SP-112-17) REQUEST, LANDSCAPE VARIANCE REQUESTS (VA-19-19 AND VA-20-19), BUILDING SET BACK VARIANCE REQUEST (VA-21-19), AND A CHAINLINK FENCE VARIANCE REQUEST (VA-118-19); SUBMITTED BY SOUTHEAST ARCHITECT SERVICES, INC. ON BEHALF OF 800 MARINE TECHNICAL CENTER, INC., FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF OLD GRIFFIN ROAD AND LYING BETWEEN NORTHWEST 8TH AND 9TH AVENUES WITHIN 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
CM Marine Tech, SR Marine Tech, R-2019- 800 Marine Technical Center, Inc. Site Plan (SP-112-17) and Variances (VA-19-19, VA-20-19, VA-21-19, VA-118-19), Marine Tech location map, App & Backup Marine Tech OPT, Marine Tech Plans OPT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
MEMORANDUM

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc C. LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **VA-19-19/VA-20-19/VA-21-19/VA-118-19/SP-112-17:** The applicant, Lawrence Kramer, on behalf of the property owner 800 Marine technical Center, Inc., is requesting variances and site plan approval for the property located at 800 Old Griffin Road.

Request

VARIANCES – multiple variances for landscaping, building placement and a fence.

SITE PLAN

To allow the construction of a ninety-six (96) space parking lot and to refurbish and complete construction of the existing commercial building.

Background

The subject property consists of an existing building and a vacant lot under FPL transformer lines. The applicant is proposing to construct a surface parking lot for storage of vehicles, which is one of the few uses permitted under powerlines. The property owner is also proposing to refurbish and complete the existing structure by completing the second floor and added office space.

The applicant is also making a request to vacation a section of NW 3 Place, where this site plan project is located. On September 23, 2019 the City Commission approved a vacation request for this property on first reading.

Budgetary Impact

The budgetary impacts will be minimal, as construction of surface parking adds relatively little to the city's tax base and the proposed rehab is to an existing structure.

Recommendation

Approve the resolution for the variances and site plan with the outstanding DRC comments as conditions of approval.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

FROM: Marc LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **VA-19-19/VA-20-19/VA-21-19/VA-118-19/SP-112-17:** The applicant, Lawrence Kramer, on behalf of the property owner 800 Marine technical Center, Inc., is requesting variances and site plan approval for the property located at 800 Old Griffin Road.

Request

VARIANCES

1. To allow perimeter buffer trees to be fourteen feet (14') tall, the Land Development Code (LDC) requires sixteen foot (16') minimum; per section 275-120.

2. To allow a reduction in the tree type percentage, the LDC requires a minimum of forty percent (40%) of the required trees to be shade trees, thirty percent (30%) maximum intermediate trees and maximum of ten percent (10%) small trees; per section 275-190.

3. To allow a building setback of zero feet (0'), the LDC requires thirty feet (30'); per section 303-100.

4. To allow an eight foot (8') tall fence along the south and east property line there adjacent to Neighborhood Residential (NBHD-RES) zoning district; LDC requires an opaque wall; per section 110-300.

SITE PLAN

To allow the construction of a ninety-six (96) space parking lot and to refurbish and complete construction of the existing commercial building.

PROPERTY INFORMATION

EXISTING ZONING:	Marine (MA)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

Background

The subject property consists of an existing building and a vacant lot under FPL transformer lines. The applicant is proposing to construct a surface parking lot for storage of vehicles, which is one of the few uses permitted under powerlines. The property owner is also proposing to refurbish and complete the existing structure by completing the second floor and added office space.

The applicant is also making a request to vacate a section of NW 3 Place, where this site plan project is located. On September 23, 2019 the City Commission approved a vacation request for this property on first reading.

VARIANCES

The applicant is requesting several variances, which are described below.

Perimeter Buffer Trees

The applicant is proposing to development the existing vacant lot to allow vehicle storage under the FPL transmission lines. Due to the location under power line, FPL limits the height of trees allowed to be planted under power lines to fourteen feet. The Land Development Code (LDC) requires sixteen foot (16'). The applicant will be planting the number of trees required by code.

Percentage of Trees

The applicant is requesting to reduce the tree type percentages due to constraints that the FPL transmission lines pose to this site. The number of trees will meet the LDC minimum requirements.

Building Setback

The roads surrounding the subject property are narrow and substandard in terms of width. The LDC requires a minimum 50' wide right-of-way. Therefore, the applicant is required to dedicate half of the required right-of-way, which they are doing. As a result of this dedication, the property is relocated very close to the building, reducing the building setback below the thirty feet (30') required, to a little as zero feet (0') on the east side of the current building.

Fence

The applicant is requesting to construct a chain-link fence along the south and east property line there adjacent to Neighborhood Residential (NBHD-RES) zoning district. The LDC requires an opaque wall.

Section 625 of the City's LDC states, the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of the staff recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which are identified below.

(1) "That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city."

(2) "That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community."

(3) "That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city."
(4) "That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome."

(5) "That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community."

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

SITE PLAN
The applicant is proposing to pave the vacant parcel under the FPL transmission lines to utilize for storage of vehicles. Additionally, the applicant is proposing to renovate and buildout the second floor of the existing building.

The streets surrounding the properties are substandard in terms of width, which requires the applicant to dedicate land for half of the width of the adjacent roads. The dedications provided adjacent to the existing building eliminates most of the space between the building and the property lines, resulting in the need for a variance.

On September 11, 2019 the property owner meet with the Byrd Point Neighborhood Association to discuss this project. The property owner has reported that he also went door-to-door in the general neighborhood passing out a copy of the site plan.

DEVELOPMENT REVIEW COMMITTEE (DRC)
The site plan was reviewed by the DRC on November 30, 2017, December 27, 2018, February 28, 2019, and June 27, 2019, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution, which must be addressed prior to issuance of a building permit.

Conditions of Approval
1. Coordinate approval with Public Services for any improvements/repairs to adjacent roadways (Engineering).
2. A proposed preliminary Paving, Grading & Drainage plan C-4 was provided missing additional proposed elevations to assure rainwater flowing into catch basins and some details in Paving, Grading & Drainage details C-6. Revisit loading spaces. Verify with city engineer to maintain 23' width at driveway aisle on NW 3 Place. Show directional arrows one-way or two-way drive aisles. Please provide Sheet C-6 which is missing (Engineering).
3. A proposed preliminary conceptual Drainage Analysis-Calculations was provided revisit criteria 10 Year -1 day minimum parking lot elevation and provide cascade reports to verify proposed staged on table (Engineering).

4. Preliminary Paving, Marking and Signage Plan C-10 was provided missing parking lot dimension and width dimensions at ingress and egress of driveways, parking stalls dimensions, etc. Provide maneuvering at "New board/RV Storage" parking lot. Sheet C-10 missing. Provide maneuvering on Sheet LS-3 (Engineering).
5. Identify ROW lines and dimensions on NW 8th & 9th Avenues with new dedications. Sheet SP-1 & S-4 missing dimensions and approve (Engineering).
6. Identify Civil drawing s geometric dimensions like width of driveway aisles, loading parking, proposed turnaround areas and others (Engineering).
7. Provide cross sections of proposed ROW on NW 8th and 9th Avenues (Engineering).
8. Provide copies of approved permits from City of Dania Beach, Broward County and FDOP for driveways and utility connections, as applicable (Engineering).
9. Provide Maintenance of Traffic plan by licensed professional engineer in the State of Florida (Engineering).
10. A complete Paving, Grading and Drainage Plan, including the sized and dimensions of all storm-water infrastructures. Provide Drainage structures tables (Engineering).
11. Provide drainage calculations and geotechnical information supporting the proposed drainage design including its connections (Engineering).
12. Provide a copy of pre- and post- development storm water management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, & 100-year 24-hour and 72-hour flood stage elevations respectively (Engineering).
13. Provide an on-site drainage system – plan along with storm water management calculations signed and sealed by a registered professional engineer. The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3 day storm event is maintained onsite with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3 day event on site with NO EXCEPTIONS (Engineering).
14. Proposed grading and drainage plan shall be based on the storm-water management calculations, Identify minimum paving elevations from drainage calculations (Engineering).
15. Storm water quality design shall be provided in the amount of 2.5 inches times the percent impervious or first 1 inch of rainfall over the entire site, whichever is greater. This calculation will be provided along with the updated complete drainage analysis for permitted (Engineering).
16. Provide location of building roof drains, and their proposed connections to the on-site drainage system, as applicable (Engineering).
17. Drainage shall adequate to protect rooms in new structures designed for occupancy from the 100-year flood elevations based on FEMA. Show and identify elevation from drainage calculations. Provide copies of Broward County 100 year elevations and FEMA flood designations map (Engineering).
18. Provide a complete Water and Sewer Utilities plan, including any existing water main, force mains, gravity mains, etc. Show all material and pipe sized on the plan (Engineering).
19. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water services lines (Engineering).
20. In compliance with Article 805 CONCURRENTCY OF DETERMINATION of the City Code of Ordinances, applicants shall provide projected water demand, sewage and solid waste generation amounts in tabular format – utilities plan. Please provide calculations to support tabular projected generation amounts (Engineering).
21. Backflow preventers should not encroach on sidewalks (Engineering).
22. Show also all existing and proposed utilities on the landscaping plans for potential conflicts and also Sign Visibility Triangle (Engineering).

23. Provide a Complete Pavement, Marking, and Signage plan with details. Preliminary plan provided, pending complete PMS plan to be provided (Engineering).
24. Provide a complete Erosion and Sediment Control Plan (Engineering).
25. Erosion and Sediment Control Plan shall be reviewed for the drainage impacts to adjacent propertied surrounding ROW storm-water facilities and neighboring water bodies (Engineering).
26. Provide a proposed Staging Plan including employee parking, material storage, etc. Staging plan will be submitted at time of construction (Engineering).
27. Provide location of Building roof drains, and their proposed connections to the onsite drainage systems. In SP-1 under scope of work, "add mental roof to existing storage". Please clarify (Engineering).
28. Provide ADA parking, access/driveway and sidewalks/ramps in accordance with Chapter 553 of the Florida Statutes (Engineering).
29. Provide dedicated fire service connection not combined with domestic water service connection, per the NFPA guidelines for the proposed development (Engineering).
30. Contractor shall provide, before issuance of CO to the EOR and City of Dania Beach hard copied and CD with As-Built drawings of the project giving horizontal and vertical dimension of connections signed and sealed by a Florida Registered Professional Land Surveyor (Engineering).
31. Provide regulatory agencies approval documentation as part of the final submittal before issuance of Building permit (Engineering).
32. An on-site inspection revealed that the strangler fig proposed for removal has an overall DBH of 17 inches and a canopy spread of 600 square feet. This tree is not a specimen tree. Update the specification for this tree on the plans (Landscaping).
33. Per Section 825-100(A)(5) requirements, all canopy proposed to be removed as part of new or amended developments requires an additional 50% tree replacement. Please include this information at the end of your tree disposition table and incorporate the calculations in your tree mitigation calculations table.
    a. This calculation was not implemented correctly. This code section requires an additional 50% tree replacement, therefore, the canopy to be removed would be multiplied by 150% (600 sq.ft. x 1.5 = 900 sq.ft). Instead it was multiplied by 50%. Update plans accordingly. This is not applied to invasive species.
34. Update the canopy mitigation and on-site mitigation to reflect the changes in comment 2.
35. Tree 15 and 16 are included in both existing tree schedules. Remove tree 15 and 16 from the offsite existing tree schedule.
36. Dedication documentation must be reviewed and approved by the City Attorney prior to recordation in Broward County Public records. 4th TIME REQUESTED (Zoning).
37. The proximity to the airport will be required FAA review and approval as required by BCAD letter dated 1-28-19.
38. Per Section 110-300, Security lighting shall be installed with shields that preclude light spillage onto adjacent residential properties (Zoning).
39. Per Section 280-40 "The overspill of light originating from any lot, regardless of zoning, onto any other lot located within residential zoning district shall not exceed .05 horizontal foot-candle measurement of grad level at property line. The light levels at property line of residential homes on south side of NW 3 Terrace exceed the maximum level allowed. 5th TIME REQUESTED (Zoning).
40. Provide Declaration of Restrictive Covenants identifying use restriction (Regarding: No Service, repair or Vehicle washing), to be recorded in Broward County Public Record. 4th TIME REQUESTED (Zoning).
41. Provide Declaration of Restrictive Covenants identifying use restriction (RE: Hours limited to 7:00am – 7:00pm), to be recorded in Broward County Public Record. 4th TIME REQUESTED (Zoning).

42. Provide Declaration of Restrictive Covenants identifying use restriction (RE: Jet skis & motorcycles shall not be stored within 100' of any residential property), to be recorded in Broward County Public Record. 4th TIME REQUESTED (Zoning).
43. WILDLIFE PROTECTION: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acer in the city must provide for the avoidance of impact to or the safe capture and relocation of any wild life species protected by federal or state law ..." Provide a written report evaluating existing conditions, wildlife populations and action plant. Per Section 250-10(A)(1) "Upon request from the City, provide a written report of a qualified, independent, private consultant, approved by the City..." The City does not approve South East Architect Services Inc. to conduct such study. 4th TIME REQUESTED (Zoning).
44. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view. 4th TIME REQUESTED (Zoning).
45. RAC TRAFFIC IMPACT MITIGATION: Per Resolution No. 2014-049 this established a rate of $21.26 per p.m. peak hour trip. Based on submitted traffic study, 10 net new PM Peak hour trips = $212.60 to be paid prior to issuance of a building permit (Zoning).
46. Unity of Title has been forwarded to the City Attorney's Office on 2-25-19 & 6-18-19 for review and comment. Must provide recorded copy prior to issuance of a building permit (Zoning).
47. Per Section 511-30, identify how plans meet the following requirements (3RD TIME REQUESTED):

    (C) Large, blank, unarticulated walls shall be prohibited.

    (D) All buildings and building facades shall be articulated through the use of a coherent and clear architectural design that incorporates rhythms in form and construction details.

    (E) Buildings facing a public street or interior courtyard space shall be architecturally emphasized through entrance treatment, fenestration, and building details. Buildings with more than one facade facing a public street shall provide treatment for each facade.

    (G) The use of flat steel or metal panels for the exterior walls is prohibited. Identify on Sheet EX-2 exterior building material. Identify exterior building material. Revise accordingly.

    (I) Glass windows and doors must make up at least twenty-five (25) percent of the primary elevation and ten (10) percent of the secondary elevation. 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. Provide calculations ensuring compliance. Provide calculations of window area and table identifying required/provided calculations. Revise accordingly.

    (L) 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.

(N) Heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located so that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets.
(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. This requirement is not applicable within the CRA form-based zoning districts.
Section 511-40:
(B) The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and the site.
(C) Where hedges are utilized and adequate space exists, a tiered effect is required.
(D) Landscaped areas shall be surrounded with a six (6)-inch raised concrete curb. Grade within areas to be landscaped shall be raised to curb-height. Revise drawings accordingly (4th TIME REQUESTED) or request an exception as described in Section 51130(B). Request an Exception to waive the requirements of this section. Submit an application along with $500 application fee, and criteria statement addressing the criteria identified in Section 511-20(B).

Recommendation

Approve the resolution for the variances and site plan with the outstanding DRC comments as conditions of approval.

RESOLUTION NO. 2019-126

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-112-17) REQUEST, LANDSCAPE VARIANCE REQUESTS (VA-19-19 AND VA-20-19), BUILDING SET BACK VARIANCE REQUEST (VA-21-19), AND A CHAINLINK FENCE VARIANCE REQUEST (VA-118-19); SUBMITTED BY SOUTHEAST ARCHITECT SERVICES, INC. ON BEHALF OF 800 MARINE TECHNICAL CENTER, INC., FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF OLD GRIFFIN ROAD AND LYING BETWEEN NORTHWEST 8TH AND 9TH AVENUES WITHIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Code of Ordinances, Chapter 28, "Land Development Code" (the LDC), of Part 6, "Development Review Procedures and Requirements," Article 635, "Site Plans," states that Site Plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, John P. Down on behalf of 800 Marine Technical Center, Inc. (the Applicant) has requested Site Plan approval (SP-112-17) to permit the construction of a ninety-six (96) space parking lot and to refurbish and complete the construction of the commercial building located at 800 Old Griffin Road (the Property) as legally described in Exhibit "A;" and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625, "Variances," Section 625-40, "Variance Review Criteria; City Action," states that the City Commission may grant a Variance based on its determination that the Applicant has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant has requested a Variance (VA-19-19) to permit perimeter buffer shade trees not greater than fourteen (14) feet, where LDC Section 275-120 requires perimeter buffer shade trees be a minimum of sixteen (16) feet in height; and

WHEREAS, the Applicant has requested a Variance (VA-20-19) to permit a reduction in the minimum percentage of required shade, intermediate, and small trees, where LDC Section 275-190 requires perimeter buffer shade trees be comprised of a minimum of forty (40) percent shade trees, thirty (30) percent intermediate trees, and ten (10) percent small trees; and

WHEREAS, the Applicant has requested a Variance (VA-21-19) to permit a setback of zero (0) feet, where the LDC Section 303-100 requires a setback of thirty (30) feet plus an

additional ten (10) feet for landscaping; and

WHEREAS, the Applicant has requested a Variance (VA-118-19) to permit an eight foot (8') chainlink fence along the south and east property line where the adjacent properties are zoned Neighborhood Residential, where the LDC Section 110-300 requires an opaque wall; 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-112-17), Landscape Variances (VA-19-19 and VA-20-19), Building Setback Variance (VA-21-19), and Chainlink Fence Variance (VA-118-19) will protect the public health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the Comprehensive Plan.

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

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

Section 2. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the following Site Plan (SP-112-17), attached as Exhibit "B" is approved.

Section 3. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 625 "Variances," the following Variance Applications (VA-19-19, VA-20-19, VA-21-19, and VA-118-19) are approved consistent with the Site Plan provided in Exhibit "B."

Section 4. That the approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions:

1. Coordinate approval with Public Services for any improvements/repairs to adjacent roadways (Engineering).

2. A proposed preliminary Paving, Grading & Drainage plan C-4 was provided missing additional proposed elevations to assure rainwater flowing into catch basins and some details in Paving, Grading & Drainage details C-6. Revisit loading spaces. Verify with city engineer to maintain 23' width at driveway aisle on NW 3 Place. Show directional arrows one-way or two-way drive aisles. Please provide Sheet C-6 which is missing (Engineering).

3. A proposed preliminary conceptual Drainage Analysis-Calculations was provided revisit criteria 10 Year -1 day minimum parking lot elevation and provide cascade reports to verify proposed staged on table (Engineering).

4. Preliminary Paving, Marking and Signage Plan C-10 was provided missing parking lot dimension and width dimensions at ingress and egress of driveways, parking stalls dimensions, etc. Provide maneuvering at "New board/RV Storage" parking lot. Sheet C-10 missing. Provide maneuvering on Sheet LS-3 (Engineering).

5. Identify ROW lines and dimensions on NW 8th & 9th Avenues with new dedications. Sheet SP-1 & S-4 missing dimensions and approve (Engineering).

6. Identify Civil drawing s geometric dimensions like width of driveway aisles, loading parking, proposed turnaround areas and others (Engineering).

7. Provide cross sections of proposed ROW on NW 8th and 9th Avenues (Engineering).

8. Provide copies of approved permits from City of Dania Beach, Broward County and FDOP for driveways and utility connections, as applicable (Engineering).

9. Provide Maintenance of Traffic plan by licensed professional engineer in the State of Florida (Engineering).

10. A complete Paving, Grading and Drainage Plan, including the sized and dimensions of all storm-water infrastructures. Provide Drainage structures tables (Engineering).

11. Provide drainage calculations and geotechnical information supporting the proposed drainage design including its connections (Engineering).

12. Provide a copy of pre- and post- development storm water management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, & 100-year 24-hour and 72-hour flood stage elevations respectively (Engineering).

13. Provide an on-site drainage system – plan along with storm water management calculations signed and sealed by a registered professional engineer. The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3 day storm event is maintained onsite with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3 day event on site with NO EXCEPTIONS (Engineering).

14. Proposed grading and drainage plan shall be based on the storm-water management calculations, Identify minimum paving elevations from drainage calculations (Engineering).

15. Storm water quality design shall be provided in the amount of 2.5 inches times the percent impervious or first 1 inch of rainfall over the entire site, whichever is greater.

This calculation will be provided along with the updated complete drainage analysis for permitted (Engineering).

16. Provide location of building roof drains, and their proposed connections to the on-site drainage system, as applicable (Engineering).

17. Drainage shall adequate to protect rooms in new structures designed for occupancy from the 100-year flood elevations based on FEMA. Show and identify elevation from drainage calculations. Provide copies of Broward County 100 year elevations and FEMA flood designations map (Engineering).

18. Provide a complete Water and Sewer Utilities plan, including any existing water main, force mains, gravity mains, etc. Show all material and pipe sized on the plan (Engineering).

19. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water services lines (Engineering).

20. In compliance with Article 805 CONCURRENTCY OF DETERMINATION of the City Code of Ordinances, applicants shall provide projected water demand, sewage and solid waste generation amounts in tabular format – utilities plan. Please provide calculations to support tabular projected generation amounts (Engineering).

21. Backflow preventers should not encroach on sidewalks (Engineering).

22. Show also all existing and proposed utilities on the landscaping plans for potential conflicts and also Sign Visibility Triangle (Engineering).

23. Provide a Complete Pavement, Marking, and Signage plan with details. Preliminary plan provided, pending complete PMS plan to be provided (Engineering).

24. Provide a complete Erosion and Sediment Control Plan (Engineering).

25. Erosion and Sediment Control Plan shall be reviewed for the drainage impacts to adjacent propertied surrounding ROW storm-water facilities and neighboring water bodies (Engineering).

26. Provide a proposed Staging Plan including employee parking, material storage, etc. Staging plan will be submitted at time of construction (Engineering).

27. Provide location of Building roof drains, and their proposed connections to the onsite drainage systems. In SP-1 under scope of work, “add mental roof to existing storage”. Please clarify (Engineering).

28. Provide ADA parking, access/driveway and sidewalks/ramps in accordance with Chapter 553 of the Florida Statutes (Engineering).

29. Provide dedicated fire service connection not combined with domestic water service connection, per the NFPA guidelines for the proposed development (Engineering).

30. Contractor shall provide, before issuance of CO to the EOR and City of Dania Beach hard copied and CD with As-Built drawings of the project giving horizontal and vertical dimension of connections signed and sealed by a Florida Registered Professional Land Surveyor (Engineering).

31. Provide regulatory agencies approval documentation as part of the final submittal before issuance of Building permit (Engineering).

32. An on-site inspection revealed that the strangler fig proposed for removal has an overall DBH of 17 inches and a canopy spread of 600 square feet. This tree is not a specimen tree. Update the specification for this tree on the plans (Landscaping).

33. Per Section 825-100(A)(5) requirements, all canopy proposed to be removed as part of new or amended developments requires an additional 50% tree replacement. Please include this information at the end of your tree disposition table and incorporate the calculations in your tree mitigation calculations table.
    a. This calculation was not implemented correctly. This code section requires an additional 50% tree replacement, therefore, the canopy to be removed would be multiplied by 150% (600 sq.ft. x 1.5 = 900 sq. ft). Instead it was multiplied by 50%. Update plans accordingly. This is not applied to invasive species.

34. Update the canopy mitigation and on-site mitigation to reflect the changes in comment 2.

35. Tree 15 and 16 are included in both existing tree schedules. Remove tree 15 and 16 from the offsite existing tree schedule.

36. Dedication documentation must be reviewed and approved by the City Attorney prior to recordation in Broward County Public records. 4th TIME REQUESTED (Zoning).

37. The proximity to the airport will be required FAA review and approval as required by BCAD letter dated 1-28-19.

38. Per Section 110-300, Security lighting shall be installed with shields that preclude light spillage onto adjacent residential properties (Zoning).

39. Per Section 280-40 “The overspill of light originating from any lot, regardless of zoning, onto any other lot located within residential zoning district shall not exceed .05 horizontal foot-candle measurement of grad level at property line. The light levels

at property line of residential homes on south side of NW 3 Terrace exceed the maximum level allowed. 5th TIME REQUESTED (Zoning).

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- 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
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(N) Heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located so that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets.

(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. This requirement is not applicable within the CRA form-based zoning districts.

Section 511-40:

(B) The use of landscape accents, such as planters and window boxes, shall be incorporated into the overall landscape design of the building and the site.

(C) Where hedges are utilized and adequate space exists, a tiered effect is required.

(D) Landscaped areas shall be surrounded with a six (6)-inch raised concrete curb. Grade within areas to be landscaped shall be raised to curb-height. Revise drawings accordingly (4th TIME REQUESTED) or request an exception as described in Section 51130(B). Request an Exception to waive the requirements of this section. Submit an application along with $500 application fee, and criteria statement

addressing the criteria identified in Section 511-20(B).

Section 5. That pursuant to LDC Section 635-100 "Expiration of Site Plans," and Section 625-50 "Expiration of Variances," the Site Plan (SP-112-17) and Variances (VA-19-19, VA-20-19, VA-21-19, and VA-118-19) approvals shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 6. 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 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT A
LEGAL DESCRIPTION

PARCEL "A":

THE WEST 46.00 FEET OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4 (POC); THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 275.67 FEET TO THE POINT OF BEGINNING (POB); THENCE CONTINUE SOUTH 89°43'20" WEST, ALONG SAID LINE, A DISTANCE OF 46.00 FEET; THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET; THENCE NORTH 89°43'20" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 46.00 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "B":

A PORTION OF LAND LYING IN BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO THAT PORTION OF LAND LYING BETWEEN THE NORTHERLY EXTENSION OF THE EAST AND WEST LINES OF SAID BLOCK 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 3 (POB); THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3; THENCE SOUTH 89°41'20" WEST, ALONG THE SOUTH LINE OF BLOCK 3, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE OF BLOCK 3, A DISTANCE OF 120.05 FEET; THENCE NORTH 87°52'41" WEST, A DISTANCE OF 300.20 FEET; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF BLOCK 3, A DISTANCE OF 32.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "C":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 52 EAST, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 609, PAGE 618, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANORS, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53 OF THE

PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 3, ON AN ASSUMED BEARING OF SOUTH 89°40'45" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P0B); SAID POINT LYING ON THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 99.52 FEET; THENCE SOUTH 88°57'30" WEST, ALONG THE NORTH LINE OF SAID FLORIDA POWER & LIGHT RIGHT-OF-WAY, A DISTANCE OF 100.02 FEET; THENCE NORTH 00°00'00" EAST, ALONG A LINE PARALLEL TO AND 100.00 FEET WEST OF AT RIGHT ANGLES TO THE EAST LINE OF SAID WEST 3/4 OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 138.48 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF NORTHWEST 4 TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG SAID PAVEMENT LINE, A DISTANCE OF 100.07 FEET; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 33.44 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "D":

THAT PART OF THE EAST 100 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTH EDGE OF PAVEMENT OF N.W. 4th STREET (OLD GRIFFIN ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK10, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°40'45" WEST, ALONG THE NORTH LINE OF SAID BLOCK 3 EXTENDED WESTERLY, A DISTANCE OF 15.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 33.44 FEET TO A POINT LYING ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING (POB); THENCE NORTH 87°52'41" WEST, ALONG THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 100.07 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF APPROXIMATELY 38.00 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE RUN EASTERLY ALONG THE SOUTH BANK OF SAID DANIA CANAL APPROXIMATELY 100 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARACELS "A", "B", "C" AND "D" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 16897, PAGE 644 BETWEEN JOHN P. DOWNS AND MARY B. DOWNS, HIS WIFE AND 800 MARINE TECHNICAL CENTER,

INC., A FLORIDA CORPORATION, DATED OCTOBER 12, 1989 AND RECORDED NOVEMBER 2, 1989 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "E":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET; THENCE NORTH 37°06'26" EAST, A DISTANCE OF 58.70 FEET, TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE CONTINUE ALONG SAID LINE NORTH 37°06'26" EAST, A DISTANCE OF APPROXIMATELY 61.30 FEET TO THE SOUTH BANK OF THE DANIA CUT-OFF CANAL; THENCE WESTERLY ALONG THE SOUTH BANK OF THE SAID DANIA CUT¬OFF CANAL, A DISTANCE OF APPROXIMATELY 562 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST ½ OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF APPROXIMATELY 48 FEET TO A POINT ON THE NORTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 87°52'41" EAST, ALONG THE NORTH EDGE OF PAVEMENT, A DISTANCE OF 315.45 FEET; THENCE NORTH 89°00'15" EAST, A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL "F":

A PARCEL OF LAND LYING IN THE EAST ½ OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND IN THE WEST ½ OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'20" WEST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 176.30 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 37°06'26" EAST, A DISTANCE OF 28.20 FEET, TO A POINT ON THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD); THENCE SOUTH 89°00'15" WEST, ALONG THE SOUTH EDGE OF PAVEMENT OF N.W. 4TH STREET (OLD GRIFFIN ROAD), A DISTANCE OF 162.40 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 20.38 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK 4, DANIA MANORS; THENCE NORTH

89°43'20" EAST, ALONG THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 145.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PARCELS "E" AND "F" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 18663, PAGE 195 BETWEEN D. ROBERT LEWIS AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION DATED AUGUST 5, 1991 AND RECORDED AUGUST 15, 1991 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL "G":

ALL OF LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: PARCEL "G" BEING THE SAME LANDS CONVEYED AND DESCRIBED IN OFFICIAL RECORD BOOK 39194, PAGE 1075, BETWEEN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION AND 800 MARINE TECHNICAL CENTER, INC., A FLORIDA CORPORATION, DATED MARCH 3, 2005 AND RECORDED MARCH 8, 2005 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

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EXHIBIT B
SITE PLAN

(SEE ATTACHED)

LOCATION MAP

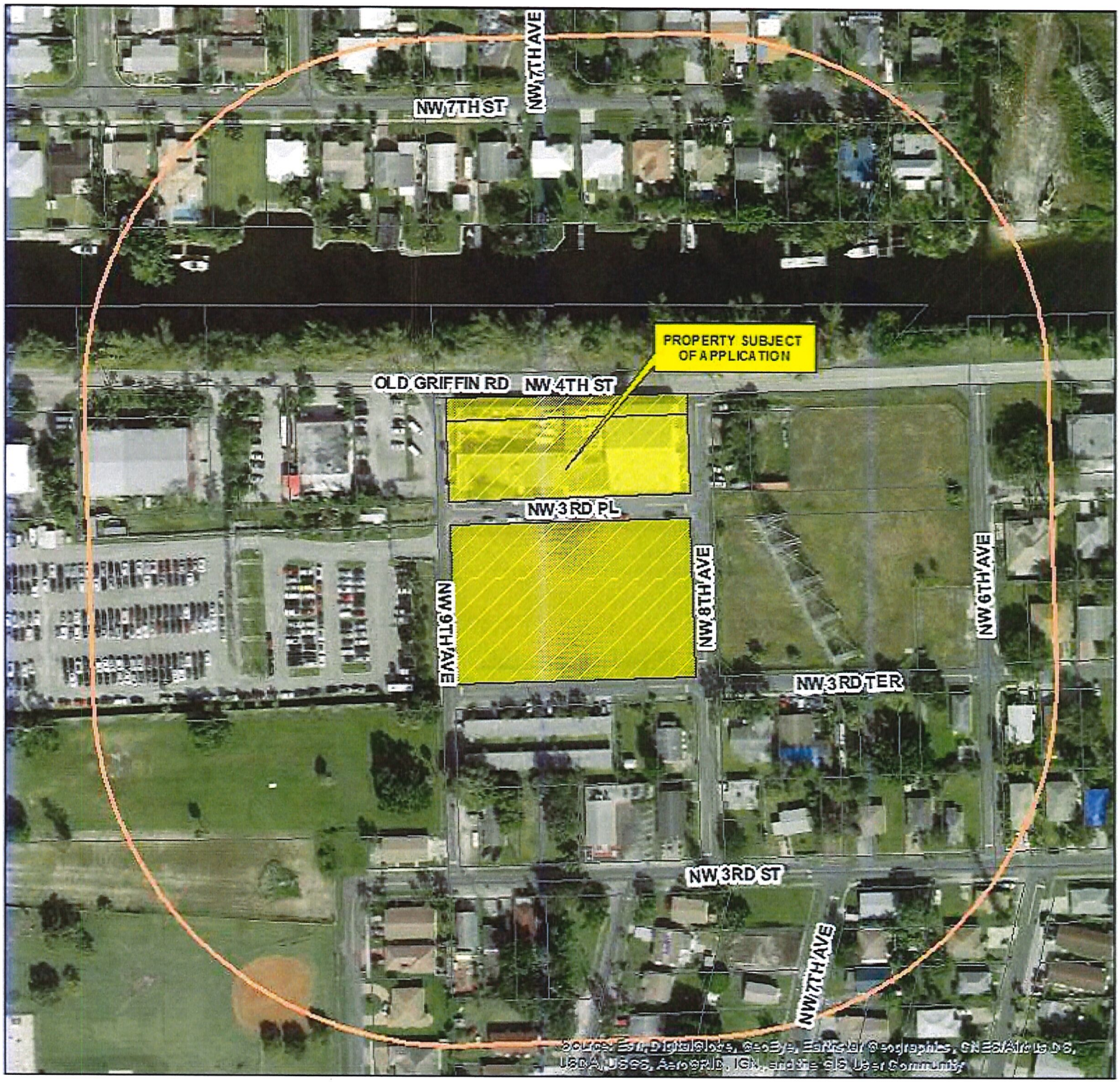
SP-112-17
VA-20-19
VA-21-19
VA-118-19

SITE PLAN
VARIANCE

800 MARINE TECHNICAL CENTER

800 OLD GRIFFIN ROAD

Legend
- 450' BUFFER
- SUBJECT PROPERTY



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0 40 80 160 240 320 Feet

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COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMEMT REVIEW COMMITTEE
THURSDAY, JUNE 27, 2019

NAME (Please Print)	EMAIL	JOB NAME
MURIEL BRYAN	Mbryan@daniabeachfl.gov	city
Jake Ripp	Jacob.ripp@metriceng.com	Landscape
Daniel Lozandier	dlozandier@daniabeachfl.gov	City
STEVEN HATZIDAKIS	SHATZIDAKIS@SYNALOVSKI	SRS ARCH
Manny Synalovski	MSynalovski@Synalovski.com	SRS
JOHN P. DOWNS	JPD@800MTC.COM	800 OLD GRIFFIN RD
RICK REIKENIS	RICK@REIKENIS.COM	800 OLD GRIFFIN
FRANCISCO MONTANON	FRAN@SEARCHTOUTS.COM	800 OLD GRIFFIN RD
MANNY VEGA	engineeringreview@...	[redacted] 800 MARINE
Craig BRAUN	craig_braun@sheriff.org	FPB [redacted] FIRE PLAN REVIEW
Sean Brown	kennethsean_brown@sheriff.org	BSO FIRE
Corinne Lajoie	clajoie@daniabeachfl.us	City

Corinne's DRC NOTES

Variance
- 275-120
- 275-190

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CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: larry@lladairlaw.com

From: dlozandier@daniabeachfl.gov

Date: 6/21/2019

Re: 800 Marine Technical Center 4th Review

Dear Applicant:

Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting will be held on **Thursday, June 27, 2019 at 9:00 A.M.**

Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Daniel Lozandier at 954-924-6805 X3793.

Thank you.

cc: Brett Dunckel, Fire Prevention Officer, Brett_Dunckel@sheriff.org
Manny Vega, Engineer, engineeringreview@daniabeachfl.gov
Curt A. Keyser, Engineer, engineering@daniabeachfl.gov
Jacob Ripp, Arborist, Jacob.Ripp@metriceng.com
Corinne Lajoie, Planning & Zoning Manager, cchurch@daniabeachfl.gov
Muriel Bryan, Planner, mbryan@daniabeachfl.gov
Daniel Lozandier, Planning Associate, dlozandier@daniabeachfl.gov

Marc
Does Applicant need to dedicate & Ask for a Setback Variance?

BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District
103 West Dania Beach Blvd. • Dania Beach, Florida 33004
Office: (954)342-4262 • Fax: (954)342-4265

Sheriff Scott Israel

SITE PLAN REVIEW COMMENTS

Date: 6/18/19 **Site Plan No.:** SP-112-17 4th Review **Time Required For Review:** .5hr

Project: 800 Marine Technical Center **Sq. Feet:** 179,715

Plan Reviewer: Brett Dunckel, Fire Prevention Officer

☒Approved As Submitted ☐Denied ☐Approved With Conditions

☐Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

NOTE: Fire department connection for fire sprinkler system must be located within 100' of a fire hydrant. Ensure proposed hydrant in area of FDC does not exceed this distance.

Site Plan Approved.

ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.

2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:

   a. 24.5.2.3.1 Inbound.
   A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
   b. 24.5.2.3.2 Outbound.
   A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.

   c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
   d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or
2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

Rev. 10/30/2015

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CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

June 18, 2019

Engineering and Public Services Comments
800 Marine Technical Center SP-112-17 / OT-86-19/VC-87-19 (4th Review)

Tier 1:

~~1.- Please, provide copy of Unity of Titles, plat, re-plat, easement(s), vacation(s) and/or dedication(s) recorded prior of issuance of Building Permit (As applicable).Shall be recorded in the Broward County Public Records. Pending required documentation to be provided for Vacation of NW 3rd Place ROW.~~

A: Will be provided before issuance of the Building permit. Also, copy of Broward County about if re-platted of property is required.

~~2.- Per Sec. 605-30(k). A memorandum of agreement summarizing the traffic study's proposed project specific methodology, including any deviations from guidelines contained in the Recommended Practice, must be approved by the Community Development Director prior to preparation of the Study. A traffic impact study is required to supplement a development application that, if approved, would generate in excess of fifty (50) gross peak hour trips, provide a Traffic Statement Estimate Report based on applicable trip generation rate(s) in the ITE - Institute of Transportation Engineers' Trip Generation manual, most recent edition(10th Edition). Traffic Impact Study shall be based latest editions of the following: Transportation Impact Analyses for Site Development: An ITE Recommended Practice, 2010; the 2014 FDOT Transportation Site Impact Handbook; 2013 FDOT Quality/Level of Service Handbook; the 2014 Broward County Comprehensive Plan – Transportation Element; the City of Dania Beach Land Development Code and other related published literatures. Traffic Study/Statement with its methodology was provided pending review and approval by City Engineer.~~

A: Traffic study attached, will provide approval from the City Engineer.

~~3. Copy of Boundary and Topographic Survey was provided signed and sealed by a Florida Registered Professional Land Surveyor.~~

~~4.- Preliminary Site Plan -SP-1- was provided missing 25' distance at driveway entrance at New Boat / RV storage parking lot. Provide maneuvering at New Boat/RV storage area.~~

~~Pending approval from City Engineer for 20' sight visibility triangle instead of 25'~~

~~A: 25' is provided. Revised sight triangle to 25' See revised SP-1.~~

5.- Verify, if is required ROW work, mill & resurfacing, pavement restoration, new sidewalk, swales, etc. or any other improvement(s) work on existing ROW along 8th and 9th Avenues with City Engineer-.

A: Noted.

It needs approval from City Engineer. Proposed SP-1 showing New PL at proposed Surface Parking Lot but with new Green Area and Type D cub on dedication areas. Approval of new Proposed PL at proposed NW 3rd Place to be vacated, including a total of 27'-8" to be dedicated including new 5'sidewalks and 17'-8" of Green

W.I.I improvements Be Required at the application

Area.(Swales). Please, show complete full cross sections on NW 9th and 8th Avenues with dimensions. Also, it needs approval of North West existing surface parking remaining with 31 parking spaces on new dedication area.

6.- A proposed preliminary Paving, Grading and Drainage plan C-4 was provided missing additional proposed elevations to assure rainwater flowing into catch basins and some details in Paving, Grading and Drainage Details C-6. Revisit Loading Space. Verify, with City Engineer to maintain 23' width at driveway aisle on NW 3rd Place . Show directional arrows one way or two ways driveway aisle.

A: Revised SP-1. Please see also revised C-4 & C-6.

Please, provide sheet C-6. Missing in package received.

7.- A proposed preliminary conceptual Drainage Analysis-Calculations was provided revisit criteria 10 Year -1 day Minimum Parking Lot elevation and provide Cascade reports to verify proposed stages on table.

A: Revised Civil Engineer. Still pending to be revised.

~~8.- Preliminary Utilities – Water and Sewer - Plan was not provided missing existing Water Main and Fire connections lines.~~

~~**A: Sheet C-2 was revised to show existing water and sewer mains surrounding the property. New connection to the building, if any, will be provided at the time of permit application.**~~

~~9.- If pedestrian lightning is proposed to and/or required by FDOT and/or the Department of Community Development, discuss the possibility of the addition of pedestrian lightning along the State ROW. See attached photometric plan PH-1.~~

10.- Preliminary Paving, Marking and Signage Plan C-10 was provided' missing parking lot dimensions and width dimensions at ingress and egress of driveways, parking stalls dimensions, etc. Provide maneuvering at "New boat/RV Storage" Parking Lot.

A: See revised C-10. Please see SP-2 for detail dimension and new LS-3 for the maneuvering at Parking Lot.

Please, provide copy of Sheet C-10 , it was not part of the package. In LS-3 does not show maneuvering.

~~11.- Preliminary Erosion Control Plan was provided C-5.~~

~~12.- Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.~~ ~~**Noted.**~~

~~**A: Noted**~~

~~12.- Per Dania Code of Ordinances (Article 415-Sidewalks and Swales), Owner is responsible for sidewalks and swales improvements within ROW.~~

~~**A: Noted.**~~

~~13.- The proximity to the airport will require FAA, BCAD, and FDOT 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. The proximity to the airport will be required FDOT approval. Contact Greg Jones, Airspace and Land Use Manager at 850-414-4502 or at greg.jones@dot.state.fl.us.~~

~~**Noted. Building is the same height that existing structure. Please, clarify new Metal roof on existing storage.**~~

~~**A: New metal roof on existing storage. See attached emails from Greg Jones. Copy was provided.**~~

Tier 2:

1.- Identify ROW lines and dimensions on NW 8th & 9th Avenues with new dedication(s).

A: See revised SP-1 & Sp-4. Missing dimensions and Approval by City Engineer.

2.- Identify in Civil drawings geometric dimensions like width of driveways aisles, loading parking, proposed turn around areas and others.

A: This will be provided at the time of permit application.3.- Provide cross sections of proposed ROW on NW 8th and 9th Ave.

A: This will be provided at the time of permit application.

4.- Provide copies of approved permits from City of Dania Beach, Broward County and FDOT for driveway(s) and utilities connections (As applicable).

A: Noted

5.- Provide Maintenance of Traffic (MOT) Plan by a licensed Professional Engineer in the State of Florida.

A: This will be provided at the time of permit application.

6.- A complete Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Provide Drainage Structures Tables.

A: This will be provided at the time of permit application.

7.- Provide drainage calculations and geotechnical information supporting the proposed drainage design including its connection.

A: See attached calcs & geotechnical information.

8.- Provide a copy of pre –and- post development storm-water management and drainage calculations. The City specifically needs the following information: 10-year, 25-year, and 100-year 24-hour and 72-hour flood stage elevations respectively.

A: This will be provided at the time of permit application.

9.- Provide an on-site drainage system – plan- along with storm-water management calculations (signed and sealed by a registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3 day storm event is maintained onsite with zero discharge to the ROW and adjacent properties. The site must store at least the 25-year, 3 day event onsite with NO EXECPTIONS.

A: This will be provided at the time of permit application.

10.- Proposed grading and drainage plan shall be based on the storm-water management calculations. Identify minimum paving elevations from drainage calculations.

A: This will be provided at the time of permit application.

11.- Storm-water quality design shall be provided in the amount of 2.5 inches times the percent impervious or the first 1 inch of rainfall over the entire site whichever is greater.

This calculation will be provided along with the updated complete drainage analysis for permitting.

A: This will be provided at the time of permit application.

12.- Provide location of building roof drains, and their proposed connection(s) to the on-site drainage system.(As applicable)

A: This will be provided at the time of permit application.

13.- Drainage shall adequate to protect rooms in new structures designed for occupancy from the 100-Year flood elevations based on FEMA. Show and identify elevation from drainage calculations. Provide copies of Broward County 100 Year Elevations and FEMA Flood Designations maps.

A: This will be provided at the time of permit application.

14.- Provide a complete Water and Sewer –Utilities- Plan, including any existing water main, force mains, gravity mains, etc. (Show all material & pipe sizes on the plan).

A: This will be provided at the time of permit application.

15.- Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water services lines.

A: This will be provided at the time of permit application.

16.- In compliance with Article 805. CONCURRENCY OF DETERMINATIONS of the City Code of Ordinances, applicants shall provide projected water demand, sewage and solid waste generation amounts in tabular format – utilities – plan. Please provide calculations to support tabular projected generation amounts.

A: This will be provided at the time of permit application.

17.- Backflow preventers should not encroach on sidewalks.

A: They do not.

18.- Show also all existing and proposed utilities on the landscaping plans for potential conflicts and also Sight visibility triangle.

A: See revised Landscape.

19.- Provide a Complete Pavement, Marking and Signage Plan with details.

Preliminary plan provided, pending complete PMS plan to be provided.
A: This will be provided at the time of permit application.
20.- Provide a complete Erosion and Sediment Control Plan.
A: This will be provided at the time of permit application. Sheet C-5 is the Erosion Control Plan and will be finalized as needed at permit submittal.

21.- Erosion and Sediment Control Plan shall be reviewed for the drainage impacts to adjacent properties, surrounding ROW, storm-water facilities, and neighboring water bodies.
A: Acknowledged.
22.- Provide a proposed " Staging Plan " including employee parking, material storage, etc.. Staging Plan will be submitted at time of construction.
A: This will be provided at the time of permit application.
23.- Provide location of Building roof drains, and their proposed connection(s) to the onsite drainage system. In SP-1 under scope of work "Add metal roof to existing storage". Please clarify. **The Building is existing. No modifications to the roof or roof drainage is contemplated at this time.**
A: The building is existing. No modifications to the roof or roof drainage is contemplated at this time. Clarify, new proposed metal roof.
24.- Provide ADA parking, access / driveway, and sidewalks /ramps in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and in accordance with Americans with Disability Act (ADA). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles.
A: Noted.
25.- Provide dedicated fire service connection not combined with domestic water service connection, per the National Fire Preventions Association (NFPA) guidelines, for the proposed development.
A: This will be provided at the time of permit application.
26.- Contractor shall provide, before issuance of C.O., to the EOR and City of Dania Beach " hard copies and CD with As-Built drawings of the project giving horizontal and vertical dimensions of connections signed and sealed by a Florida Registered Professional Land Surveyor.
A: Noted.
27.- Provide regulatory agencies' approval documentation (as applicable) as part of the final submittal (FDOT, Broward County Surface Water License, Broward County Health Department Permit, EPD, etc.) before issuance of Building Permit.
A: Noted

For ease of review, please reply in writing to each line comment, reference page number and backup documents provide. Additional comments may apply.

Engineering & Public Services Reviewers:

Manny Vega, PE
Consultant, CAP Government
engineeringreview@daniabeachfl.gov

Ronnie S. Navarro, PE
Deputy Director/City Engineer
rnavarro@daniabeachfl.gov

Part III.A.9a Site Plan Review Procedures

Site Plan Reviews are required for all projects disturbing earth within the City of Dania Beach.

Application packages for building/construction/grading permits include brochures presenting the need for obtaining an *Environmental Resource Permit* (ERP) and/or coverage under the *NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities* (CGP).

Site Plan Reviews are typically conducted during development stages as well as during the initial building permit review for each project. Personnel in the Public Services Department conduct the reviews. Current local, state, and federal criteria are used as the guideline for review of the temporary and permanent stormwater treatment practices that are being proposed by the site plan.

Applicants for any permit disturbing earth are advised that coverage under the Construction Generic Permit may be required. Applicants are further advised that they may be required to obtain a SFWMD or FDEP Permit and/or coverage under the CGP, if applicable.

The following checklist is used when performing site plan reviews:

YES	NO	N/A	
☐	☐	☐	Proposed work requires coverage under CGP.
☐	☐	☐	Proposed work appears to require an ERP.
☐	☐	☐	Proposed temporary stormwater sedimentation & erosion control BMPs appear to be appropriate for the project.
☐	☐	☐	Proposed permanent stormwater BMPs meet local requirements.

Landscape Plan Review: 800 Marine Technical Center

DANIA BEACH
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PZ Log Number: SP-112-17 **Review Number:** 4

Reviewer: Jake Ripp **Date:** June 11, 2019

The following comments are based on a review of the landscape plans dated June 6, 2019, for the property located at 800 Old Griffin Road, Dania Beach, for compliance with the City of Dania Beach Code of Ordinances.

INFORMATIONAL NOTES:

i. **Please provide a point-by-point response to each of the above comments.**
ii. Feel free to contact Jake Ripp at (305) 235-5098, (563) 380-6211, or jacob.ripp@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.

COMMENTS:

1) An on-site inspection revealed that the strangler fig proposed for removal has an overall DBH of 17 inches and a canopy spread of 600 square feet. This tree is not a specimen tree. Update the specification for this tree on the plans.
2) Per Section 825-100(A)(5) requirements, all canopy proposed to be removed as part of new or amended developments requires an additional 50% tree replacement. Please include this information at the end of your tree disposition table and incorporate the calculations in your tree mitigation calculations table.
    a. This calculation was not implemented correctly. This code section requires an additional 50% tree replacement, therefore, the canopy to be removed would be multiplied by 150% (600 sq.ft. x 1.5 = 900 sq.ft). Instead it was multiplied by 50%. Update plans accordingly. This is not applied to invasive species.
3) Update the canopy mitigation and on-site mitigation to reflect the changes in comment 2.
4) Tree 15 and 16 are included in both existing tree schedules. Remove tree 15 and 16 from the off-site existing tree schedule.
5) Per Sec. 275-120, perimeter buffer trees must be a minimum of 16 feet in height and be shade trees. Due to the overhead lines, shade trees cannot be used to meet this requirement. A variance must be obtained for this requirement.

a. Variance request was provided; however, it was not filled out. Fill out the explanation of the variance on the form.

6) Per Sec. 275-190, a minimum of 40% of the required trees must be shade trees, 30% maximum intermediate trees, and maximum of 10% small trees. The proposed trees do not meet this requirement. It is noted that overhead power lines are a constraint. A variance must be obtained for this requirement.

a. Variance request was provided; however, it was not filled out. Fill out the explanation of the variance on the form.

END OF COMMENTS

2-25-19

800 Marine Technical Ctr SP-112-17 – Site Plan
VC-87-18 – Vacation
OT-86-18 – Waiver of Replat
VA-19-19 – Sec. 275-190 Wall –
VA-20-19 – Sec. ~~625-10~~ 110-300
VA-20-19 275-120

Zoning designation = MA
FLU designation = RAC
REVIEW COMPLETE BY Corinne Lajoie (954) 924-6805 X 3704
4th review

SITE PLAN 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. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid. The Site Plan application only provided 1 folio number identifying parcel wih building. The parcel with proposed parking improvements was not identified. Sheet SP-1 identifies 4 folio numbers. Clarify. 2nd time requested.~~

~~3. PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted. Must provide prior to public hearing. 3rd time requested.~~

~~4.~~ RIGHT-OF-WAY: ~~**Identify if R-O-W dedication is required.** As the surrounding roads are not listed in the CRA plan, section 815-30 requires 50' ROW with a minimum 25' measured from center line.~~

- ~~Provide the required dedication on NW 8 Avenue, NW 3 Terrace, and NW 9 Avenue and identify the minimum 25' to center line is provide. 3RD TIME REQUESTED.~~
  - ~~NW 3 Ter: 15' to Center Line + 10'9" = 25'9"; this meets code minimum.~~
  - ~~NW 8 Ave: 15' to Center Line = 10' = 25'; this meets code minimum.~~
  - ~~NW 9 Ave: measurement to Center Line not provided = 17'8" – UNKNOWN. Revise accordingly.~~
- Dedication documentation must be reviewed and approved by the City Attorney prior to recordation in Broward County Public records. 4th TIME REQUESTED.
- ~~Revise site plan accordingly. Show new location of property line on drawing on Sheet SP-1.~~
- This is needed before public hearing. 4th TIME REQUESTED.

~~5. Proposed gates on the east and west ends of NW 3 Place are located in publically owned City Right-of-Way. Therefore, remove or submit a Vacation of Right-of-Way application.~~

6. Proposed parking backing out into NW 3 Place is ~~not permitted~~ only permitted if Vacation of ROW is approved. Per Article 265. ~~Remove or submit a Vacation of Right-of-Way application.~~ Vacation application has been submitted.

~~7. VACATION of Right-of-Way: Submit vacation application request or redesign. A vacation request requires submittal of an application, and application fee of $3,500 and the following submittal requirements as identified in Section 655-20: Applied.~~

~~(A)Evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated;~~

~~(A)Letters were submitted by the applicant to AT/Comcast/FPL/City Public Works/TECO November 2018. 4th TIME REQUESTED~~

~~(B)Notarized signatures of property owners abutting affected portions of the right-of-way proposed for vacation, indicating support or objection for the application. Missing letter from property owner OLGRIFCOM LLC, folio no. 504234000221.~~

8. Per Section 655-30(D) No platted street, alley or other property dedicated to the public use shall be vacated or abandoned except by a new plat submitted to and approved by the city commission, showing the condition of the area after such vacation and abandonment; however, if it is determined by the city commission that the submission and approval of such new plat would cause an undue hardship to the property owner requesting such a vacation or abandonment, the submission and approval of such new plat may be waived by the city commission. A Plat or Waiver of Replat requires submittal of an application, an application fee ($2,550 + $50 per acre for Plat or $500 for Waiver of Replat), along with a justification statement describing the reason for the request.
Applied.

9. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. Provide estimated number of peak trips.

10. SIGNS: Per Section 6352-50(S) Provide copy of all signs for compliance review. 2nd time requested. Provide not on plans stating "No signs are proposed".

11. **The proximity to the airport will be required FAA/BCAD review and approval.** Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. As required by BCAD letter dated 1-28-19.

12. **PARKING:** Per Section 265-50:
    - (45) Office use requires parking @ 1:30 sf (5937/300 = 19.79 = 20 required parking spaces).
    - (60) Industrial use requires parking @ 1:500sf (11948/500 = 23.89 = 24 required parking spaces).
    - (64) Warehouse use requires parking @ 1:1000 (14981/1000 = 14.98 = 15 requires parking spaces).

    Revised "Required Parking" calculations on Sheet SP-1 accordingly.

13. **LOADING:** Per Section 270-20, 2 off-street loading spaces are required, each must be 12' X 25'. Identified required/provided loading spaces on Sheet SP-1 show location on site plan drawing. Only one provided. 2nd time requested. Per Section 635-50(M) identify required/provided loading space in Information Table.

14. **USE:**
    - "Industrial" use is no identified in the permitted use table in Section 110-20. Clarify use. "Manufacture and Repair" is permitted.
      "Storage of lumber and building materials within a completely enclosed building" is a Special Exception use. Provide a copy of the current Business Tax Receipt to ensure existing uses are legally established.
      The uses identified in the Certificate of Uses provided are Manufactoring/Whelding and Repair Shop. No CU was submitted for "Storage of lumber and building materials". As such, Special Exception approval is needed. Submit application for Special Exception, along with the $3,700 + $200 per acre or portion of such area, and a written justification statement identifying how the request is consistent with the criteria identified in Section 630-50. 2nd time requested.
    - "Warehouse" use is only permitted as accessory to a main, permitted use in Section 110-20. Identify what the main use is and its square footage to ensure the warehouse use is actually accessory.
    - Per Section 110-300 The conditions required for the outdoor storage of fully-assembled passenger vehicles, boats and boat trailers, and recreational vehicles to be permitted within the Marine zoning district are as follows:
      (B) "The storage use shall be screened and buffered from any adjoining residentially-zoned properties by a landscaped opaque wall of eight (8) feet in height. A landscaped opaque wall, or landscaped chainlink fence which is coated with black vinyl on all fence material and framing, and is eight (8) feet in height, may be utilized for enclosure of storage areas along all property lines which are not adjacent to residentially-zoned properties. If a chainlink fence is used, the fence frame must include a top horizontal support bar. All chainlink fencing shall be grounded."
        - Proposed fence is not permitted in south property line. Revise accordingly or request a Variance. Revise accordingly. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of $2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal.
          Variance submitted.
        - The proposed fence is only 6' high. Revise accordingly.

      (C) "Security lighting shall be installed with shields that preclude light spillage onto adjacent residential properties."

- ~~Provide photometric plans showing light levels at south property line.~~ Per Section 280-40 "The overspill of light originating from any lot, regardless of zoning, onto any other lot located within residential zoning district shall not exceed .05 horizontal foot-candle measurement of grad level at property line. Identify light levels at property line of residential homes on south side of NW 3 Terrace to ensure light levels meet code requirement. Revise accordingly. 4th TIME REQUESTED.
- ~~Provide security lighting details~~

(D) ~~"No service, repair or vehicle washing activities shall be permitted on the premises."~~

- ~~Provide note on Site Plan &~~ provide Declaration of Restrictive Covenants identifying use restriction (Regarding: No Service, repair or Vehicle washing), to be recorded in Broward County Public Record. 4th TIME REQUESTED.

(E) "~~Access shall be controlled by a security gate.~~"

(F) ~~"Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m."~~

- ~~Provide note on Site Plan &~~ provide Declaration of Restrictive Covenants identifying use restriction (RE: Hours limited to 7:00am – 7:00pm), to be recorded in Broward County Public Record. 4th TIME REQUESTED.

(G) ~~"Jet skis and motorcycles shall not be stored within one hundred (100) feet of any residentially zoned property."~~

- ~~Provide note on Site Plan &~~ provide Declaration of Restrictive Covenants identifying use restriction (RE: Jet skis & motorcycles shall not be stored within 100' of any residential property), to be recorded in Broward County Public Record. 4th TIME REQUESTED.

Provided

15. **WILDLIFE PROTECTION**: Per Article 250, "the developer of any existing natural land area in excess of one-half (1/2) acer in the city must provide for the avoidance of impact to or the safe capture and relocation of any wild life species protected by federal or state law ..." Provide a written report evaluating existing conditions, wildlife populations and action plant. Per Section 250-10(A)(1) "Upon request from the City, provid a written report of a qualified, independent, private consultant, approved by the City..." The City does not approve South East Architect Services Inc. to conduct such study.
4th TIME REQUESTED.

~~16. Provide minimum bicycle parking requirements identified in Section 265-51. Identify number of required and number of provided in Data Table on Sheet SP-1.~~

17. **ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.** 4th TIME REQUESTED.

Paid Check Account

18. **RAC TRAFFIC IMPACT MITIGATION:** ~~Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on~~ Per Resolution No. 2014-049 which established a rate of $21.26 per p.m. peak hour trip. Based on submitted traffic study, 10 net new PM Peak hour trips = $212.60 to be paid prior to issuance of a building permit.

19. **Must provide latest revised set of plans on disk prior to going to public hearing.**

20. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property, including property owners to the south. Please provide acknowledgement and/or documentation of any public outreach.

21. ~~Applicant must obtain provide a statement from the City Engineer to Community Development saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing. 3RD TIME REQUESTED.~~ Confirmed via email dated 2-25-19.

22. Applicant must ~~obtain~~ provide statement from City Engineer, to Community Development stating that adequate water supply exists for this project prior to public hearing. 4th TIME REQUESTED.

23. Please e-mail resolution and legal description for development approval in word format to cchurch@daniabeachfl.gov four (4) weeks prior to public hearing.

24. Applicant must provide the results of a Municipal Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on EACH FOLIO NUMBER prior to the item being scheduled for a public hearing. The statement must be no older than **90 days prior** to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be schedule for public hearing. 4th TIME REQUESTED.

done

25. Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.

26. Per O-2017-027, commercial properties under construction are required to provide security to fencing with screening showing project rendering when adjacent to ROW. Use of city logo requires City Commission approval.

~~27. Sheet SP-1 identifies "Development Parcel D" adding parking spaces (54) 34 RV Storage and Dumpster, site plan shows "Existing No Change" on Parcel D. Revise accordingly.~~

~~28. Per Section 265-150(E) minimum access width dimension at street is 25'. Revise accordingly.~~

29. Revise Photometric plan to show light levels a property lines, per Article 280 to endure compliance. Cannot exceed .5 at south property line. Revise to show light levels at residential property line on south side of NW 3 Terrace. 4th TIME REQUESTED.

~~30. Per Article 415 & Chapter 22, provide sidewalks along all right-of-ways. Identify location and dimensions on site plan drawing. 2nd time requested.~~

~~31. Provide unity of title combining all 4 folio numbers. If not, identify parking, loading, pervious area separately for each folio. 2nd time requested.~~ Unity of Title has been forwarded to the City Attorney's Office on 2-25-19 & 6-18-19 for review and comment.

~~32. Per Section 265-50(#21) 1 parking space is required for every 10 marine storage spaces. Identify required and provided number of parking spaces in Data Table on Sheet SP-1.~~

~~33. Identify location of Type "D" curbing on site plan drawing on Sheet SP-1. Per Section 265-110(H)(2) only type "D" or "F" curbing shall be used. Eliminate type "E" detail on Sheet SP-3. Revise accordingly.~~

~~34. Per Section 290, Sheet SP-3, dumpster detail must provide a pedestrian maze access and must provide solid gates. Revise accordingly.~~

Applicant does not want to Dedicate & Pay for Variance.

~~35. Sheet SP-3, steel fence detail. Identify "black vinyl coating".~~

36. Per Section 303-100 the building on street sides must have a setback of 30' + 10' of landscape buffer. After dedication, 0' will be provided on the east and west sides of the building. Revise accordingly. Must address this code provision through redesign, or submittal of an application for a variance. A variance request requires submittal of an application, an application fee of $2,000 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. Must be addressed with next submittal. Statement provided in written response can be used as justification for the variance request. 2nd time requested. See Corinne 1st.

~~37. Identify location of new property lines after ROW dedication. Redesign so all parking and required landscape buffers and islands are located outside of new ROW.~~

~~38. Identify width of proposed drive isle on what is now NW 3 Place.~~

39. Per Section 511-30, identify how plans meet the following requirements (3RD TIME REQUESTED):

(C) Large, blank, unarticulated walls shall be prohibited.

(D) All buildings and building facades shall be articulated through the use of a coherent and clear architectural design that incorporates rhythms in form and construction details.

(E) Buildings facing a public street or interior courtyard space shall be architecturally emphasized through entrance treatment, fenestration, and building details. Buildings with more than one facade facing a public street shall provide treatment for each facade.

(G) The use of flat steel or metal panels for the exterior walls is prohibited. Identify on Sheet EX-2 exterior building material. Identify exterior building material. **Revise accordingly.**

(I) Glass windows and doors must make up at least twenty-five (25) percent of the primary elevation and ten (10) percent of the secondary elevation. 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. Provide calculations ensuring compliance. Provide calculations of window area and table identifying required/provided calculations. **Revise accordingly.**

(L) 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

CITY OF DANIA BEACH
IMPACT FEE SCHEDULE

According to the adopted City Ordinances and Resolutions listed below, all new development is subject to City and County impact fees. These fees help pay for the construction or expansion of roads, mass transit, schools and parks that are needed as a result of the development's "impact." These fees are assessed when construction plans are submitted for approval and included in your building permit invoice. Below is a schedule of the City of Dania Beach's impact fees. Additional impact and concurrency fees may be charged by the County, please contact one of the planners with Broward County Development Management (954-357-6666) to request an impact/concurrency fee estimate.

Type	Fee
Recreation and Open Space:	
Single Family/Townhouse	**$1,825 per unit**
Multi-Family	**$1,364 per unit**
Mobile	**$1,140 per unit**
Traffic Mitigation: (RAC only)	**$21.26 per PM peak hour trip**
Administrative:	**$.16 per sq.ft.**
Police:	**$.184 per sq.ft.**
Fire:	**$.389 per sq.ft**

For any questions regarding water & sewer impact fees, please contact the Public Services Division at 954-924-3740.

City Ordinances and Resolutions:

Water & Sewer Impact Fees - Resolution 2012-002, Ordinance 2011-035
Administrative, Police & Fire - Resolution 2005-150, Ordinance 2005-037
Recreation and Open Space – Resolution 2014-071
Traffic Mitigation – Resolution 2014-049

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

July 12, 2019

PZ Number: SP-112-17

Project Name: 800 Marina Technical Center Corporation

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

Building on street sides must have a setback of 30' + 10' of landscape. Sec. 303-100 of the City's LDR's

1. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Response: The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The petitioner is proposing a redevelopment of what it is existing. We are adding a metal roof on an existing open structure. We are dedicating the city 17'-7" to have a 50' Right-of-way. Unfortunately, the property line will be right at the edge of the existing structure.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The variance would not be detrimental to the community since the structure and the business are existing. The variance will enhance the existing and surrounding property, and is being requested in order to benefit the surrounding parcel. By providing the dedication, the street can be eventually design as a standard road. Nowadays the road is too narrow to be two ways.

3. That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. We are proposing a sidewalk that will help the pedestrian and the community. Also in the future, it will help automobile's flow. The existing width of the road is small.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

Response: Due to unique circumstances of the property and petitioner which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. This is an existing condition that we are proposing to improve. By dedicating the 17'-7" the new 50'-0" right-of-way will be adequate for the city to improve the road width to alleviate any potential traffic issue.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Response: The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. Petitioner is proposing a higher quality site plan that will alleviate any potential for congestion and provide the City with a superior project. As such the variance will not confer any special privilege on petitioner that it is denied to other similarly situated lands.

End of comments

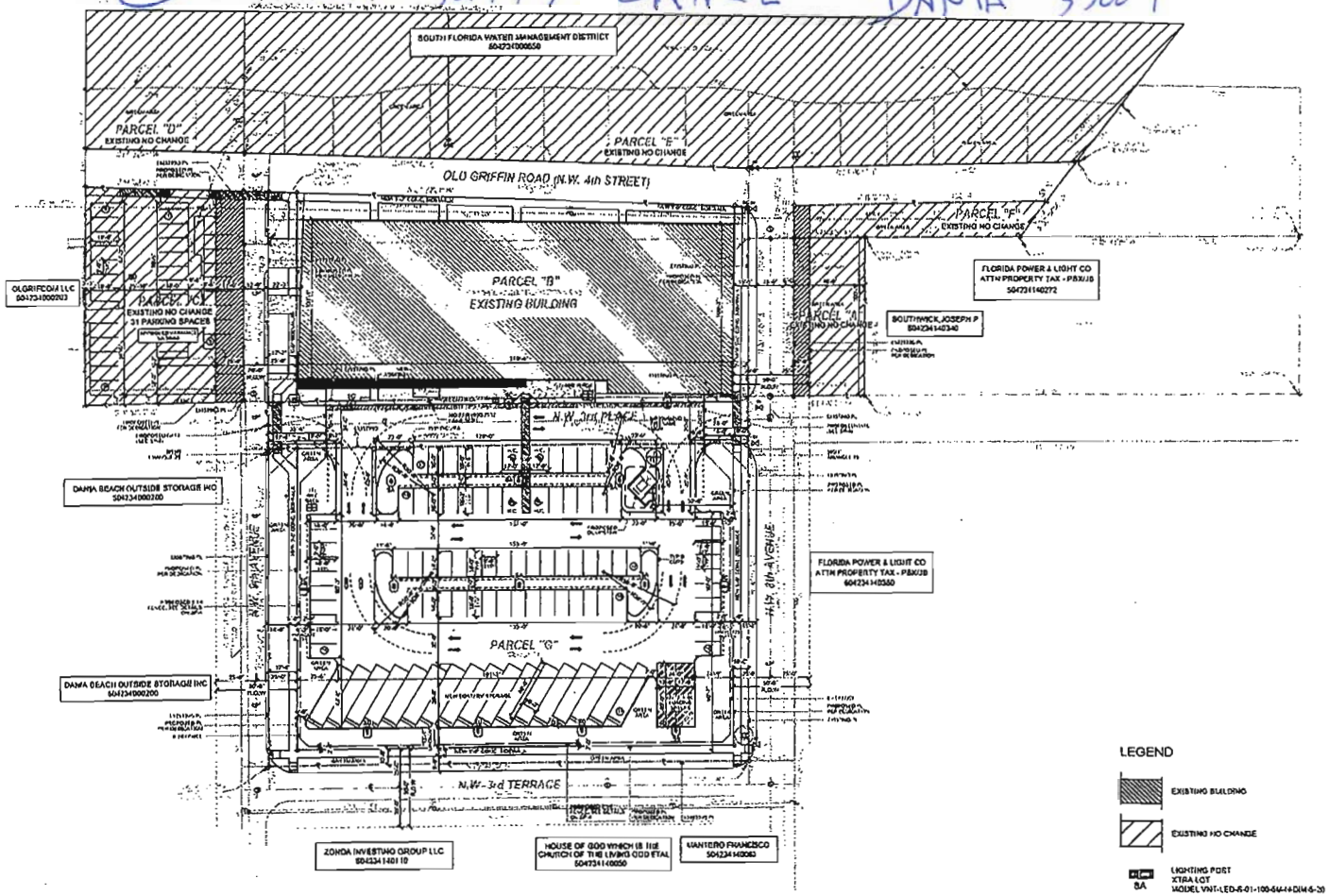
Sincerely,

Lawrence Kramer, Pres.
South East Architect Services, Inc.

I understand that the property located at 800-801 Old Griffin Road, Dania Beach, FL, is scheduled to be redeveloped per this drawing.

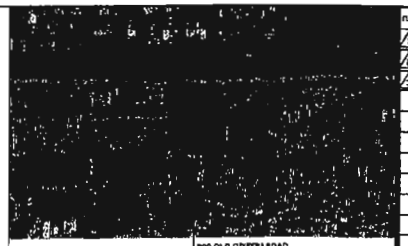
Signature Betty Grace - 804 3RD Street

Print Name & Address MISS BETTY GRACE ~~[illegible]~~ DANIA 33004



LEGEND

- EXISTING BUILDING
- EXISTING NO CHANGE
- 8A LIGHTING POST XTRA LOT MODEL VNT-LED-S-01-100-5M-4-DIM-5-30
- 8B LIGHTING POST XTRA LOT MODEL VNT-LED-S-01-100-15-4-DIM-5-30
- 8C LIGHTING POST XTRA LOT MODEL VNT-LED-S-01-100-3M-4-DIM-5-30



LOCATION MAP
SCALE: N.T.S.

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SCOPE OF WORK:
1. ADD METAL ROOF ON EXISTING OPEN STORAGE.
2. ADD 4128 SQFT OF OFFICE AREA.
3. DEVELOP "PARCEL G" ADDING PARKING SPACES (78), 17 RV STORAGE AND DUMPSTER.

ZONING: MA- MARINE
USE: PERMITTED USES IN MA-MARINE
USF: CONSTRUCTION TYP: V-B
FOLIO NUMBER 504234140270, 504234140120, 504234110271, 504234000202.

PLAT: DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN: 170 MPH 3 SEC. GUST EXPOSURE "C"

BUILDING CODE: FLORIDA BUILDING CODE 2017
FLORIDA FIRE PREVENTION CODE 6TH EDITION

EXISTG SITE DATA:

PARCEL A	4,503. SQ. FT.
PARCEL B	37,927 SQ. FT.
PARCEL C	13,573 SQ. FT.
PARCEL D	8,859 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL F	3,283 SQ. FT.
PARCEL G	80,027 SQ. FT.
TOTAL SITE 4.12 ACRES	170,744 SQ. FT.
FIRST FLOOR	28,757 SQ. FT.
SECOND FLOOR (ADDITION)	4,129 SQ. FT.
TOTAL=	32,886 SQ. FT.
EXISTING BUILDING	27,693 SQ. FT.
PROPOSED	4,693 SQ. FT.
TOTAL=	32,886 SQ.FT.

PROPOSED COVERAGE

BUILDING	32,886 SQ. FT.
PARKING AREA	40,285 SQ. FT.
LANDSCAPE AREA	97,413 SQ. FT.
IMPERVIOUS AREA	73,171 SQ.FT. = 43%
PERVIOUS AREA	97,413 SQ. FT.= 57%

REQUIRED PARKING:

EXISTG / NEW OFFICE AREA:	3,937 SQ/FT / 300 SQ/FT	20
EXISTG MANUFACTURE & REPAIR:	20,929 SQ/FT / 500 SQ/FT	54
1 SPACE EVERY 10 MARINE SPACES		2
TOTAL REQUIRED		76 SPACES

EXISTG & PROVIDED:

HANDICAP	4 SPACES
STANDARD	75 SPACES
NEW BOAT/RV STORAGE	17 SPACES
TOTAL PROVIDED	96 SPACES

BICYCLE PARKING REQUIREMENT (10%): 10 PARKING PROVIDED

LOADING SPACES REQUIREMENT: (2) 12' x 40' SPACES REQUIRED
(2) 12' x 40' SPACES PROVIDED

NOTES:
1. NO SERVICE, REPAIR OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET-SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY-ZONED PROPERTY.
4. NO SIGNS ARE PROPOSED.
5. COMMERCIAL PROPERTIES UNDER CONSTRUCTION ARE REQUIRED TO PROVIDE SECURITY FENCING WITH SCREENING SHOWING PROJECT RENDERING WHEN ADJACENT TO ROW. USE OF CITY LOGO REQUIRES CITY COMMISSION APPROVAL.

REVISIONS
1 10-24-18
2 02-05-19
3 05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: ZEA
COLLABORATE:
DATE: 5-30-2019
PROJECT NUMBER: 18-15
SHEET NUMBER: SP-1

SITE PLAN

SCALE 1:450

I understand that the property located at 800-801 Old Griffin Road, Dania Beach, FL, is scheduled to be redeveloped per this drawing.

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Domestic Mail Only

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

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.05

Postmark Here 07/03/2019

Sent To: Lastor Lowery
Street and Apt. No., or PO Box No.: 810 NW 3rd Street
City, State, ZIP+4®: Dania Bch FL 33004

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

7019 0160 0001 0795 2341

U.S. Postal Service™
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OFFICIAL USE

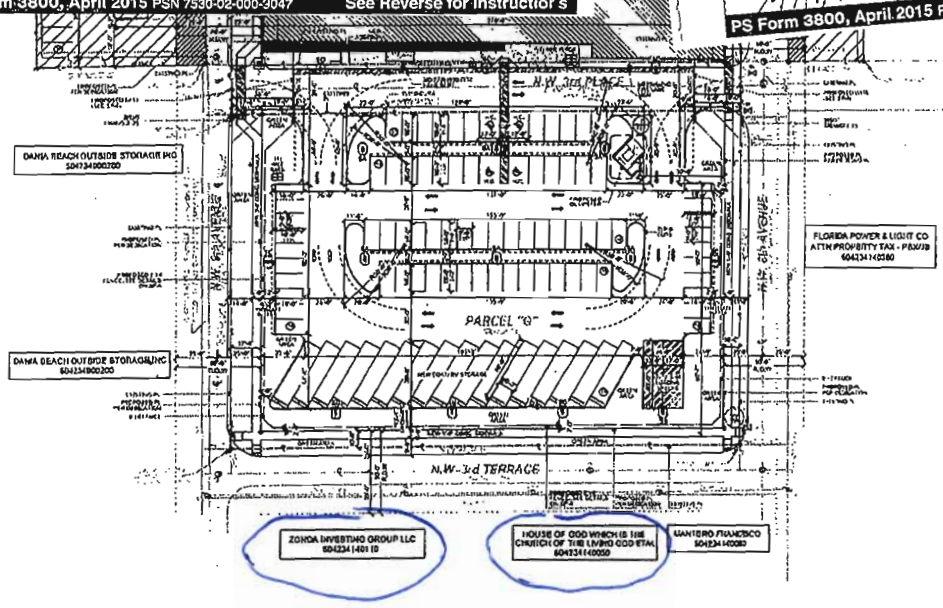
Certified Mail Fee	$3.50
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☑ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
Total Postage and Fees	$4.05

Postmark Here 07/03/2019

Sent To: ZONDA INVESTING GROUP LLC
Street and Apt. No., or PO Box No.: 19220 NE 19TH PL
City, State, ZIP+4®: MIAMI FL 33179

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

7019 0160 0001 0795 2358



LEGEND

- EXISTING BUILDING
- EXISTING NO CHANGE
- 8A LIGHTING POST XTRA LOT MODEL VNT-LED-B-01-180-66/44-DIM-5-20
- 8B LIGHTING POST XTRA LOT MODEL VNT-LED-B-01-180-(B-44-DIM-5-20
- 8C LIGHTING POST XTRA LOT MODEL VNT-LED-B-01-180-3(1-N-DIM-5-20

LOCATION MAP
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004
SCALE: N.T.S.

SCOPE OF WORK:
1. ADD METAL ROOF ON EXISTING OPEN STORAGE.
2. ADD 4128 SQ/FT OF OFFICE AREA.
3. DEVELOP "PARCEL G" ADDING PARKING SPACES (76), 17 RV STORAGE AND DUMPSTER.

ZONING: MA- MARINE
USE: PERMITTED USES IN MA-MARINE
USP: CONSTRUCTION TYP: V-B
FOLIO NUMBER 504234140270, 504234140120 504234110271, 504234000202.

PLAT: DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN: 170 MPH 3 SEC. GUST EXPOSURE "C"

BUILDING CODE: FLORIDA BUILDING CODE 2017 FLORIDA FIRE PREVENTION CODE 6TH EDITION

EXISTG SITE DATA:

PARCEL A	4,003. SQ. FT.
PARCEL B	37,927 SQ. FT.
PARCEL C	13,573 SQ. FT.
PARCEL D	8,539 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL F	3,283 SQ. FT.
PARCEL G	60,027 SQ. FT.
TOTAL SITE 4.12 ACRES	170,744 SQ. FT.
FIRST FLOOR	28,757 SQ. FT.
SECOND FLOOR (ADDITION)	4,128 SQ. FT.
TOTAL=	32,885 SQ. FT.
EXISTING BUILDING	27,693 SQ. FT.
PROPOSED	4,003 SQ. FT.
TOTAL=	32,885 SQ. FT.

PROPPOSED COVERAGE

BUILDING	32,885 SQ. FT.
PARKING AREA	49,245 SQ. FT.
LANDSCAPE AREA	87,613 SQ. FT.
IMPERVIOUS AREA	82,171 SQ.FT. = 48%
PERVIOUS AREA	87,613 SQ. FT.= 52%

REQUIRED PARKING:

EXISTG / NEW OFFICE AREA:	5,937 SQ/FT / 300 SQ/FT	20
EXISTG MANUFACTURE & REPAIR:	20,020 SQ/FT / 500 SQ/FT	54
1 SPACE EVERY 10 MARINE SPACES		2
TOTAL REQUIRED		76 SPACES

EXISTG & PROVIDED:

HANDICAP	4 SPACES
STANDARD	76 SPACES
NEW BOAT/RV STORAGE	17 SPACES
TOTAL PROVIDED	98 SPACES

BICYCLE PARKING REQUIREMENT (10%): 10 PARKING PROVIDED

LOADING SPACES REQUIREMENT: (2) 12' x 40' SPACES REQUIRED (2) 12' x 40' SPACES PROVIDED

NOTES:
1. NO SERVICE, REPAIR OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET-SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY-ZONED PROPERTY.
4. NO SIGNS ARE PROPOSED.
5. COMMERCIAL PROPERTIES UNDER CONSTRUCTION ARE REQUIRED TO PROVIDE SECURITY FENCING WITH SCREENING SHOWING PROJECT RENDERING WHEN ADJACENT TO ROW. USE OF CITY LOGO REQUIRES CITY COMMISSION APPROVAL.

REVISIONS
1 10-24-18
2 02-05-19
3 05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: ATA
COLLABORATE:
DATE: 5-30-2019
PROJECT NUMBER: 18-16
SHEET NUMBER: SP-1

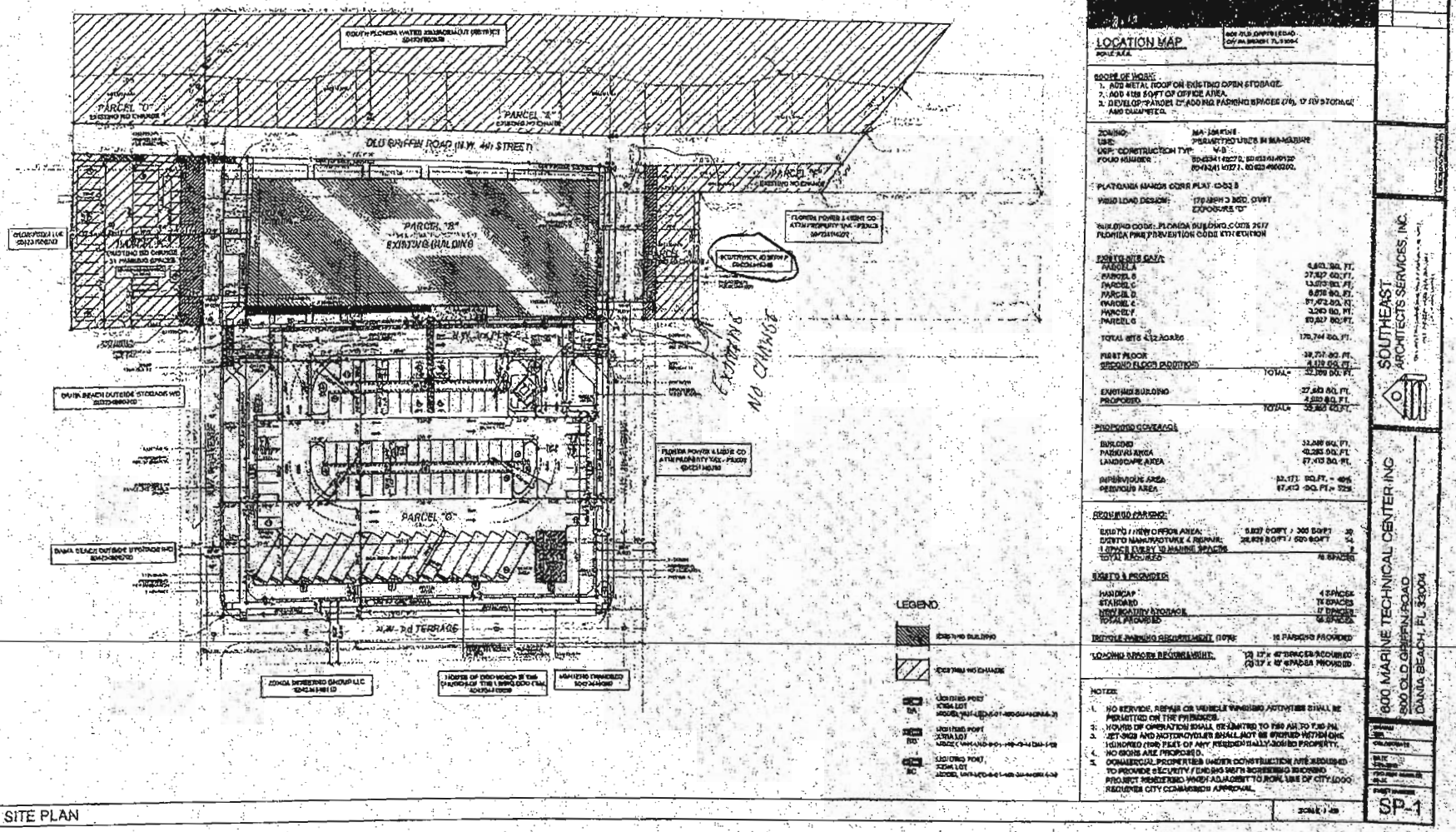
SITE PLAN
SCALE 1:400

I understand that the property located at 800-801 Old Griffin Road, Dania Beach, FL, is scheduled to be redeveloped per this drawing.

Signature

707 OLD GRIFFIN RD
DANIA BEACH FL 33004

Print Name & Address



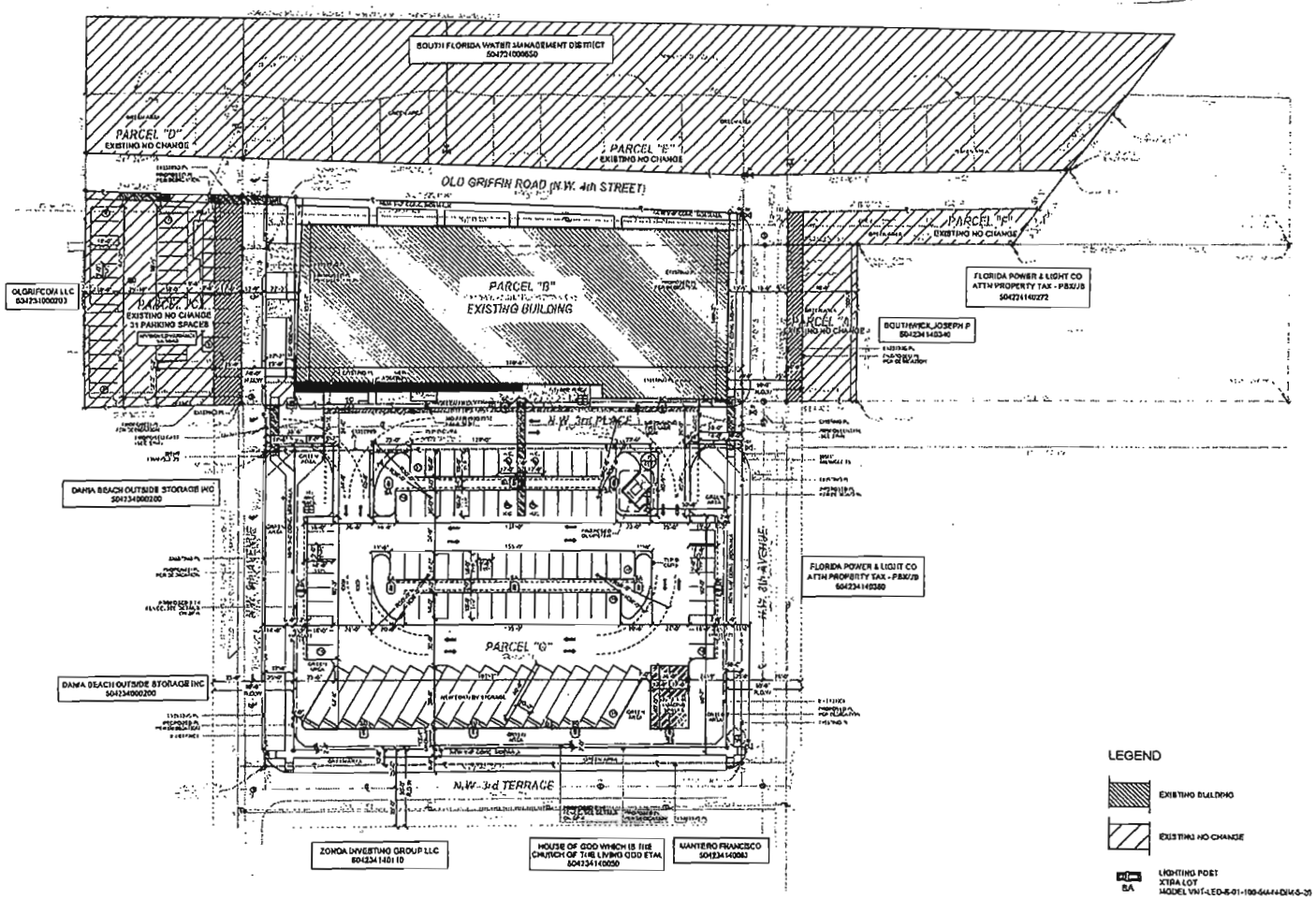
SITE PLAN

SOUTHWICK
PROPERTY
707 OLD GRIFFIN RD.

I understand that the property located at 800-801 Old Griffin Road, Dania Beach, FL, is scheduled to be redeveloped per this drawing.

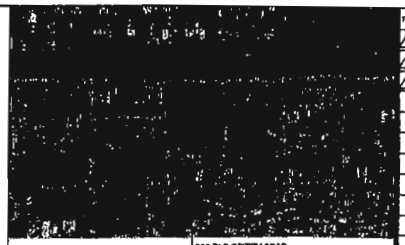
Signature

Print Name & Address



1 SITE PLAN

SCALE 1:400



LOCATION MAP

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SCALE: N.T.S.

SCOPE OF WORK:
1. ADD METAL ROOF ON EXISTING OPEN STORAGE.
2. ADD 4128 SQ/FT OF OFFICE AREA.
3. DEVELOP "PARCEL G" ADDING PARKING SPACES (70), 17 RV STORAGE AND DUMPSTER.

ZONING: MA- MARINE
USE: PERMITTED USES IN MA-MARINE
USF: CONSTRUCTION TYP: V-B
FOLIO NUMBER 504234140270, 504234140120
504234110271, 504234000202.

PLAT:DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN: 170 MPH 3 SEC. GUST
EXPOSURE "C"

BUILDING CODE: FLORIDA BUILDING CODE 2017
FLORIDA FIRE PREVENTION CODE 6TH EDITION

EXISTG SITE DATA:

PARCEL A	4,883. SQ. FT.
PARCEL B	37,927 SQ. FT.
PARCEL C	13,573 SQ. FT.
PARCEL D	8,959 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL F	3,283 SQ. FT.
PARCEL G	50,027 SQ. FT.
TOTAL SITE 4.12 ACRES	170,744 SQ. FT.
FIRST FLOOR	28,757 SQ. FT.
SECOND FLOOR (ADDITION)	4,128 SQ. FT.
TOTAL=	32,886 SQ. FT.
EXISTING BUILDING	27,583 SQ. FT.
PROPOSED	4,803 SQ. FT.
TOTAL=	32,886 SQ.FT.

PROPOSED COVERAGE

BUILDING	32,886 SQ. FT.
PARKING AREA	40,265 SQ. FT.
LANDSCAPE AREA	97,413 SQ. FT.
IMPERVIOUS AREA	82,171 SQ.FT. = 48%
PERVIOUS AREA	87,413 SQ. FT.= 52%

REQUIRED PARKING:

EXISTG / NEW OFFICE AREA:	5,937 SQ/FT / 300 SQ/FT	20
EXISTG MANUFACTURE & REPAIR:	26,928 SQ/FT / 500 SQ/FT	54
1 SPACE EVERY 10 MARINE SPACES		2
TOTAL REQUIRED		76 SPACES

EXISTG & PROVIDED:

HANDICAP	4 SPACES
STANDARD	75 SPACES
NEW BOAT/RV STORAGE	17 SPACES
TOTAL PROVIDED	96 SPACES

BICYCLE PARKING REQUIREMENT (10%): 10 PARKING PROVIDED

LOADING SPACES REQUIREMENT: (2) 12' x 40' SPACES REQUIRED
(2) 12' x 40' SPACES PROVIDED

NOTES:
1. NO SERVICE, REPAIR OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET-SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY-ZONED PROPERTY.
4. NO SIGNS ARE PROPOSED.
5. COMMERCIAL PROPERTIES UNDER CONSTRUCTION ARE REQUIRED TO PROVIDE SECURITY FENCING WITH SCREENING SHOWING PROJECT RENDERING WHEN ADJACENT TO ROW. USE OF CITY LOGO REQUIRES CITY COMMISSION APPROVAL.

REVISIONS
1 10-24-18
2 02-05-19
3 05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: EEA
COLLABORATE
DATE: 6-28-2019
PROJECT NUMBER: 48-16
SHEET NUMBER: SP-1

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

Standard Development Application

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

Date Rec'd: 7-15-19

Petition No.: VA-118-19

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: 800 OLD GRIFFIN ROAD, DANIA BEACH FL, 33004

Lot(s): _____ Block: 3 & 4 Subdivision: _____

Recorded Plat Name: DANIA MANOR CORR PLAT 10-53B

Folio Number(s): 504234140270-0271-0120-000202 Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** LAWRENCE KRAMER

Address of Applicant: 4310 W BROWARD BLVD, PLANTATION FL 33317

Business Telephone: (954) 797 2821 Home: _____ Fax: _____

E-mail address: LDK@SEARCHITECTS.COM

Name of Property Owner: 800 MARINE TECHNICAL CENTER INC

Address of Property Owner: 800 OLD GRIFFIN ROAD, DANIA BEACH FL 33004

Business Telephone: (954) 849 5635 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: 4.13 Gross Acreage: _____ Prop. Square Footage: 149 715 SQ.FT

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: John P Downs
(Owner / Agent signature*)

BEFORE ME THIS 11 **DAY OF** July, **20** 19

By:
John Peter Downs
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Hillary Linder - Hillary Linder

(Signature of Notary Public – State of Florida**)**

HILLARY LINDER NOTARY My Comm. Expires March 14, 2023 No. GG 312181 PUBLIC STATE OF FLORIDA

Personally known _____ **or Produced Identification** X

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

***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.

PAYMENT DATE
07/15/2019

COLLECTION STATION
City Hall Window 1

RECEIVED FROM
800 MARINE TECHNICAL CENTER

DESCRIPTION

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

BATCH NO.
2019-10000859

RECEIPT NO.
2019-00043602

CASHIER
fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard VA-118-19	$2,000.00

Payments:

Type	Detail	Amount
Check	2668	$2,000.00

Total Amount: **$2,000.00**

Customer Copy

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

February 6, 2019

PZ Number:	SP-112-17
Project Name:	800 Marina Technical Center Corporation
Project Address:	800 Old Griffin Road
Agent:	Lawrence Kramer (954) 797-2821

Per Sec. 275-120, perimeter buffer trees must be a minimum of 16 feet in height and be shade trees.

1. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Response: The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The petitioner is proposing a redeployment of what it is existing. We are proposing to develop an empty site that has overhead power lines. Unfortunately, we cannot have trees taller than 16' since Florida Power and Light has the lines going throughout the propose parking. We will still maintain the number of trees, but they will be smaller.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The variance would not be detrimental to the community. All exit/access are being maintained. The applicant has offered significant enhancements to other pertinent aspects of the site and structure that the city commission determines will offset any negative impact that an exception to these standards might otherwise create. The proposed modification site plan will help the existing site to be a better and less hazardous place for the entire community.

3. That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. The city's goals and objectives for the district, utilizing public transportation and pedestrian traffic, are the same objectives we seek to employ. These improvements are for the benefit of the local community.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

Response: Due to unique circumstances of the property and petitioner which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. The intent of this

provision of the code is to provide a better site. As such the variance is the minimum necessary to allow the tenant to develop the site

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Response: The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. The petitioner is proposing to transform this vacant lot into a better. The health and welfare of the community is not affected by the variance requested.

End of comments

Sincerely,

Lawrence Kramer, Pres.
South East Architect Services, Inc.

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

Standard Development Application

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

RECEIVED
FEB 07 2019
Planning Department

Date Rec'd: _____

Petition No.: VA-21-19

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: 800 OLD GRIFFIN ROAD, DANIA BEACH FL, 33004

Lot(s): _____ Block: 3 & 4 Subdivision: _____

Recorded Plat Name: DANIA MANOR CORR PLAT 10-53B

Folio Number(s): 504234140270-0271-0120-000202 Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** LAWRENCE KRAMER

Address of Applicant: 4310 W BROWARD BLVD, PLANTATION FL 33317

Business Telephone: (954) 797 2821 Home: _____ Fax: _____

E-mail address: LDK@SEARCHITECTS.COM

Name of Property Owner: 800 MARINE TECHNICAL CENTER INC

Address of Property Owner: 800 OLD GRIFFIN ROAD, DANIA BEACH FL 33004

Business Telephone: (954) 849 5635 Home: _____ Fax: _____

Explanation of Request: 275-120

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

Prop. Net Acreage: 4.13 Gross Acreage: _____ Prop. Square Footage: 149 715 SQ.FT

Existing Use: INDUSTRIAL Proposed Use: INDUSTRIAL

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 SE ARCHITECTS (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: John P Downs
(Owner / Agent signature*)

BEFORE ME THIS 6th DAY OF FEBRUARY, 2019

By:

JOHN P. DOWNS
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Daniela Galindo

(Signature of Notary Public – State of FLORIDA)

Notary Public State of Florida
Daniela B Galindo
My Commission GG 198536
Expires 06/17/2022

Personally known _____ or Produced Identification FL DL

Type of identification produced: FL DL 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.

VA 20-19

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

February 6, 2019

PZ Number: SP-112-17
Project Name: 800 Marina Technical Center Corporation

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

Proposed fence is not permitted in south property line. Sec. ~~§25-40~~ 110-300 of the City's LDR's

1. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Response: The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The petitioner is proposing a redeployment of what it is existing. We are proposing to develop an empty site that has overhead power lines. Unfortunately, the south side is adjacent to a residential use. We would like to maintain the fence since in the parking lot we will have some RV/Boat that we would like to be seen from the outside due to vandalism. By developing that vacant lot would make the place safer, but we would like to have a visual from the street.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The variance would not be detrimental to the community since the structure and the business are already there. The variance will enhance the existing and surrounding property, and is being requested in order to benefit the surrounding parcel. As we speak, neighbors are using the empty site as an open dumpster. The idea is to design a place safe and clean.

3. That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. We are proposing a sidewalk that will help the pedestrian and the community. On both sides of the fence we are proposing landscape that will enhance the current site that as we speak is empty and dark.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

Response: Due to unique circumstances of the property and petitioner which render conformity with the strict requirements of the subject regulations unnecessarily burdensome. This is an existing condition that we are proposing to improve. By having the fence all around people will have a

clear vision throughout the site. We strongly believe that the wall will bring separation and dark spots in the area. By proposing something more open with the correct illumination, will make the place safer.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

Response: The variance requested is the minimum variance necessary to afford relief to the petitioner, while preserving the character, health and safety of the community. Petitioner is proposing a higher quality site plan that will alleviate any potential for congestion and provide the City with a superior project. As such the variance will not confer any special privilege on petitioner that it is denied to other similarly situated lands.

End of comments

Sincerely,

Lawrence Kramer, Pres.
South East Architect Services, Inc.

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

Standard Development Application

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

RECEIVED Feb 07 2019

Date Rec'd: _____

Petition No.: VA-20-19

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: 800 OLD GRIFFIN ROAD, DANIA BEACH FL, 33004

Lot(s): _____ Block: 3 & 4 Subdivision: _____

Recorded Plat Name: DANIA MANOR CORR PLAT 10-53B

Folio Number(s): 504234140270-0271-0120-000202 Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** LAWRENCE KRAMER

Address of Applicant: 4310 W BROWARD BLVD, PLANTATION FL 33317

Business Telephone: (954) 797 2821 Home: _____ Fax: _____

E-mail address: LDK@SEARCHITECTS.COM

Name of Property Owner: 800 MARINE TECHNICAL CENTER INC

Address of Property Owner: 800 OLD GRIFFIN ROAD, DANIA BEACH FL 33004

Business Telephone: (954) 849 5635 Home: _____ Fax: _____

Explanation of Request: Variance from Sec ~~(625.40)~~ 110-300

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

Prop. Net Acreage: 4.13 Gross Acreage: _____ Prop. Square Footage: 149 715 SQ.FT

Existing Use: INDUSTRIAL Proposed Use: INDUSTRIAL

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 SE DOCUMENTOS. (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 6TH DAY OF FEBRUARY, 2019

By:

JOHN P. DOWNS
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA)

Notary Public State of Florida
Daniela B Galindo
My Commission GG 198536
Expires 06/17/2022

Personally known _____ or Produced Identification FL DL

Type of identification produced: FL DL or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** an initial retainer for cost recovery of consultant services of $5,000.00. Additional consultant service fees may be required. **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** an initial retainer for cost recovery of consultant services of $4,000.00. Additional consultant service fees may be required. **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

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

VA-19-19

South East Architect Services, Inc.

4310 W. Broward Blvd. Plantation, Fl. 33317 Office: 954 797 2821 Fax: 954 797 2847

ldk@searchitects.com Lic. No. State of Florida: AR 004021

February 6, 2019

PZ Number: SP-112-17
Project Name: 800 Marina Technical Center Corporation

Project Address: 800 Old Griffin Road

Agent: Lawrence Kramer (954) 797-2821

Per Sec. 275-190, a minimum of 40% of the required trees must be shade trees, 30% maximum intermediate trees, and maximum of 10% small trees

1. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

Response: The requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The petitioner is proposing a redeployment of what it is existing. We are proposing to develop an empty site that has overhead power lines. Unfortunately, we cannot have trees taller than 16' since Florida Power and Light has the lines going throughout the propose parking which also means that we will not be able to accomplish the minimum 40 percent of required trees that must be shade. We will design as close as we can to this requirements, but from the constrain from the overhead power lines, a variance must be obtained.

2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

Response: The variance would not be detrimental to the community. All exit/access are being maintained. The applicant has offered significant enhancements to other pertinent aspects of the site and structure that the city commission determines will offset any negative impact that an exception to these standards might otherwise create. The proposed modification site plan will help the existing site to be a better and less hazardous place for the entire community.

3. That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city;

Response: The variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended time to time, and all other similar plans adopted by the city. The city's goals and objectives for the district, utilizing public transportation and pedestrian traffic, are the same objectives we seek to employ. These improvements are for the benefit of the local community.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome; and

PAYMENT DATE
02/08/2019

COLLECTION STATION
City Hall Window 1

RECEIVED FROM
800 MARINE TECHNICAL CENTER

DESCRIPTION
800 OLD GRIFFIN ROAD UNIT 4 DANIA BEACH

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



BATCH NO.
2019-05000392

RECEIPT NO.
2019-00019955

CASHIER
fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard SITE PLAN RESUBMITTAL $1000	$1,000.00
PSP	Appl Review - Standard VARIANCE $2000.00	$2,000.00
PSP	Appl Review - Standard LANDSCAPE VARIANCE #1	$2,000.00
PSP	Appl Review - Standard LANDSCAPE VARIANCE #2	$2,000.00

Payments:

Type	Detail	Amount
Check	2639 2637	$2,000.00
Check	2640	$1,000.00
Check	2639	$2,000.00
Check	2638	$2,000.00

Total Amount: **$7,000.00**

Customer Copy

March 28, 2017

Southeast Architect Services, Inc.
4316 West Broward Boulevard
Plantation, FL - 32517

Attention: Mr. Larry Kramer

Re.: Report of Geotechnical Report
Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

QuEST Proposal No.: J-17060.001

Dear Mr. Kramer:

As requested, Quest Engineering Services & Testing, Inc. (QuEST) has completed a subsurface exploration and foundation evaluation at the above referenced site. This report summarizes the soils and groundwater information, as indicated by the borings, and presents our recommendations for foundation design and related construction.

WORK SCOPE

The scope of this study included subsurface exploration, field-testing, engineering analysis and evaluation of the foundation materials. The scope of services did not include an environmental assessment for the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site. Any statements, which appear in this report or on the boring logs regarding odors, colors or unusual or suspicious items or conditions, are strictly for the information of the client.

The fieldwork involved the drilling of three (3) Standard Penetration Test (ASTM D 1586) borings to a depth of 25 feet below existing grade. The borings were drilled at the approximate locations recommended by geotechnical engineer and are indicated on the attached Boring Location Plan. We also have completed one percolation test within the proposed parking area. The percolation test location is also indicated on the attached Boring Location Plan. The boring logs, which are also attached, include the types of materials encountered, the results of the field tests and the measured groundwater depths.

PROJECT CONSIDERATIONS

The subject project envisages the construction of one 2-story commercial building, along with paved parking lots, associated utility and landscape improvements. The building will likely be of CBS construction. We are informed that preliminary estimates of the anticipated loads to be about 80 kip column loads and 7 kips per lineal foot (klf) wall loads. The number of borings proposed herein per your request and will be 25' deep.

SITE CONDITIONS

The planned development will be sited within a land parcel located at old Griffin Road between NW 8th Avenue and NW 3rd Terrace in Dania Beach, Florida. There is a compressed air supplies and equipment facility along the north side and relatively flat grassed covered area on the south side of the property. The existing buildings will be demolished prior to the new construction. The proposed site layout plan, along with the boring and percolation test locations, is attached.

SUBSURFACE CONDITIONS

General

The stratification of the profile components as shown on the boring logs represents the subsurface conditions at the actual boring locations. Variations may occur within a short distance from the borings. Lines of demarcation represent the approximate boundary between the types of materials encountered, but the transition may be gradual, or not clearly defined. It is to be noted that, whereas the test borings are drilled and sampled by experienced drillers, it is sometimes difficult to record changes in stratification within narrow limits.

The borings were drilled at distributed locations within the proposed building layout, to depths of 25 feet below existing grade. Logs of the soil borings are provided in the Appendix. They include the types and depths of the materials encountered the results of field tests and measured groundwater depths.

Stratigraphy

Generally, the borings indicated the site subsurface profile to comprise of very loose to loose sand and limerock mixture to depths of 2 to 4 feet below grade. Below the sand and limerock mixture, loose to medium dense sand with traces of limestone fragments was encountered and extended to depths in the range of 6 to 8 feet below grade. The sandy layer was underlain by cemented limestone that extended to the terminal limits of the exploration at 25 feet below grade.

Groundwater

The groundwater table was measured during the drilling work at depths in the range of 5.3 to 5.6 feet below grade. In the absence of other data, we suggest assuming that a 12 to 18 inch rise in the water table could occur during periods of prolonged rainfall and at the peak of the wet hydroperiod, which occurs is in the Fall.

Percolation Tests

One constant head borehole permeability test was done to a depth of 10 feet below grade, within the proposed parking area. The field test performed for this study indicated the upper 10 feet of the sub-surface soils to have a hydraulic conductivity of 6.52×10^{-5} cubic feet per second per square foot (of seepage area) per foot (of head). This translates to permeability range of 5.6 feet per day. The detailed results are given in the attached Percolation Test Results sheet.

The hydraulic conductivity values discussed above are typically used assuming constant head and gradient conditions. The percolation capacity of the subsurface materials should be evaluated in view of potentially diminishing head as a result of groundwater mounding during and following a rainfall event. The analysis method would include use of a three-dimensional groundwater flow model (MODRET), with input consisting of pertinent soil and groundwater parameters obtained from the field tests.

ENGINEERING EVALUATION AND RECOMMENDATIONS

Foundation Support

Based on the results of our field tests, we believe that the site soils can safely support shallow foundations designed for an allowable bearing pressure of 3,000 pounds per square foot (psf) provided the earthwork recommendations given in this report are followed. To provide an adequate factor of safety against a bearing capacity failure, the new footings should bottom a minimum of 24 inches below the lowest adjacent grade. Continuous footings should have a width of at least 24 inches and isolated footings 36 inches, even if they result in bearing pressures lower than allowable. Footings should also be reinforced adequately. Such footings are estimated to sustain maximum total settlements of about 1 inch and differential settlements of about ½ inch, provided the loads are within assumed limits.

This bearing pressure refers to dead and normal live load and reflects a net increase in pressure over and above that due to the overburden soils. It may be increased by 25 percent for total loads, including wind forces. To provide an adequate factor of safety against a bearing capacity failure, the footings should bottom a minimum of 30 inches below the lowest adjacent grade. Continuous footings should have a width of at least 30 inches and isolated footings 48 inches, even though the allowable bearing pressure may not be fully developed in all cases.

Footings designed in accordance with the above criteria and constructed in the manner recommended below are estimated to sustain a maximum total settlement of about 1 inch. Differential settlements between adjacent footings are expected to be about ½ inch. Distortions that occur along the bearing walls should not be more than 1 in 750. Due to the granular nature of the subsurface materials, the anticipated settlement should occur rapidly and be virtually complete following the full imposition of the sustained live loadings of the structure.

Lateral and Uplift Resistance

Lateral loads, which act on the structure, may be resisted by shearing forces on the footing bottoms and earth pressure mobilized on the vertical foundation faces. Shearing forces should be calculated using a friction factor of 0.35 and earth pressure resistance computed based on an equivalent fluid density of 180 pounds per cubic foot for moist soil above the water table. The calculated resistance value should be factored for safety (minimum F.S. = 1.5).
Uplift resistance for spread footings subject to tension loads may be calculated using the mass weight of concrete of footing and pedestal, plus the weight of soil backfill within a truncated wedge sloping upward from the footing top at 20 degrees from vertical. The weight of the soil within the truncated wedge should be determined using moist and buoyant unit weights of 110 and 50 pounds per cubic foot, respectively.

Floor Slabs

We recommend designing the floor slabs using a soil modulus of subgrade reaction of 150 pounds per square inch, per inch of deflection. We recommend that slabs be jointed around the columns and walls to permit slabs and foundations to settle differentially. The slab may be ground supported on compacted fill. However use of a vapor barrier is strongly recommended.

CONSTRUCTION RECOMMENDATIONS

Site Preparation

Prior to beginning of construction activities, all topsoil, vegetation, roots, uncontrolled fill and other deleterious material should be removed, in their entirety, from the building footprint area plus a 5-foot wide perimeter area. Buried structures/utilities (if any) should also be removed in their entirety. The excavations should be backfilled with clean granular soils, in 12" thick (loose measure) lifts and compacted to 98% of the ASTM D 1557 maximum dry density. Care should be taken to ensure that compaction operations do not cause any distress to nearby structures.

The new stripped pad should be compacted to degree specified above. The new construction area may then be filled to the required slab subgrade elevation. The fill soils should comprise of clean granular soils having no particle size larger than 3 inches. The fill should also not have more than 10% fines (material passing the U.S. No. 200 Sieve). The fill should be placed in 12-inch thick (loose measure) lifts. Each lift of fill should be compacted to 95% of the ASTM D-1557 maximum dry density.

When footing trenches are excavated, the excavation bottoms should be examined. If any organic, soft or fine-grained soils are encountered in the footing bottoms, they should be removed in their entirety and replaced with compacted fill. The footing subgrade as well as the slab subgrade soils should be compacted to 95% of the ASTM D-1557 maximum dry density.

Care should be taken to ensure that compaction operations do not cause any distress to nearby structures. Likewise, when addition area excavations, including footing excavations, are made adjacent to the existing building, care should be exercised to ensure that the existing structure's foundations are not undermined. This may require the use of sheet piling along the existing building's perimeter areas that are adjacent to the new construction areas.

For those footings bottoming directly on the limestone stratum (if any), the compaction requirements may be waived. The excavation bottoms of such footings should instead be probed. If any solution features, in the form of slots or chimneys infilled with loose soils or organic soils, are encountered, they should be over excavated to three times the feature width and backfilled with lean concrete.

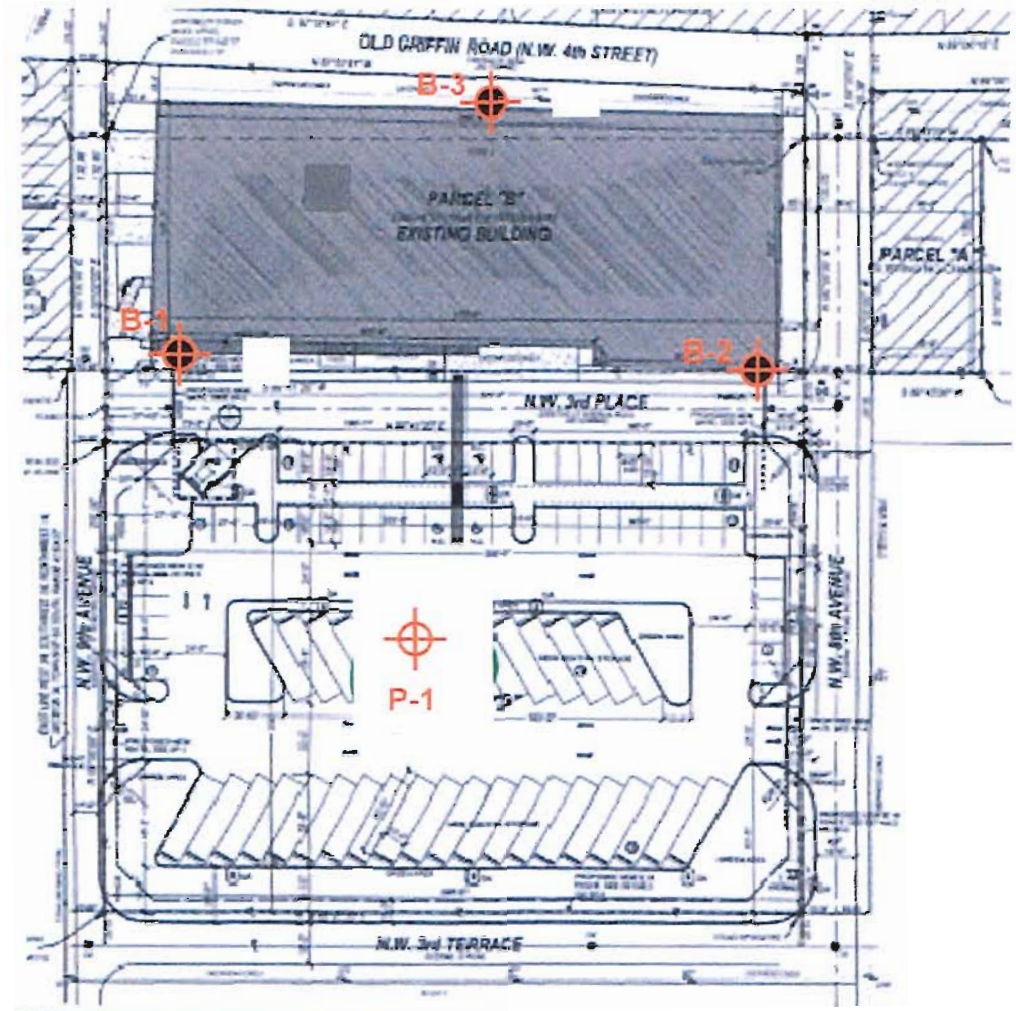
Ground Vibrations

Ground vibrations induced by the vibratory roller compaction should be monitored to assure that their levels are not potentially damaging to nearby structures or neighboring properties. Vibration isolation trenches excavated to below groundwater levels will mitigate transmittal of such vibrations.

APPENDIX

Boring Location Plan
SPT Boring Logs
Percolation Test Results

N



QuEST

Quest Engineering Services & Testing, Inc.
2737 NW 19th Street
Pompano Beach, FL – 33069

Ph (954) 582 9800 Fax (954) 582 9836

Title:	BORING LOCATION PLAN
Project:	Marina Technical Center 800 Old Griffin Road Dania Beach, FL - 33004
Client:	Southeast Architect Services, Inc.

SPT Boring

Percolation Test

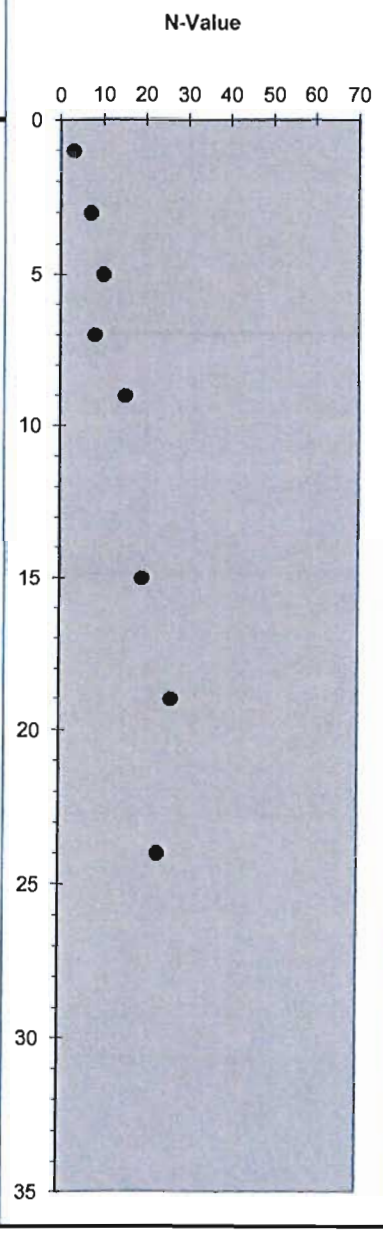
Scale: NTS

Project No.	Drawn	Sheet No.	Revision No.	Revision Date
J-17060	RJ	1 of 1		

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-1
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 4"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	3	1
2				2
3			7	3
4				4
5		Brown SAND with Trace of Limestone	10	5
6				6
7			8	7
8		Light Brown SAND with Some Limestone		8
9			15	9
10				10
11		Tan LIMESTONE		11
12				12
13				13
14				14
15			19	15
16		Light Brown LIMESTONE with Some Sand		16
17				17
18				18
19			26	19
20				20
21				21
22				22
23				23
24			23	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



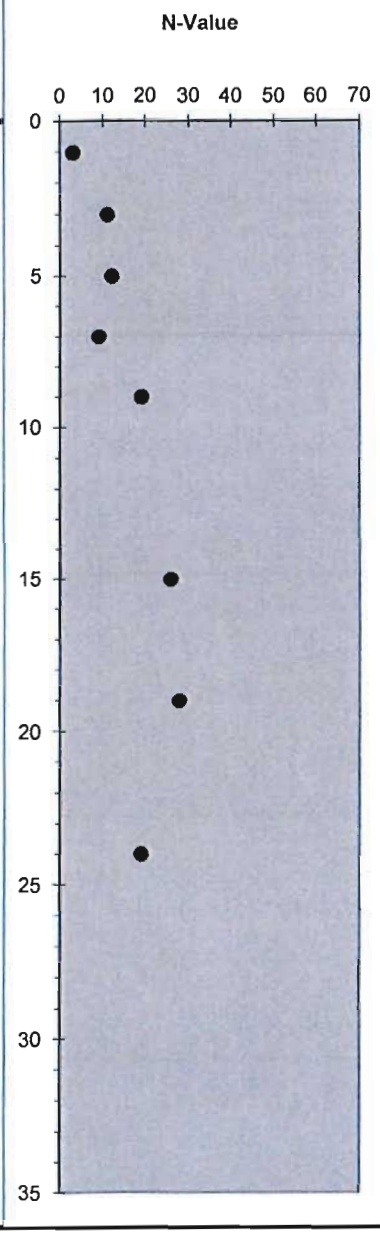
Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-2
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 6"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	3	1
2				2
3		Brown SAND	11	3
4				4
5			12	5
6				6
7		Light Brown SAND	9	7
8				8
9		Light Brown LIMESTONE with Trace Sand	19	9
10				10
11				11
12				12
13				13
14				14
15			26	15
16		Light Brown SAND and Limestone		16
17				17
18				18
19			28	19
20				20
21				21
22				22
23				23
24			19	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



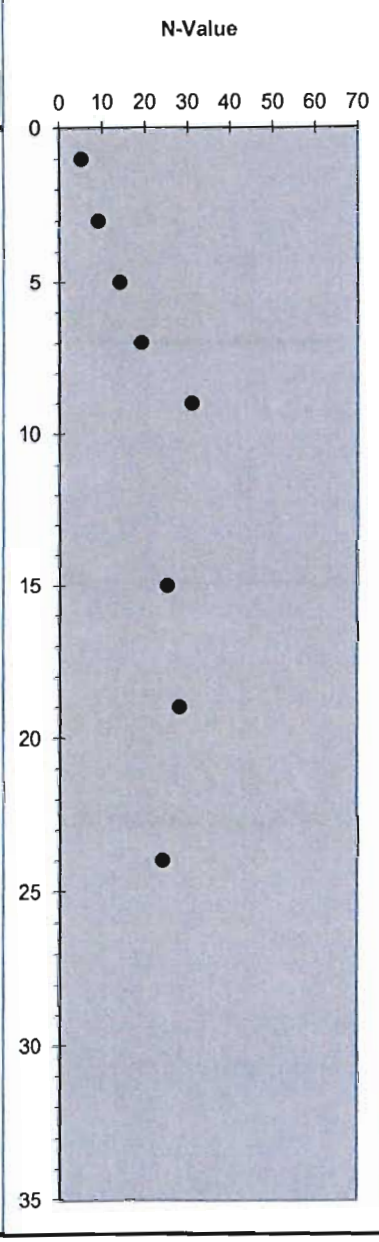
Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-3
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 7"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	5	1
2				2
3			9	3
4		Brown SAND		4
5			14	5
6				6
7		Light Brown LIMESTONE with Trace Sand	19	7
8				8
9			31	9
10				10
11		Tan LIMESTONE with Some Sand		11
12				12
13				13
14				14
15			25	15
16		Light Brown LIMESTONE with Some Sand		16
17				17
18				18
19			28	19
20				20
21				21
22				22
23				23
24			24	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

PERCOLATION TEST RESULTS

Date March 27, 2017

Proj. # J-17060

Project Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

Test No.	Location	Flow (gpm)	Flow (CFS)	Hole Diameter (Inches)	Hole Depth (Feet)	Depth To Watertable (Feet)	Hydraulic Conductivity (CFS/ft**2-ft)	Hydraulic Conductivity (ft/day-ft)
P-1	See Test Location Plan	1.8	4.05E-03	6	10.0	5.3	6.52E-05	5.6

Notes: 1. Test conducted in accordance with SFWMD's Usual Open-Hole Constant Head procedures.

QuEST

Wild life Study

Solutech
Environmental Consultants

www.solutechenvironmental.com
5841 Corporate Way, Suite 102
West Palm Beach, FL 33407
Phone (561) 688-2904
Fax (561) 688-2908

March 18, 2019

Mr. Francisco Montaner
Southeast Architect Services, Inc.
4310 West Broward Boulevard
Plantation, FL 33317

RE: Preliminary Threatened and Endangered Species Survey
Proposed Marine Technical Center
800 Old Griffin Road
Dania Beach, FL 33004

Dear Mr. Montaner:

Solutech, Inc. (Solutech) is pleased to present Southeast Architect Services, Inc. (SAS) with this Preliminary Threatened and Endangered Species Survey of the Marine Technical Center, 800 Old Griffin Road, Dania Beach (Broward County), Florida. The 4.12 +/- acre site is south of the Dania Cut-Off Canal and approximately 1,100-feet west of North Federal Highway (See attached Figure 1). A site survey provided by you is attached as Figure 2. Site topography is relatively flat at an approximate elevation of 10-feet above sea level (USGS 1994) based on the North American Datum of 1988 (See attached Figure 3). Site soils are classified as Margate fine sand on the western portion of the property and Margate Urban land complex on the balance of the site (Pendleton, et al. 1984). A vegetative cover map was prepared according to the FDOT (1999) Florida Land Use, Cover and Forms Classification System (FLUCFCS) and is presented as Figure 4. Generally, the following vegetative assemblages were identified:

- **Parcel 1 – FLUCFCS 191: Undeveloped Land within Urban Areas:** Southern Parcel 1 was filled with material from prior dredge-fill activity in the 1970's. This portion of the site sits topographically higher than the contiguous area and is grass covered, making it prime habitat for burrowing owls (*Athene cunicularia*) and possibly gopher tortoise (*Gopherus polyphemus*).

- **Parcel 2 – FLUCFCS 140: Western Parking Lot:** Western Parcel 2 is an asphalt paved parking lot, ancillary to commercial improvements on Parcel 3. Based on the degree of anthropogenic disturbance, this parcel is not suitable habitat for any threatened or endangered species.

- **Parcel 3 – FLUCFCS 155: Other Light Industrial:** Parcel 3 contains the main Marine Technical Center improvements slated for renovation. Based on the degree of anthropogenic disturbance, this parcel is not suitable habitat for any threatened or endangered species.

- **Parcel 4 – FLUCFCS 193: Urban Land in Transition:** Parcel 4 is used for additional unpaved off-street parking, with invasive exotics along its eastern boundary and high-tension power lines south. The minimal canopy may be utilized by occasional foraging gulls or raptors but is not suitable for nesting based on degree of anthropogenic disturbance.

- **Parcel 5 (Southern ½) – FLUCFCS 437: Australian Pine:** The southern ½ of Parcel 5 is a disturbed area with spoil generated from excavation of the Dania Cut-Off Canal, which is overgrown with invasive Australian pine (*Casuarina equisetifolia*). The canopy may be utilized by occasional foraging gulls or raptors but is not suitable for nesting based on degree of anthropogenic disturbance, narrow coverage, and proximity to Old Griffin Road.

- **Parcel 5 (Northern ½) – FLUCFCS 510: Streams and Waterways:** The northern ½ of Parcel 5 is the southern submerged portion of the Dania Cut-Off Canal, classified by the US Fish and Wildlife Service (USFWS) as an excavated unconsolidated bottom estuarine subtidal deep-water channel (E1UBLx). Although this limited study did not include observation of submerged aquatic species, this portion of the channel may support sea grass beds and foraging West Indian manatee (*Trichechus manatus*). The threatened American crocodile (*Crocodylus acutus*) has also been observed within the Dania Cut-Off Canal drainage basin.

Solutech personnel surveyed the property March 7, 2019, for evidence of species of plants and animals listed by USFWS and the Florida Fish and Wildlife Conservation Commission (FFWCC) as endangered, threatened, or special concern. Attached Table 1 provides a summary of endangered, threatened and species of special concern indigenous to Broward County, as classified by USFWS and FFWCC. It is noted, USFWS listed the American Bald Eagle as an endangered species during the late-20th Century due to eggshell thinning from agricultural application of DDT. Since the chemicals banning in 1972, the American Bald Eagle population has made a remarkable comeback, and the species is no longer listed as endangered or threatened.

Parcels 2, 3 and 4 showed minimal to no evidence of endangered, threatened, or species of special concern based on degree of anthropogenic disturbance and human activity providing little or no suitable habitat. Parcel 1 was closely observed through a series of transects traversed from north to south ten feet on center, paying close attention to ground disturbance typical of burrowing owls (*Athene cunicularia*) and gopher tortoise (*Gopherus polyphemus*). No burrows indicative of either species were observed.

The southern ½ of Parcel 5 showed little or no evidence of threatened and endangered raptors or gulls in the Australian pine canopy, or reptiles on the canal banks. As previously stated, this limited survey did not include an assessment of sea grass beds within the submerged northern ½ of Parcel 5. Although it is possible there may be some sea grass beds, no foraging West Indian manatee (*Trichechus manatus*) were observed on March 7, 2019. Should the project include in-

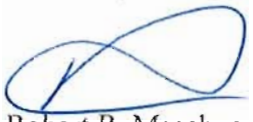
water disturbance such as pile driving for boat slips or piers, a sea grass survey would be likely required by the Florida Department of Environmental Protection (FDEP).

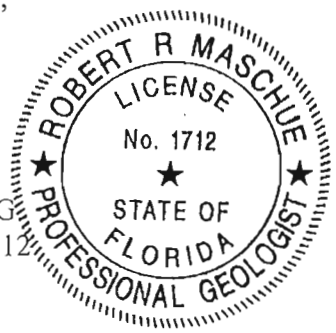
CONCLUSIONS AND RECOMMENDATIONS

A Preliminary Survey of Endangered, Threatened and Species of Special Concern was conducted at the Marine Technical Center, 800 Old Griffin Road, Dania Beach (Broward County), Florida. The primary objective of the preliminary study was to provide an independent, professional opinion regarding the potential for threatened and endangered species, and species of special concern within the project area. No endangered, threatened or species of special concern were identified onsite during the observation period. No further assessment is recommended at this time.

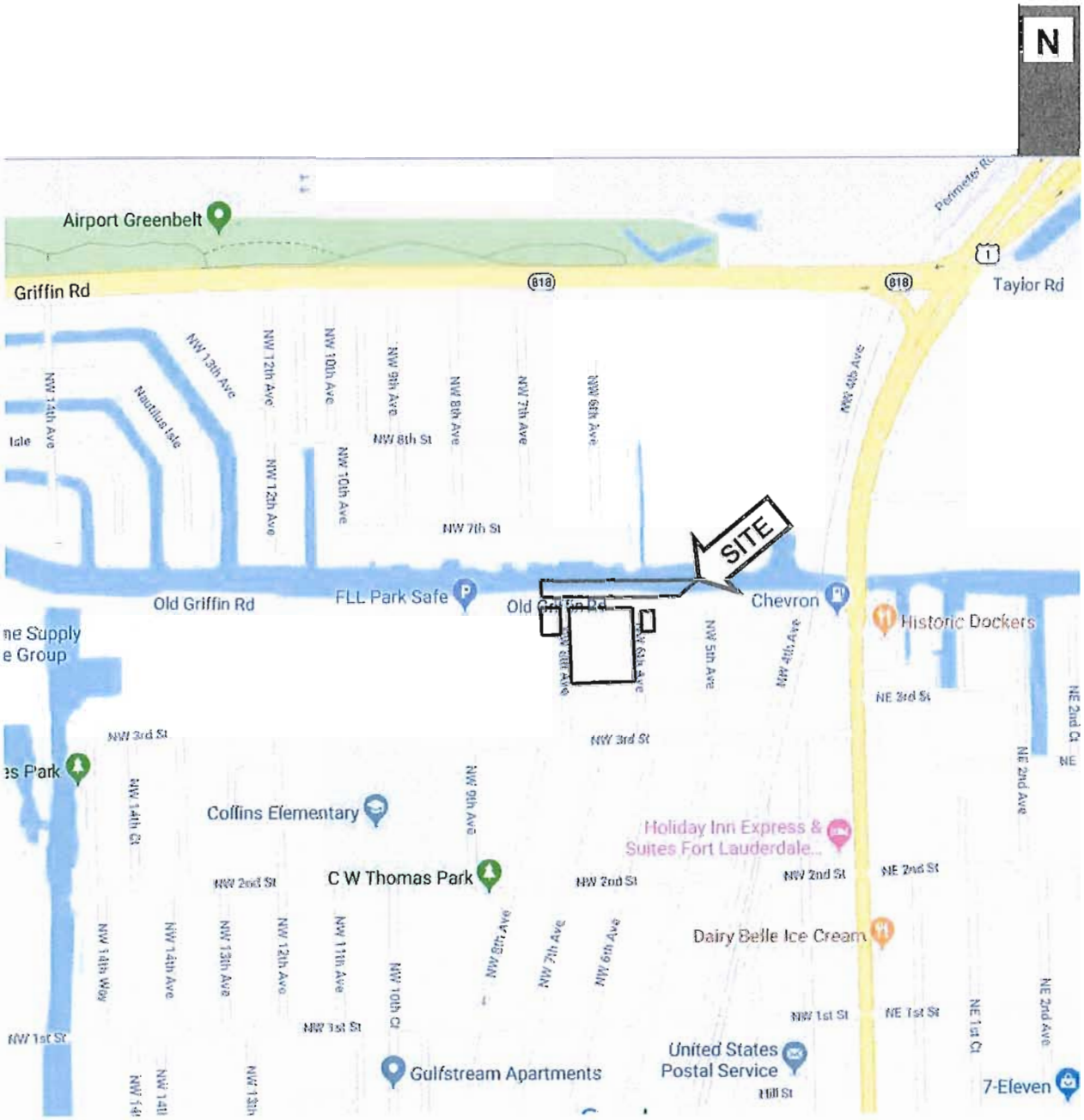
Respectfully submitted,

Solutech, Inc.





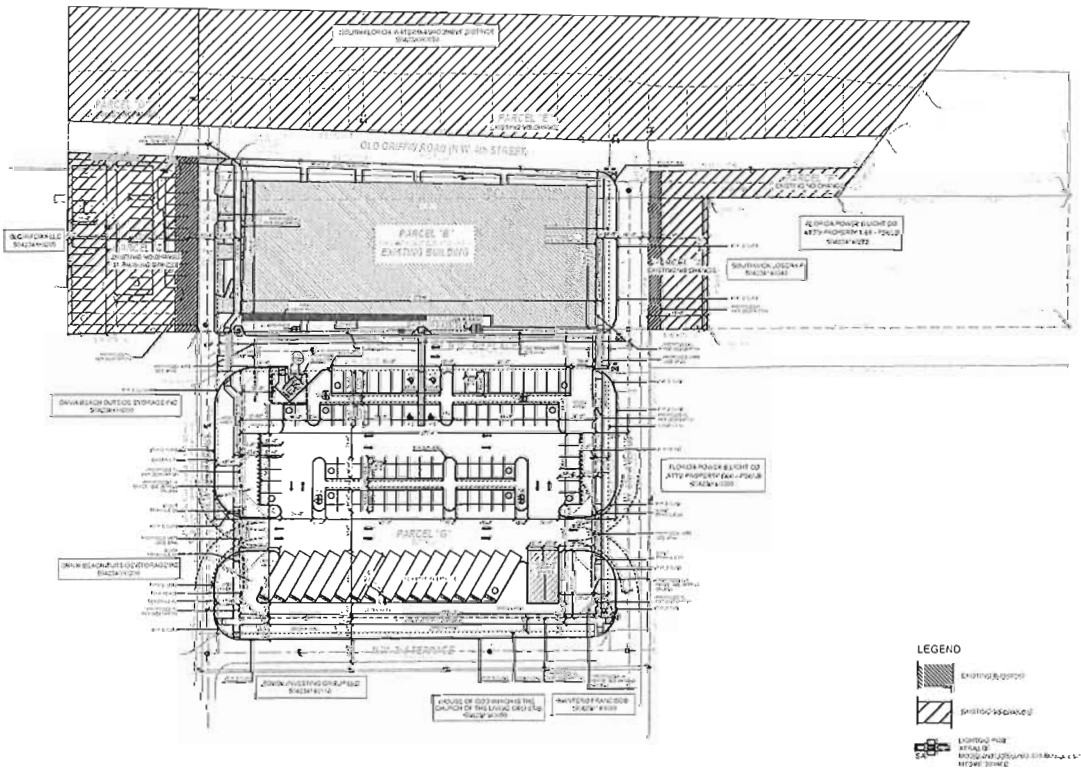
Robert R. Maschue, P.G.
FL License Number 1712



SOLUTECH, INC.
5841 Corporate Way, Suite102
West Palm Beach, FL 33407
Tel: (561)688-2904 Fax: (561)688-2908

Site Location Map
Not to Scale

Drawn By:	Date:	March 18, 2019	Figure No.:
Priya	File No.:	55114.00	1



SITE PLAN



LOCATION MAP

SCOPE OF WORK:

1- ADD METAL ROOF ON EXISTING OPEN STORAGE.
2- ADD 4128 SQ FT OF OFFICE AREA.
3- DEVELOP "PARCEL G" ADDING PARKING SPACES (80), 16 RV STORAGE AND DUMPSTER.

ZONING: M1 MARINE
USE: PERMITTED USES PER MARINE
USE CLASSIFICATION (UP): M-B
FOLIO NUMBER: 5042 11 11 0770, 5042 11 11 0771, 5042 11 11 0772, 5042 11 11 0773, 5042 11 11 0774, 5042 11 11 0775, 5042 11 11 0776, 5042 11 11 0777, 5042 11 11 0778, 5042 11 11 0779, 5042 11 11 0780, 5042 11 11 0781, 5042 11 11 0782

FLAT PANEL HATCH COVER PER HATCH SCHEDULE

WIND LOAD DESIGN: 170 MPH 3 SEC GUST, EXPOSURE "C"

BUILDING CODE: FLORIDA BUILDING CODE 2017
NFPA 1
NFPA 101 TO 2012 EDITION

EXIST'G SITE DATA:

PARCEL A	2,853 SQ. FT.
PARCEL B	37,977 SQ. FT.
PARCEL C	12,573 SQ. FT.
PARCEL D	4,359 SQ. FT.
PARCEL E	61,472 SQ. FT.
PARCEL F	3,293 SQ. FT.
PARCEL G	69,027 SQ. FT.
TOTAL SITE = 4.12 ACRES	179,744 SQ. FT.

FIRST FLOOR	28,457 SQ. FT.
SECOND FLOOR (ADDITION)	4,129 SQ. FT.
TOTAL=	32,586 SQ. FT.
EXISTING BUILDING	27,293 SQ. FT.
PROPOSED	4,993 SQ. FT.
TOTAL=	32,586 SQ. FT.

PROPOSED COVERAGE:

BUILDING	32,586 SQ. FT.
PARKING AREA	25,426 SQ. FT.
LANDSCAPE AREA	89,781 SQ. FT.
IMPERVIOUS AREA	79,712 SQ. FT. = 47%
PERVIOUS AREA	89,823 SQ. FT. = 53%

REQUIRED PARKING:

EXIST'G / NEW OFFICE AREA	5,993 SQ. FT. / 300 SQ. FT.	20
EXIST'G MANUFACTURE & REPAIR	11,304 SQ. FT. / 600 SQ. FT.	19
EXIST'G STORAGE AREA	14,597 SQ. FT. / 1000 SQ. FT.	15
PROPOSED MARINA PKG.		7
TOTAL REQUIRED		61 SPACES

EXIST'G & PROVIDED:

HANDICAP	4 SPACES
STANDARD	76 SPACES
RV / BOAT RV STORAGE	16 SPACES
TOTAL PROVIDED	96 SPACES

BICYCLE PARKING REQUIREMENT (10%): 10 PARKING PROVIDED

NOTES:

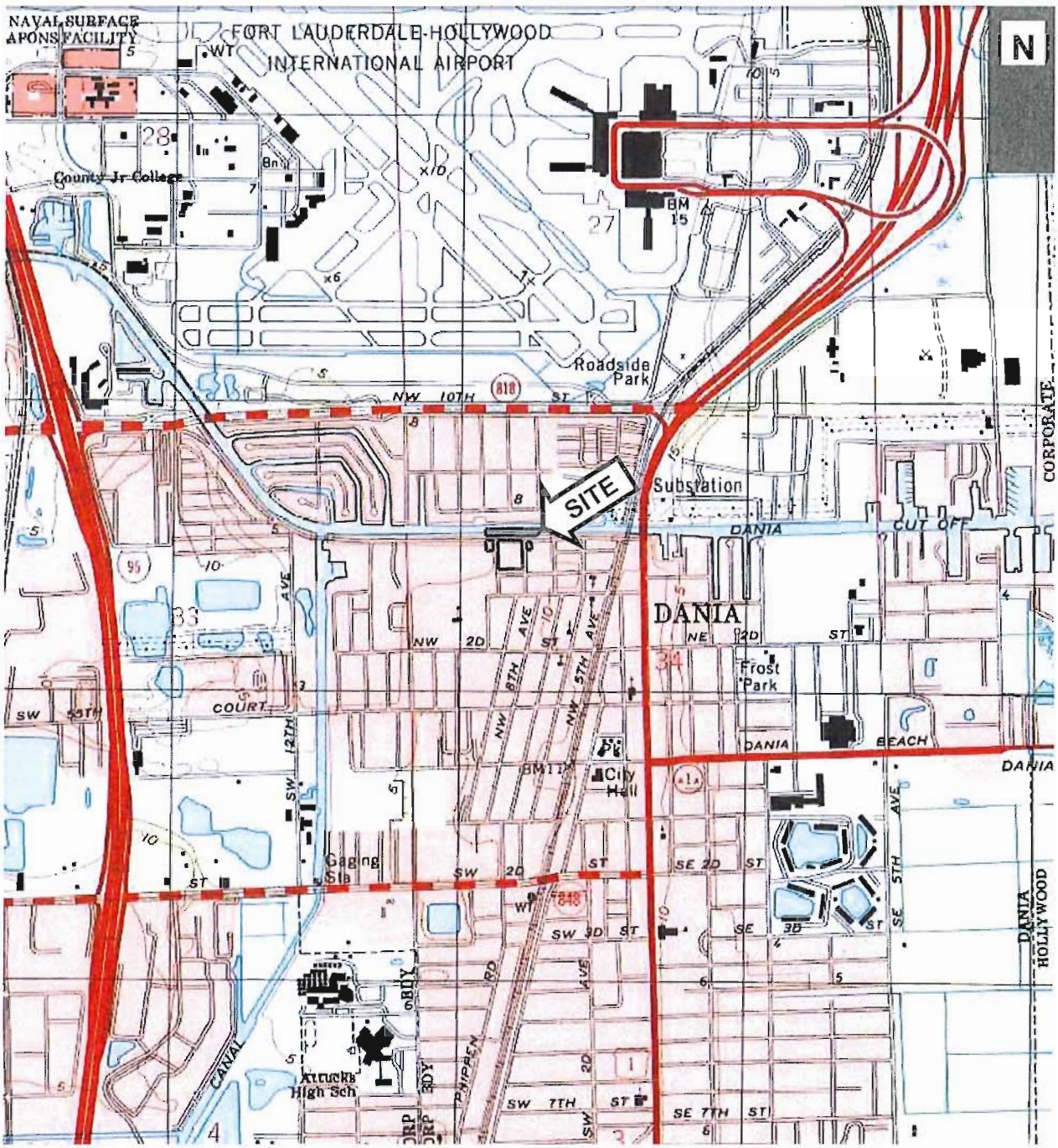
1. NO REPAIR, SERVICE OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY ZONED PROPERTY.

FIGURE 2

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SP-1



SOLUTECH, INC.
5841 Corporate Way, Suite 102
West Palm Beach, FL 33407
Tel: (561)688-2904 Fax: (561)688-2908

Preliminary Threatened and Endangered Species Survey
800 Old Griffin Road
Dania Beach, Florida

USGS (1994) Fort Lauderdale South, FL
Topographic Map
Scale Unknown

Drawn By:	Date:	Figure No.:
Priya	March 18, 2019	3
	File No.: 55114.00	


SITE
FLUCFCS 510
Parcel # 5
FLUCFCS 437
Old Griffin Road
Old Griffin Road
Parcel # 2
FLUCFCS 140
Parcel # 3
FLUCFCS 155
Parcel # 4
FLUCFCS 193
NW 3rd Place
NW 9th Avenue
NW 8th Avenue
NW 6th Avenue
NW 3rd Place
Parcel # 1
FLUCFCS 191
NW 3rd Terrace
N
LEGEND
191 - Undeveloped Land within Urban Areas
140 - Western Parking Lot
155 - Other Light Industrial
193 - Urban Land in Transition
437 - Australian Pine
510 - Streams and Waterways



Photo 1
East Side of Parcel 3 Improvements



Photo 2
West Side of Parcel 3 Improvements



Photo 3
NW Corner of Parcel 3



Photo 4
North Side of Parcel 3 Improvements



Photo 5
South Side of Parcel 3 Improvements



Photo 6
Looking West along NW 3rd Place



Photo 7
Looking West along Old Griffin Road



Photo 8
Looking East along Old Griffin Road



Photo 9
Southern ½ of Parcel 5



Photo 10
Looking East at Southern ½ of Parcel 5



Photo 11
Southern ½ of Parcel 5



Photo 12
Northern ½ of Parcel 5



Photo 13
Looking Southeast at Parcel 4



Photo 14
Unpaved Off-Street Parking on Parcel 4



Photo 15
View South along NW 8th Avenue



Photo 16
View North along NW 8th Avenue



Photo 17
Looking East along NW 3rd Place



Photo 18
Corner of Parcel 1



Photo 19
Looking North from Center of Parcel 1



Photo 20
View South from Center of Parcel 1



Photo 21
View East across Parcel 1



Photo 22
View West across South End of Parcel 1



Photo 23
Parcel 2 Asphalt Parking Lot



Photo 24
Looking S from NW Corner of Parcel 1

TABLE 1
Potential Endangered, Threatened and Species of Special Concern (Broward County)

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Gopher tortoise (*Gopherus polyphemus*)	Well drained mesic flatwoods	G3/S3 by FNAI; State-designated Threatened by FFWCC; Candidate by USFWS	Possible on Parcel 1.
Southeastern Beach Mouse *(Peromyscus polionotus niveiventris)*	Primary, Secondary and tertiary grass covered sand dunes	G5T1/S1 by FNAI; Federally-designated Threatened by FFWCC; Threatened by USFWS	Unlikely based on habitat.
Florida burrowing owl *(Athene cunicularia floridana)*	Sparsely vegetated sandy ground including dry prairies and sandhill.	G4T3/S3 by FNAI; State-designated Threatened by FFWCC;	Possible on Parcel 1.
Red-cockaded woodpecker (*Picoides borealis)*	Mature Pine Woodlands	G3/S2 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Possible casual visitor.
Swallow-tailed kite (*Elanoides forticatus*)	Nesting occurs November to June in the tops of tall open pine and cypress trees that extend beyond the canopy	G5/S2 by FNAI; not listed by USFWS or FFWCC	Possible casual visitor.
Audubon's crested caracara (*Polyborus Plancus audubonii)*	Open country, dry prairie and pasture lands with cabbage palm or live oaks	G5/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.
Piping Plover *(Charadrius melodus)*	Open sandy beaches and tidal mudflats and sandflats along the coasts.	G3/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Florida scrub-jay *(Aphelocoma coerulescens)*	Low growing Oak scrub habitat found on well drained sandy soils	G2/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.
Red knot *(Calidris canutus rufa)*	Herbaceous wetland, River mouth/tidal river and Tidal flat/shore	G4T2/S2N by FNAI	Possible casual visitor.
Bald eagle (*Haliaeetus leucocephalus*)	Nesting occurs late March through June in the tops of tall pine trees, near water	G5/S3 by FNAI; Not Listed by USFWS or FFWCC	Possible casual visitor.
Everglade snail kite (*Rostrhamus sociabilis plumbeus)*	Depression and disturbed depression marsh	G4G5/S2 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
Little blue heron (*Egretta caerulea*)	Depression and disturbed depression marsh	G5/S4 by FNAI; not listed by USFWS; State-designated Threatened by FFWCC	Possible casual visitor.
Merlin (*Falco columbarius*)	Wet and mesic flatwoods	G5/S2 by FNAI; not listed by USFWS or FFWCC	Possible casual visitor.
Osprey (*Pandion haliaetus*)	Perching in large slash pine	G5/S3S4 by FNAI; not listed by USFWS; special concern in Monroe County only, by FFWCC	Possible casual visitor.
Wood stork (*Mycteria americana*)	Depression and disturbed depression marsh, dome swamp	G4/S2 by FNAI; Threatened by USFWS; Federally Threatened by FFWCC	Possible casual visitor.
Eastern diamondback rattlesnake (*Crotalus adamanteus*)	Mesic and wet flatwoods	G4/S3 by FNAI; not listed by USFWS or FFWCC	Unlikely based on habitat.

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Eastern indigo snake *(Drymarchon corais couperi)*	Scrub and sandhill, wet prairies and mangrove swamps; often winters in tortoise burrows	G3/S3 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Possible on Parcel 1 in symbiosis with *Gopherus polyphemus.*
Bartram's hairstreak Butterfly *(Strymon acis bartrami)*	Tropical pinelands or Pine rockland	G4T1/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
Florida Leafwing Butterfly *(Anaea troglodyte floridalis)*	Tropical dry pine scrub on limestone	G4T1/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Possible casual visitor.
West Indian manatee *(Trichechus manatus)*	Coastal waters, bays, rivers and occasionally lakes	G2/S2 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Possible seasonal foraging visitor.
Florida Panther *(Puma concolor coryi)*	Forested Land	G5T1/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
American crocodile (*Crocodylus acutus*)	Brackish Coastal to Subtidal	G2/S1 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWC	Possible casual visitor.
American Alligator *(Alligator mississippiensis)*	Freshwater	G5/S4 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on subtidal brackish water habitat.
Hawksbill sea turtle *(Eretmochelys imbricate)*	Marine Coastal and Oceanic Waters	G3/S1 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.
Leatherback sea turtle *(Dermochelys coriacea)*	Oceanic Waters; nests on coastal sand beaches	G2/S2 by FNAI; Endangered by USFWS; Federally-designated Endangered by FFWCC	Unlikely based on habitat.

NAME	HABITAT	STATUS	WEIZER POTENTIAL
Loggerhead sea turtle *(Caretta caretta)*	Marine Coastal and Oceanic Waters	G3/S3 by FNAI; Threatened by USFWS; Federally-designated Threatened by FFWCC	Unlikely based on habitat.

Florida Natural Areas Inventory (FNAI) Ranking based on Global (G) or State (S) Status of a Species.

G1	Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1,000 individuals)
G2	Imperiled globally because of rarity (6-20 occurrences or less than 3,000 individuals)
G3	Either very rare or local throughout its range (21-100 occurrences or less than 10,000 individuals)
G4	Apparently secure globally
G5	Demonstrably secure globally
S1	Critically imperiled in Florida due to rarity
S2	Imperiled in Florida due to rarity
S3	
S4	Apparently secure in Florida
S5	Demonstrably secure in Florida

800 Marine

BROWARD COUNTY Planning Council

March 11, 2019

Larry Kramer, President
South East Architect Services, Inc.
4310 West Broward Boulevard, Suite No. 3
Plantation, Florida 33317

Dear Mr. Kramer:

Re: Platting requirements for a parcel legally described as all of Blocks 2 and 3, and the West 46 feet of Block 4, "Corrected Plat of Dania Manor," according to the Plat thereof, as recorded in Plat Book 10, Page 53, of the Public Records of Broward County, Florida, together with portions of the Southwest ¼ of the Northwest ¼ and of the Southeast ¼ of the Northwest ¼ of Section 34, Township 50 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located west of Northwest 6 Avenue, between the Dania Cut-off Canal and Northwest 3 Terrace, in the City of Dania Beach.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

You have indicated that the current proposal is to attach 4,993 square feet of industrial space to the existing structure, add a 4,129 square feet office space as a second floor above an existing office space, and to construct an adjacent storage yard/parking facility.

Information provided by the Broward County Property Appraiser indicates that the existing buildings consist of approximately 16,836 square feet of floor area, all of which were built prior to the effective date of the Broward County Land Use Plan platting requirements (i.e., November 22, 1978). Since the proposed attached additions result in a principal building which is less than a 100% expansion of the original principal building, Planning Council staff has determined that (re)platting **would not be required** by the Broward County Land Use Plan, since the proposed development would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext*. Further, the proposed storage yard/parking facility is an ancillary use, and therefore, would not require platting.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

Erin Santiago
ArboristFL-5705A
The Santiago Group LLC
thesantiagogroupllc@gmail.com
(954) 947-1087

March 4, 2019

ISA Certified Arborist Report
Tree #5 Specimen Report

Introduction:
The following is an arborist report for the property located at the 800 Marina Technical Center project at 800 Old Griffin Road in Dania Beach, FL. The purpose of this report is to evaluate tree #5 on site. This report is not a risk assessment on a Level 1, 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the tree. The methodology to calculate a tree condition percentage rating is generally adopted from the Guide for Plant Appraisal 9th Edition by ISA and the Council of Tree & Landscape Appraisers. Please refer to L-3 Existing Tree Schedule by Landscape Architect Michael Fay for location and proposed actions.

Methods:
An on-site visual inspection at ground level was made on March 1st, 2019 to observe the tree. The size of the tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. The height was estimated. The canopy diameter was measured using a wheel.

A tree condition rating is calculated by rating each tree's various attributes. The rating formula accounts for the health of the small branches, twigs, and foliage and/or buds, and rating both the health and structure of the roots, trunk, and scaffold branches. The tree ratings of the component attributes are tallied and then divided by total possible points to obtain an overall condition rating.

Appendixes:
Please see Appendix A for the Tree Condition Matrix, Appendix B for The Tree Value Matrix and Appendix C for Pictures and Discussion.

Respectfully submitted,



Erin Santiago
ISA Certified Arborist FL-5705A

Appendix A: Tree Condition

						4	4	4	4	4	4	4	4	32	Total Possible	
						Roots		Trunk		Scaffold Branches		Small Branches & Twigs	Foliage and / or buds	4=healthy 1=poor		
Tree #	Common Name	DBH (inch)	Height (feet)	Canopy Diameter (feet)	Canopy Area (sq feet)	Structure	Health	Structure	Health	Structure	Health	Health	Health	Subtotal	Condition Factor / Rating	Overall
5	Strangler Fig *Ficus aurea*	26	23	30	706.5	3	2	2	3	2	3	3	3	21	66%	Fair

Appendix B: Tree Value Matrix

Condition	Market Value for Replacement	Replacement Size	2.7 factor	Size factor	Condition Factor	Location Factor	Appraised Value
Fair	$ 325.00	3" CAL 14'H	2.7	4	0.75	2	$5,265.00

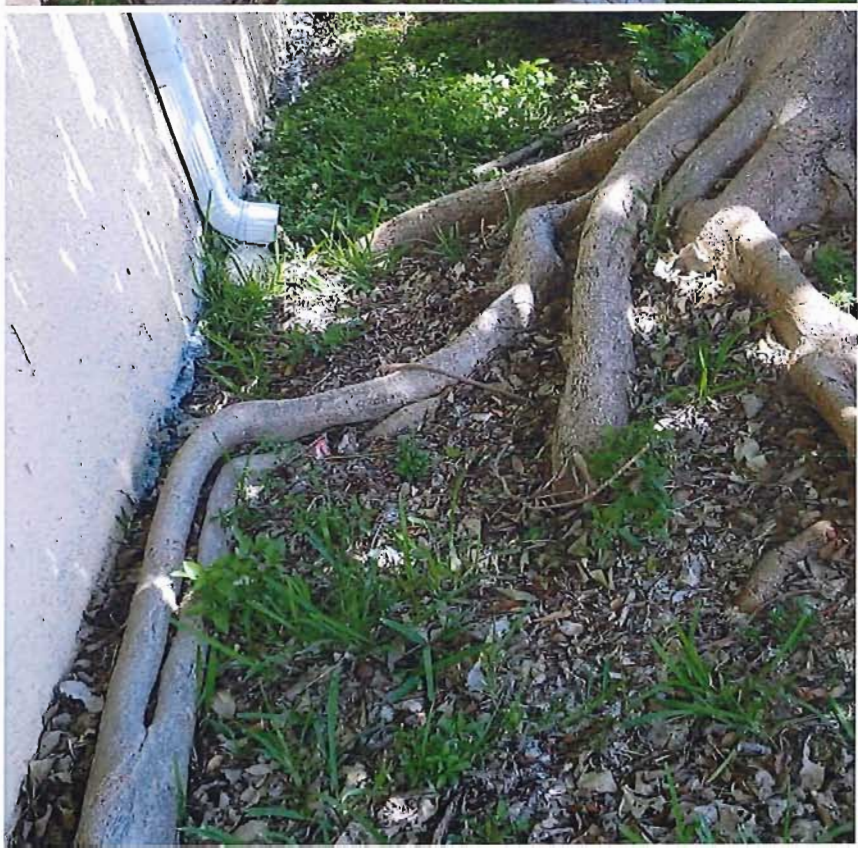
Appendix C: Photographs & Discussion



Overall view: Canopy is generally balanced with few voids. No evidence of whitefly infestation or significant dieback.



Trunk is multistem codominant, but connections are generally U-shaped indicating relative strength. No evidence of bark inclusion at connections. This multistem structure is not ideal for relocation. Cuts have been made into midsized branch connections and some ripping observed. Monitor for wound response. Some sprouting with weak connections evident at cut sites. Such sprouting should be managed.



Roots are constrained on the north side by the building's foundation. Prevalent surface roots indicate possible limited depth/soil volume. Damage exhibits wound response, but some roots are being damaged continuously by vehicular parking.





Surface roots have been damaged by car parking. This parking area is within the tree's critical root zone. Relocation is possible, but due to the current root structure being limited to the east/west orientation and the health of the roots, the tree is not an ideal candidate for relocation.

DANIA BEACH
SEE IT. LOVE IT. LOVE IT.

City of Dania Beach

100 W Dania Beach Blvd
Dania Beach, FL 33004
954-924-6800 x3401 FAX: 954-922-5619

Municipal Lien Search Request

RECEIVED
DEC 07 2018
BY: CK#10189

$100.00 Fee per Lien Search, Processing Time 5 Business Days

ALL REQUESTS MUST BE ACCOMPANIED BY A CHECK WITH THE APPROPRIATE FEE FOR EACH INDIVIDUAL TAX FOLIO NUMBER. COMPLETED REQUESTS WILL BE RETURNED VIA FAX OR E-MAIL. PLEASE SEND A SELF ADDRESSED STAMPED ENVELOPE IF YOU WISH TO RECEIVE THE ORIGINAL COPY OF A SEARCH. UPDATES CAN BE PROVIDED BY FAX OR E-MAIL IF REQUESTED AT LEAST 24 HOURS BEFORE CLOSING.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

DATE REQUESTED: 12-06-2018

FROM: Larry L. Adair, Esq.
9715 W. Broward Blvd. #303
Plantation, FL. 33324

PHONE: (954) 000-3266

FAX: (786) 257-5675

EMAIL: larry@lladairlaw.com

PROPERTY FOLIO #: 5042-34-14-0270

PROPERTY ADDRESS: 800 Old Griffin Rd. 33004

SELLER'S NAME: N/A

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION:

☐ THIS PROPERTY IS NOT SERVICED BY CITY OF DANIA BEACH WATER UTILITY. THE PROPERTY MAY BE SERVICED BY BROWARD COUNTY, THE CITY OF FORT LAUDERDALE OR THE CITY OF HOLLYWOOD.

☐ THIS PROPERTY IS SERVICED BY A MASTER WATER METER. PLEASE CONTACT THE ASSOCIATION FOR ADDITIONAL INFORMATION.

ACCT. #: 517479-001 AMOUNT DUE: $ Ø DEPOSIT: $ 150.00 ACCOUNT CURRENT (Y) N ( )

ACCT. #: _____ AMOUNT DUE: $ _____ DEPOSIT: $ _____ ACCOUNT CURRENT (Y N)

ACCT. #: _____ AMOUNT DUE: $ _____ DEPOSIT: $ _____ ACCOUNT CURRENT (Y N)

ADDITIONAL INFORMATION: _____

OTHER BALANCES/ACCOUNTS DUE:

☐ CODE VIOLATION: CASE# _____ CONTACT CODE ENFORCEMENT @ 954-924-6810

☒ OPEN BUILDING PERMITS MAY EXIST ON THIS PROPERTY. CONTACT BUILDING & ZONING @ 954-924-6805 or 954-924-6800 x3633

☐ A BUSINESS TAX RECEIPT MAY BE REQUIRED FOR THIS PROPERTY. CONTACT THE BUSINESS TAX DIV. 954-924-6800 x3401

☒ OTHER AMOUNTS DUE/PENDING. 2012-00000468 fire inspection

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (Y) N (X)

☐ PLEASE SEE ATTACHED LIEN CALCULATION(S)

SPECIAL ASSESSMENTS ARE ON TAX BILLS FROM THE COUNTY.

DISCLAIMER OF LIABILITY: THE PERFORMANCE OF THE LIEN SEARCH BY THE CITY OF DANIA BEACH WILL NOT RELIEVE THE REQUESTING PARTY FROM THE RESPONSIBILITY OF SEARCHING THE PUBLIC RECORDS OF BROWARD COUNTY, FOR ANY AND ALL LIENS OR OTHER DOCUMENTS RECORDED BY THE CITY OF DANIA BEACH AGAINST THE PROPERTY AND/OR PROPERTY OWNER. THE FOREGOING INFORMATION IS BELIEVED TO BE RELIABLE, BUT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY THE CITY OF DANIA BEACH. IN NO EVENT SHALL THE CITY OF DANIA BEACH BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES, OF ANY KIND OF NATURE WHATSOEVER, ARISING OUT OF, OR IN CONNECTION WITH THE PROVISION OF THIS INFORMATION. THIS INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

PREPARED BY: R. Kenhour DATE: 12/14/2018

☐ E-MAILED ☐ FAXED ☒ MAILED

Pd 12/17/18 #2630

Invoice

City of Dania Beach

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

Finance Department
Office (954) 924-6800 Opt 5
Fax (954) 922-5619
E-mail: cs@daniabeachfl.gov

Invoice #:	FI-2012-00000462
Date:	06/14/2012
Due Date:	07/04/2012
Payment Due:	Net 20 Days
Total Due:	$210.00

Customer: JOHN P. DOWNS CO
800 OLD GRIFFIN RD

DANIA BEACH, FL 33004

Customer #: 428

Description: FIRE INSPECTION

Location: JOHN P. DOWNS CO

Charge Type	Comments	Charge Amount
Fire Inspection	FY12 ANNUAL FIRE INSPECTION	$210.00

Transaction Date	Transaction Type	Invoice Amount	Late Fees	Finance Charges	Undesignated	Total
6/14/2012	Billing	$210.00	$0.00	$0.00	$0.00	$210.00

Please reference Invoice Number on your check: 2012-00000462

REMIT PAYMENT TO:
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

MB-23606%

CUSTOMER #: 428
JOHN P. DOWNS CO
800 OLD GRIFFIN RD

DANIA BEACH, FL 33004

Invoice Total:	**$210.00**
Amount Enclosed:	

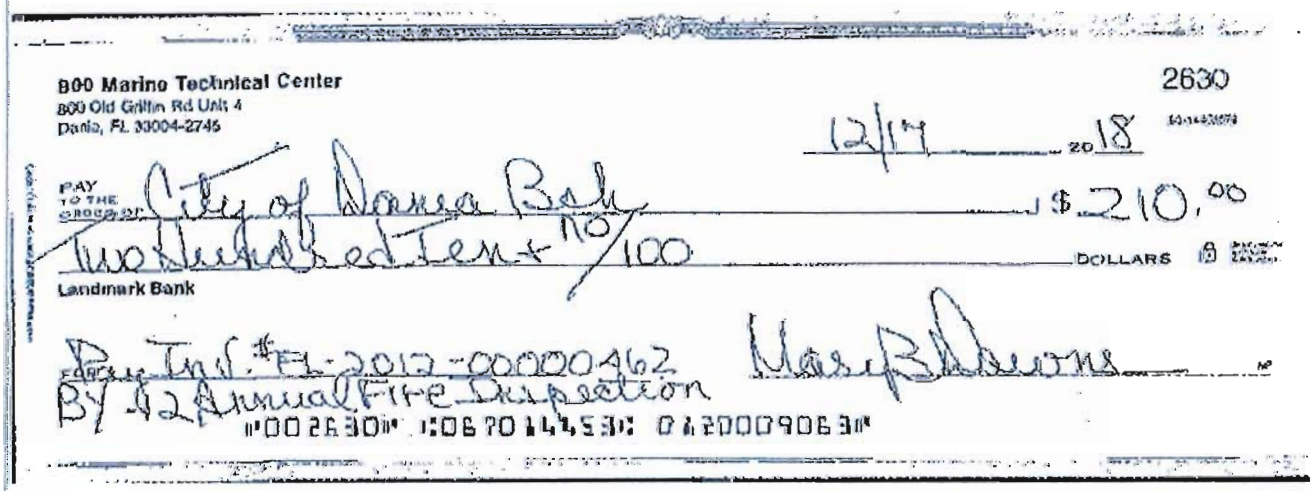
Online Banking

View Accounts | Transfer Funds | BillPay | Services | Documents/Support | Log Out

Image

Return To Details

Front



800 Marino Technical Center
800 Old Griffin Rd Unit 4
Dania, FL 33004-2745

2630

12/17 20 18

PAY TO THE ORDER OF City of Dania Bch $ 210.00

Two Hundred Ten + 10/100 DOLLARS

Landmark Bank

For Bus. Insp. #FL-2012-00000462
BY 42 Annual Fire Inspection

Mary Bilbrew

⑈002630⑈ ⑆067014453⑆ 0420009063⑈

Back



PAY TO THE ORDER OF
SUNTRUST
FOR DEPOSIT ONLY
CITY OF DANIA BEACH
GENERAL OPERATIONS

Return To Details

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

January 28, 2019

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

RE: 800 Marine Technical Center, Inc
800 Old Griffin Road, Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed 800 Marine Technical Center, Inc, located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

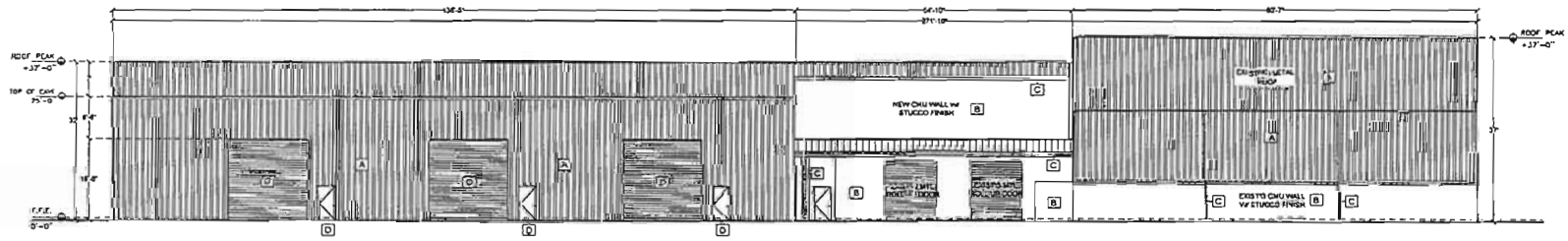
- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination 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

- No building, structure or vegetation on the site may exceed the maximum height of 45 feet (AMSL) as shown on Site Plan (Project Number 08-16) Sheet A-3 (dated 08/22/2016) unless submitted to BCAD for additional review.

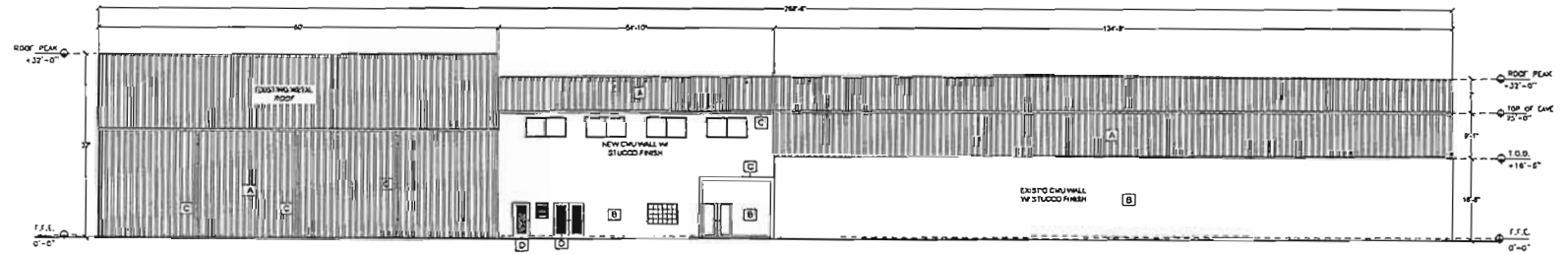
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.

COLOR SCHEDULE

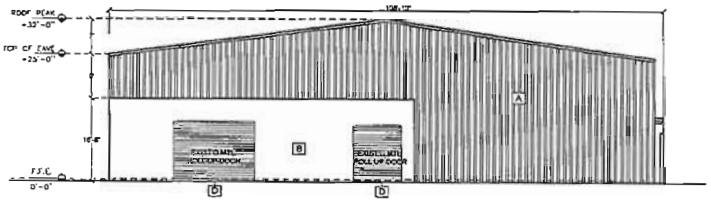
- [A] COLOR MATCH EXISTING BUILDING
- [B] STUCCO COLOR MATCH EXISTING BUILDING
- [C] SHERWIN WILLIAMS HYPER BLUE SW6565
- [D] METALS & RAILINGS - SILVER POWDER COATING



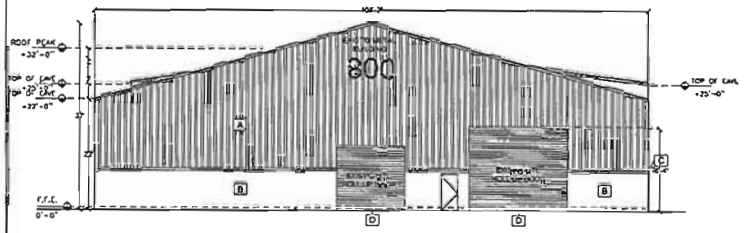
1/A-3 BUILDING SOUTH ELEVATION — SCALE: 3/32" = 1'-0"



2/A-3 BUILDING NORTH ELEVATION — SCALE: 3/32" = 1'-0"



3/A-3 BUILDING WEST ELEVATION — SCALE: 3/32" = 1'-0"



4/A-3 BUILDING EAST ELEVATION — SCALE: 3/32" = 1'-0"

REVISIONS:

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: ALEX H
COLLABORATE:
DATE: 8-22-2018
PROJECT NUMBER: 38-18
SHEET NUMBER: A-3

July 23, 2018

Southeast Architect Services, Inc.
4316 West Broward Boulevard
Plantation, FL - 32517

Attention: Mr. Larry Kramer

Re: Percolation Tests
Marine Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

QuEST Report No. J-17060.002

Dear Mr. Kramer:

As requested, Quest Engineering Services & Testing, Inc. (QuEST) has completed two percolation tests to a depth of 10 feet below grade at the subject site. The tests were required to determine the hydraulic conductivity of the soil in the upper 10 feet of the subsurface profile. The percolation tests were done in general accordance with the South Florida Water Management District's (SFWMD) constant head procedures. This report transmits the test locations, results of the tests, including the types of subsurface materials encountered and the measured groundwater depth.

Stratigraphy

The stratification of the profile components as described below represents the subsurface condition at the actual percolation test locations. Variations may occur within a short distance from the boring. Lines of demarcation represent the approximate boundary between the types of materials encountered, but the transition may be gradual, or not clearly defined.

The percolation tests were drilled at the approximate location indicated on the attached Percolation Test Location Plan. The borings for the percolation tests disclosed the soil profile at the subject site consists of brown to gray sand to a depth of 4 feet below grade. The sandy layer was followed by brown sand with some limestone fragments to a depth of 6 which underlain by brown sand to the terminal limits of the exploration at 10 feet below grade.

Groundwater

The ground water table was encountered at depths of 5.8 to 6 feet below ground surface. In the absence of other data, we suggest assuming that a 12 to 18-inch rise in the water table could occur during periods of prolonged rainfall and at the peak of the wet hydroperiod, which typically occurs in the Fall.

PERCOLATION TEST RESULTS

Date July 20, 2018

Proj. # J-17060

Project Marine Technical Center
800 Old Griffin Road
Dania Beach. FL 33004

Test No.	Location	Flow (gpm)	Flow (CFS)	Hole Diameter (Inches)	Hole Depth (Feet)	Depth To Watertable (Feet)	Hydraulic Conductivity (CFS/ft**2-ft)	Hydraulic Conductivity (ft/day-ft)
P-1	See Test Location Plan	2.5	5.55E-03	6	10.0	5.8	8.43E-05	7.3
P-2	See Test Location Plan	2.4	5.24E-03	6	10.0	6.0	7.80E-05	6.7

Notes: 1. Test conducted in accordance with SFWMD's Usual Open-Hole Constant Head procedures.

QuEST

800 Marine Technical Center

800 Old Griffin Road

Dania Beach, Florida

TRAFFIC STUDY

prepared for:

800 Marine Technical Center, Inc.

KBP CONSULTING, INC.

December 2018

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SUMMARY & CONCLUSIONS 10

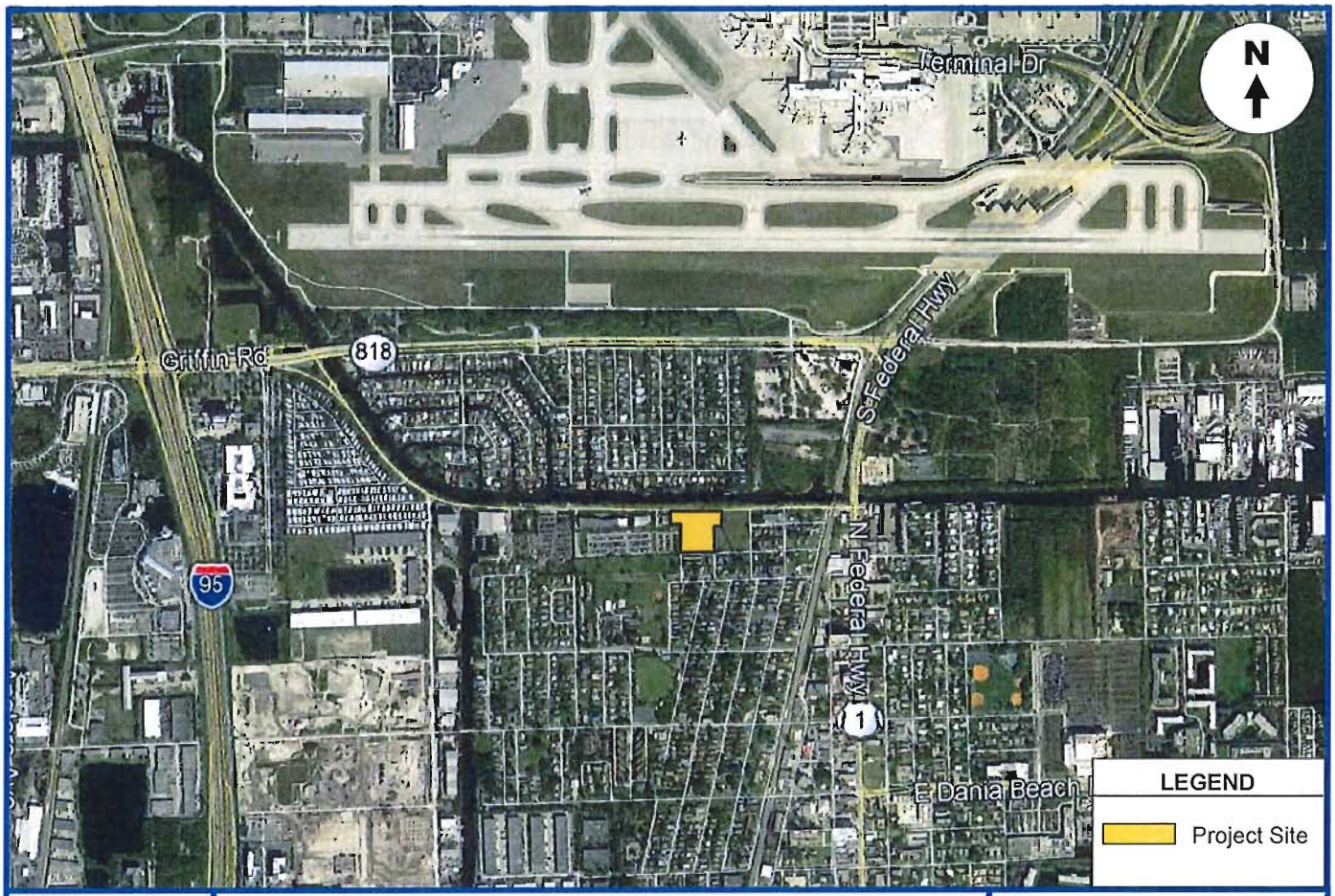
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Appendices



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
800 Marine Technical Center
Dania Beach, Florida

TRIP GENERATION

A trip generation analysis has been conducted for the existing and proposed development on 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 (10th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate land use categories and corresponding rates / equations for the existing and proposed development are as follows:

WAREHOUSE (ITE LAND USE #150)

- Weekday: T = 1.58 (X) + 45.54
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 0.12 (X) + 25.32 (77% in / 23% out)
- PM Peak Hour: T = 0.12 (X) + 27.82 (27% in / 73% out)

GENERAL LIGHT INDUSTRIAL (ITE LAND USE #110)

- Weekday: T = 3.79 (X) + 57.96
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: Ln(T) = 0.74 Ln(X) + 0.39 (88% in / 12% out)
- PM Peak Hour: Ln(T) = 0.69 Ln(X) + 0.43 (13% in / 87% out)

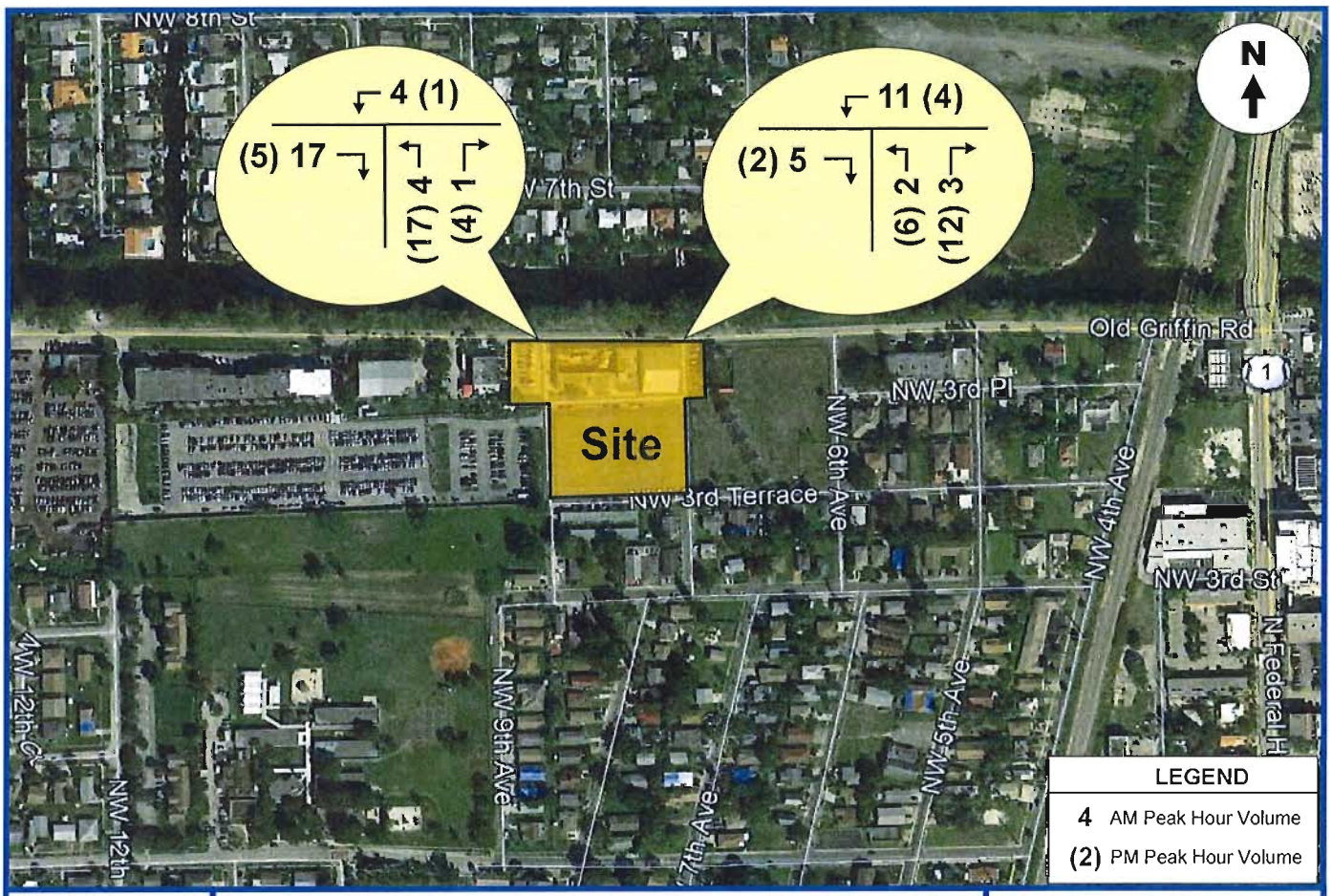
SMALL OFFICE BUILDING (ITE LAND USE #712)

- Weekday: T = 16.19 (X)
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 1.92 (X) (83% in / 17% out)
- PM Peak Hour: T = 2.45 (X) (32% in / 68% out)

GENERAL OFFICE BUILDING (ITE LAND USE #710)

- Weekday: Ln(T) = 0.97 Ln(X) + 2.50
  where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: T = 1.16 (X) (86% in / 14% out)
- PM Peak Hour: Ln(T) = 0.95 (X) + 0.36 (16% in / 84% out)

As indicated in Table 1 above, the proposed project is anticipated to generate 261 daily vehicle trips, 47 AM peak hour vehicle trips (37 inbound and 10 outbound) and 51 vehicle trips (12 inbound and 39 outbound) during the typical afternoon peak hour. When compared with the trips generated by the existing development on this site, this represents an increase of 74 daily vehicle trips, an increase of nine (9) AM peak hour vehicle trips, and an increase of 10 PM peak hour vehicle trips.

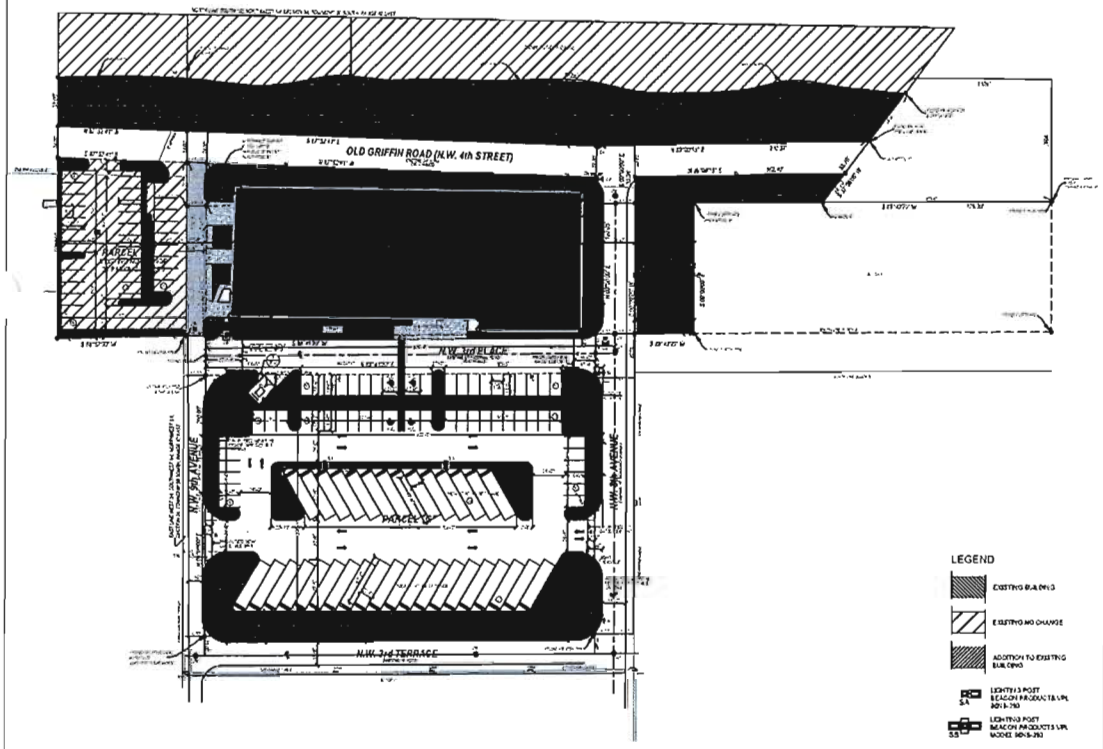


KBP CONSULTING, INC.	Project Traffic – Turning Movement Volumes	FIGURE 2 800 Marine Technical Center Dania Beach, Florida

SUMMARY & CONCLUSIONS

The 800 Marine Technical Center is an existing marine related industrial / warehouse facility located on the south side of Old Griffin Road approximately 1,300 feet west of US 1 / Federal Highway in Dania Beach, Broward County, Florida. The existing uses on the site will remain as is; however, a second-floor addition will be incorporated, and 4,993 square feet of office space will be added. Additionally, a new boat / recreational vehicle storage area with 34 spaces will be added on the currently vacant parcel located south of NW 3rd Place between NW 8th Avenue and NW 9th Avenue. The existing vehicular access to the site will remain. Two (2) new access points (one on NW 8th Avenue and one on NW 9th Avenue) will be provided to the proposed boat / recreational vehicle storage area.

The trip generation analysis indicates that the proposed project is anticipated to generate 261 daily vehicle trips, 47 AM peak hour vehicle trips (37 inbound and 10 outbound) and 51 vehicle trips (12 inbound and 39 outbound) during the typical afternoon peak hour. When compared with the trips generated by the existing development on this site, this represents an increase of 74 daily vehicle trips, an increase of nine (9) AM peak hour vehicle trips, and an increase of ten (10) PM peak hour vehicle trips. The increase in traffic associated with the proposed development is considered "de minimis" and will have a negligible impact on the surrounding transportation network.



SITE PLAN

LEGEND

EXISTING BUILDING

EXISTING NO CHANGE

ADDITION TO EXISTING BUILDING

LIGHTING POST BEACON PRODUCTS VPL MODEL MH-S-250

LIGHTING POST BEACON PRODUCTS VPL MODEL MH-S-250



LOCATION MAP

SCOPE OF WORK:
1- ADD METAL ROOF ON EXISTING OPEN STORAGE.
2- ADD 4128 SQ/FT OF OFFICE AREA.
3- DEVELOP "PARCEL D" ADDING PARKING SPACES (54), 34 RV STORAGE AND DUMPSTER.

ZONING	M-1 MARINE INDUSTRIAL-WAC
USE	
CONSTRUCTION TYP.	VNB
FOLIO NUMBER	504234140270, 504234140120 504234110771, 504234000702

PLAT DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN 170 MPH 3 SEC. GUST EXPOSURE "C"

BUILDING CODE: FLORIDA BUILDING CODE 2014
FLORIDA FIRE PREVENTION CODE, 2014 ED.
NFPA 1 & NFPA 2009 EDITION.

EXISTO SITE DATA

PARCEL A	4,502 SQ. FT.
PARCEL B	37,923 SQ. FT.
PARCEL C	13,372 SQ. FT.
PARCEL D	8,304 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL P	3,233 SQ. FT.
PARCEL G	60,930 SQ. FT.
TOTAL SITE 4.13 ACRES	179,715 SQ. FT.
FIRST FLOOR	28,737 SQ. FT.
SECOND FLOOR (ADDITION)	4,128 SQ. FT.
TOTAL=	32,865 SQ.FT.
EXISTING BUILDING	27,691 SQ. FT.
PROPOSED	4,691 SQ. FT.
TOTAL=	32,382 SQ.FT.

COVERAGE

BUILDING	32,865 SQ. FT.
PARKING AREA	54,455 SQ. FT.
LANDSCAPE AREA	92,100 SQ. FT.
IMPERVIOUS AREA	87,615 SQ.FT. = 49%
PERVIOUS AREA	92,100 SQ. FT. = 51%

REQUIRED PARKING

EXISTO FIRST OFFICE AREA	5,937 SQ.FT. / 400 SQ.FT.	15
EXISTO INDUSTRIAL AREA	11,948 SQ.FT. / 500 SQ.FT.	23
EXISTO WAREHOUSE AREA	14,961 SQ.FT. / 1000 SQ.F.	15
TOTAL		53 SPACES
EXIST Q & PROVIDED		65 SPACES (4 HANDICAP)
NEW BOATARY STORAGE		34 SPACES

SCALE: 1 =

SOUTHEAST ARCHITECTS SERVICES, INC.

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN
ALEX M.
CHECKED
DATE
4-23-2015
PROJECT NUMBER
SHEET NUMBER
SP-1

General Light Industrial
(110)

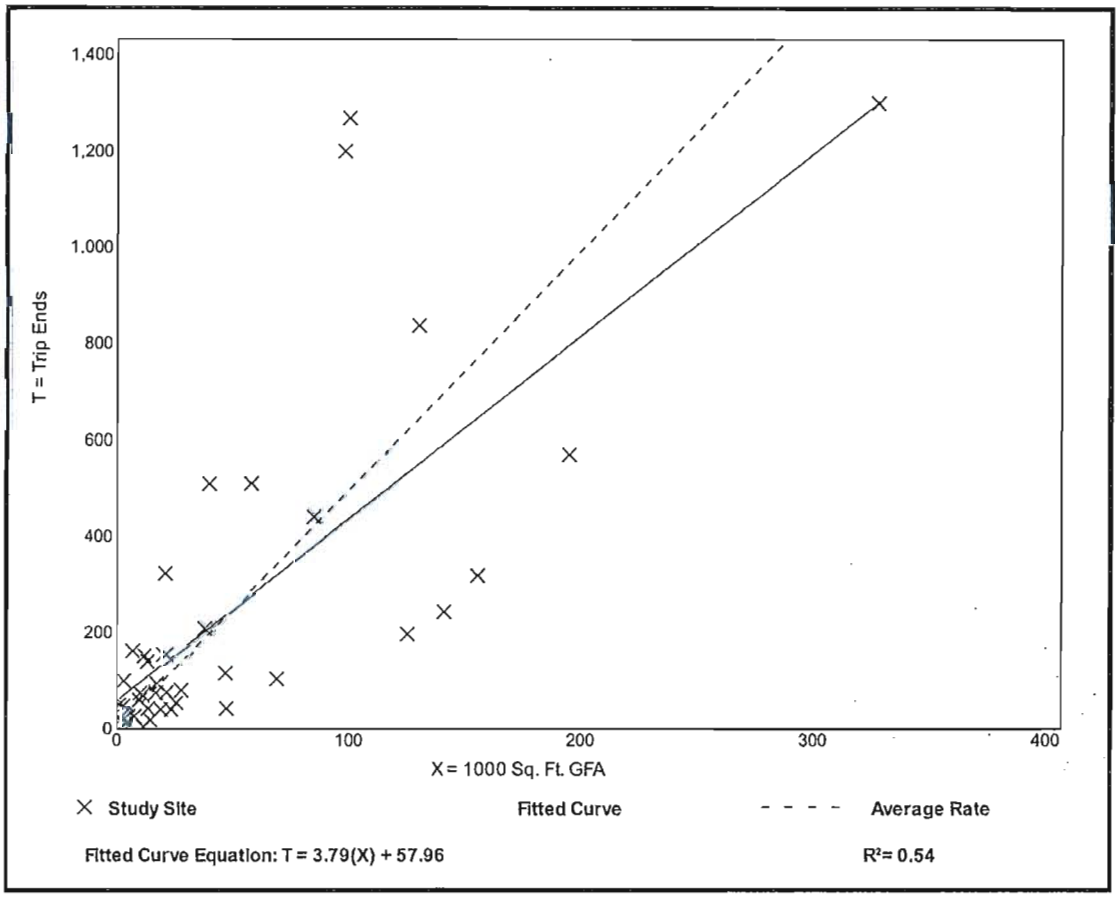
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 40
1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

Data Plot and Equation



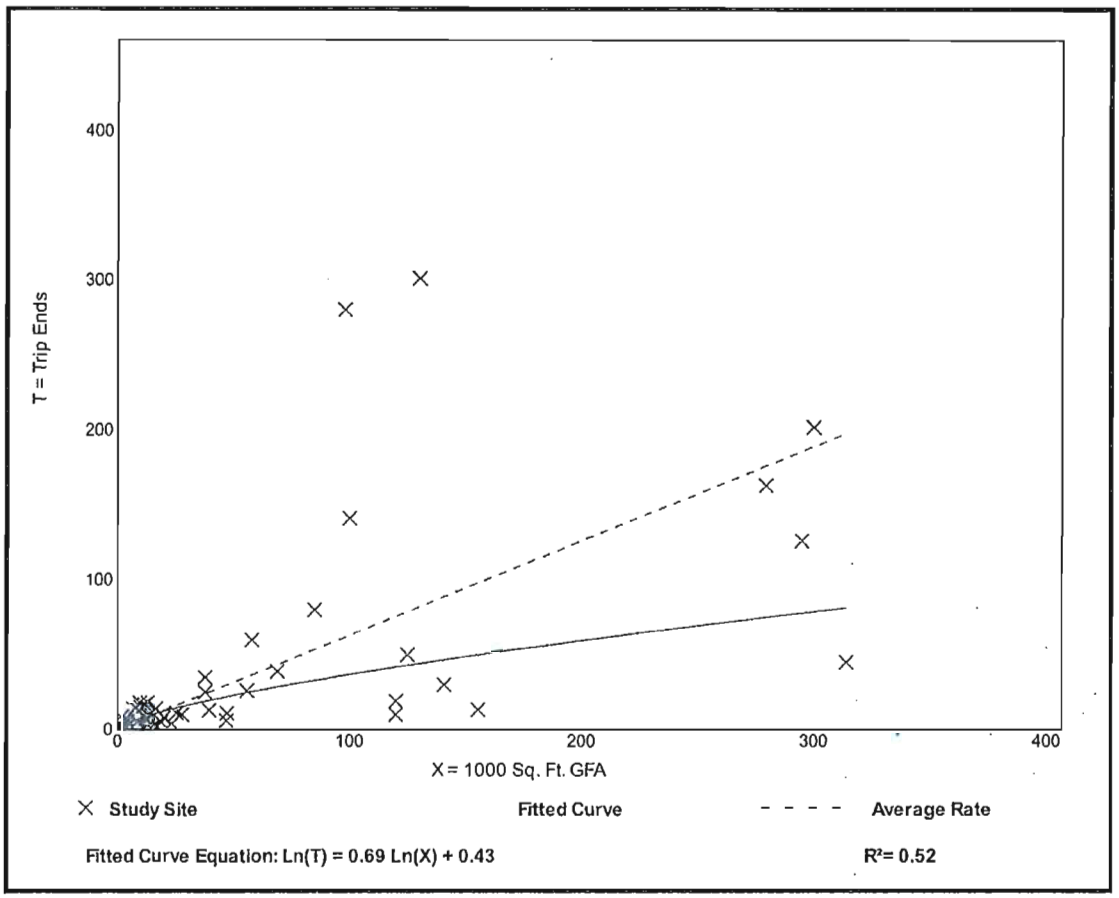
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
1000 Sq. Ft. GFA: 67
Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.69 Ln(X) + 0.43 **R^2= 0.52**

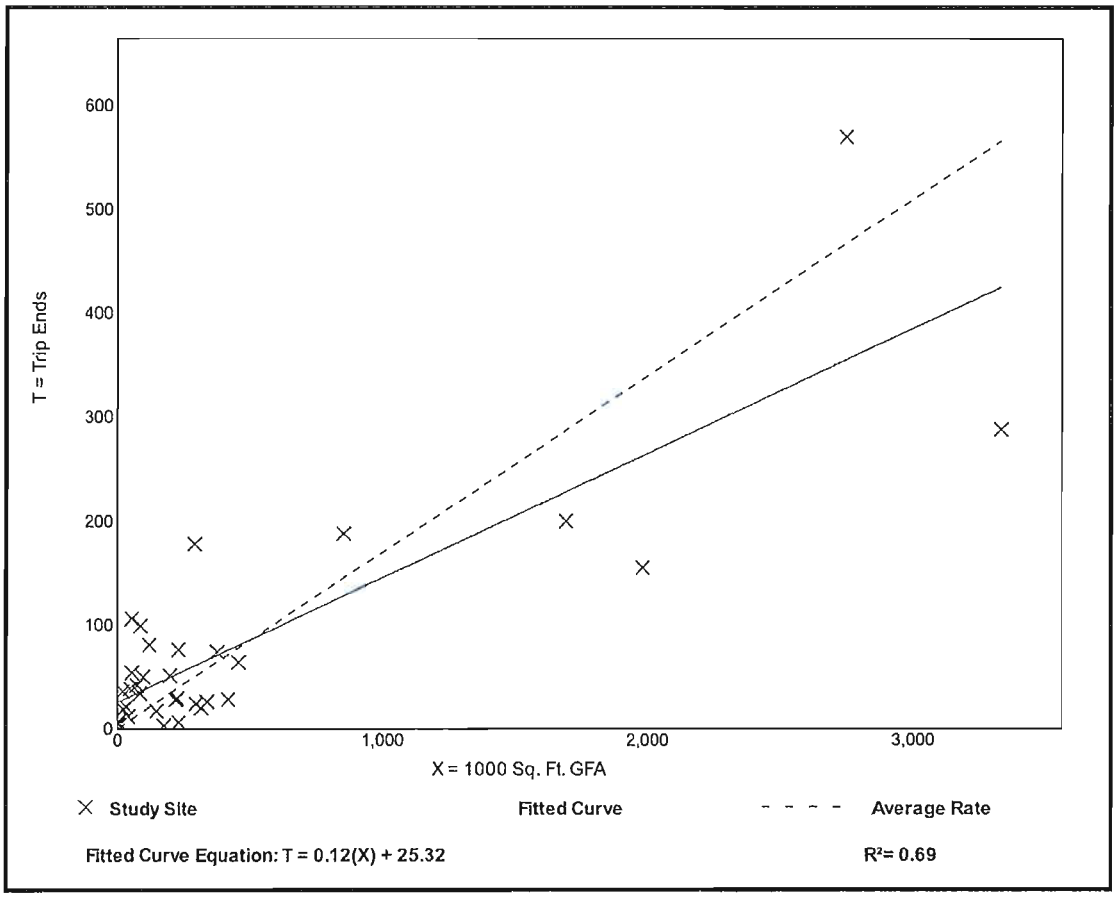
Warehousing
(150)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	34
1000 Sq. Ft. GFA:	451
Directional Distribution:	77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.20

Data Plot and Equation



General Office Building
(710)

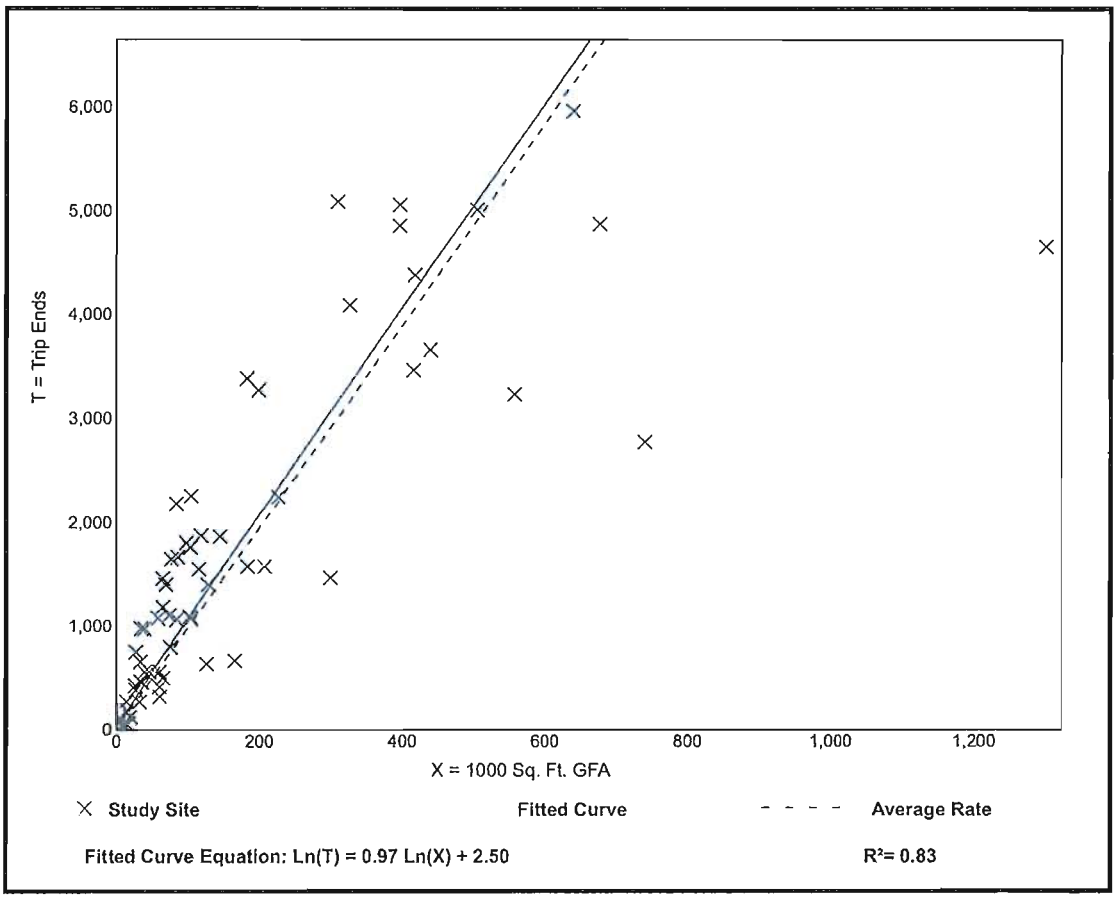
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 66
1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



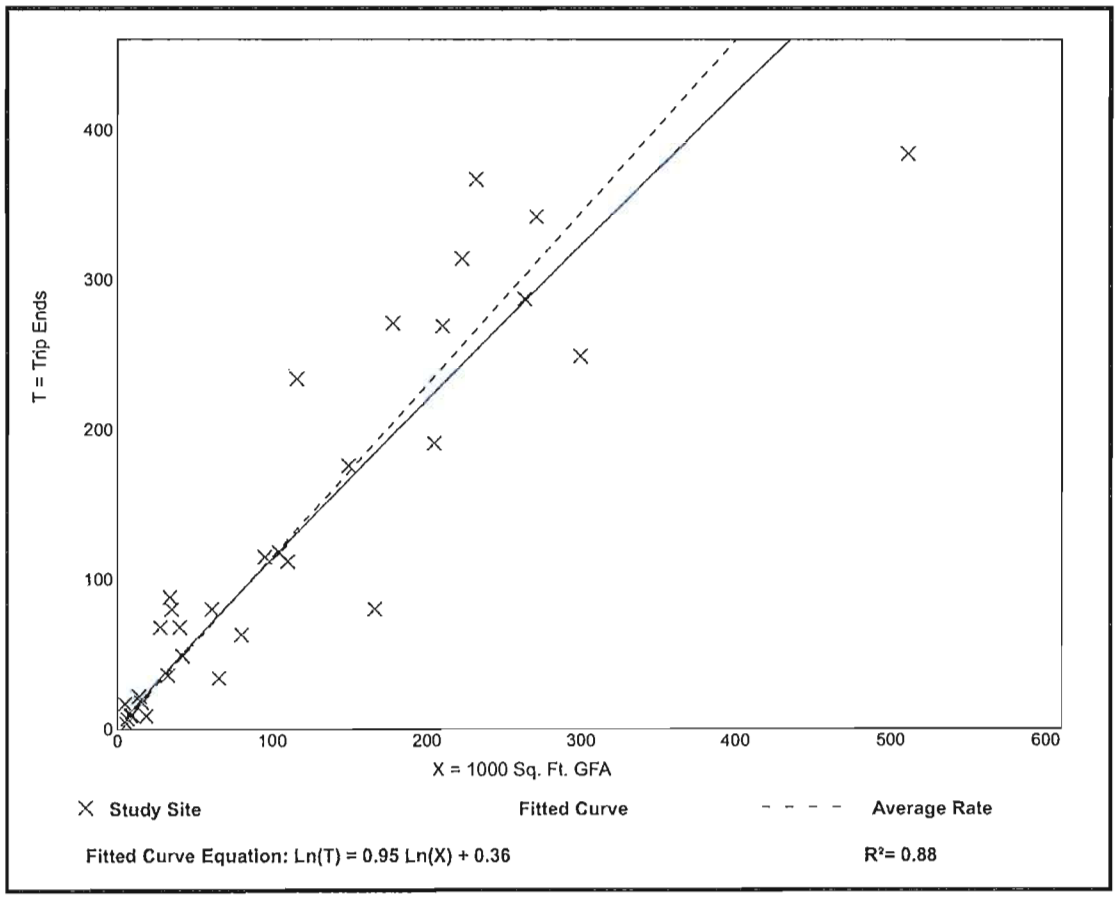
General Office Building
(710)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	32
1000 Sq. Ft. GFA:	114
Directional Distribution:	16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



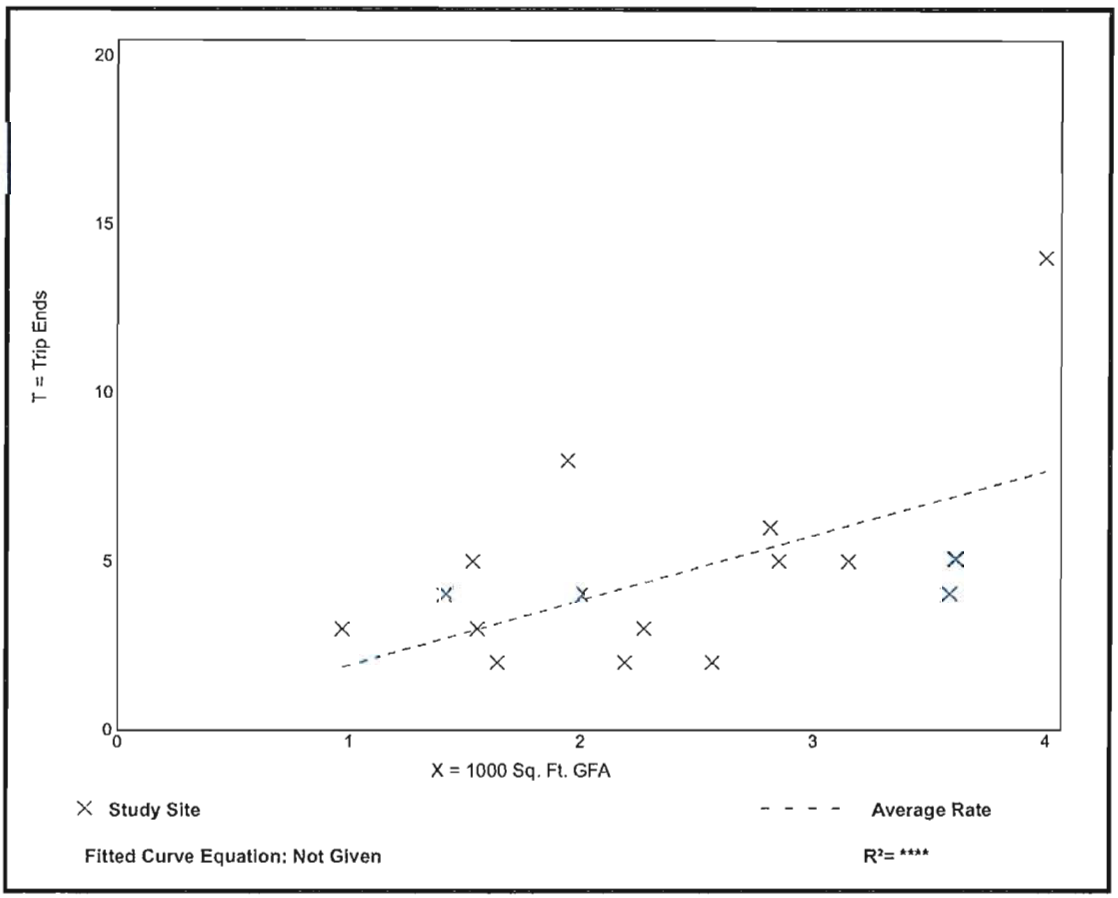
Small Office Building
(712)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	17
1000 Sq. Ft. GFA:	2
Directional Distribution:	83% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.92	0.78 - 4.12	0.97

Data Plot and Equation



REIKENIS & ASSOCIATES, LLC

801 S. Olive Ave., Suite 105; West Palm Beach, Florida 33401

STORM WATER MANAGEMENT CALCULATIONS FOR

MARINA TECHNICAL CENTER

DANIA BEACH, FL
MMA #17-010

April 20, 2017
Revised:
November 8, 2018

RICHARD REIKENIS, P.E.
FL P.E. NO. 26978
11/8/2018
Date

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Project Name: MARINA TECHNICAL CENTER
Project #: MMA #17-010

Engineer: TNM
Date: 04/20/17
Revised: 11/08/18

PROPOSED

Site Area = 1.37 ac
Basin Area = 1.37 ac

	Acres	%	Grading From	Grading To
Impervious Area				
Building	0.00 ac	(%)		
Pavement	0.95 ac	(69%)	6.00	7.75
Pervious Area				
Green Space	0.42 ac	(31%)	5.25	8.00
		(%)		
Subtotal Impervious Areas	0.95 ac	(69%)		
Subtotal Pervious Areas	0.42 ac	(31%)		

Find Curve Number:

Avg. Pervious Ground El. = 6.63
Control EL. = 0.50 (NAVD; Per Broward County Maps)
Depth to Water Table = 6.13
Soil Type = Coastal

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.42 ac
Storage from Table = 8.18 in (w/ 25% compaction)
Avail Soil Storage = 0.29 af
Soil Moisture Storage (S) = 2.51 in
Curve Number = **80**

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM
Project Name: MARINA TECHNICAL CENTE
Date: 04/20/17
Project #: MMA #17-010
Revised: 11/08/18

PROPOSED

Starting Stage	0.50
Ending Stage	8.50
Stage Increment	1.00

Name	Pavement	Green Space	Prop. Trench	
Area	0.95	0.42	0.71 (AF)	
Start Elev	6.00	5.25	0.50	
End Elev	7.75	8.00	5.00	
Stage Feet NAVD	Linear Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Total Storage Ac-ft
0.50	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.16	0.16
2.50	0.00	0.00	0.31	0.31
3.50	0.00	0.00	0.47	0.47
4.50	0.00	0.00	0.63	0.63
5.50	0.00	0.00	0.71	0.71
6.50	0.07	0.12	0.71	0.90
7.50	0.61	0.39	0.71	1.71
8.50	1.56	0.81	0.71	3.08

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM
Project Name: MARINA TECHNICAL CENTER
Date: 04/20/17
Project #: MMA #17-010
Revised: 11/08/18

Soil Moisture Storage (S_{prop})	2.51 in	
5 Year, 1 Day Rainfall Amount (P):	7.5 in	Figure C-3
50 Year, 3 Day Rainfall Amount (P):	15.5 in	Figure C-7
25 Year, 3 Day Rainfall Amount (P):	13.0 in	Figure C-8
100 Year, 3 Day Rainfall Amount (P):	18.0 in	Figure C-9

PARKING LOT EL: 5-YEAR, 1-DAY RUNOFF CALCULATIONS (PER SFWMD):

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 5.2 in

Volume = Q x Site Area x 1'/12"
= 5.2 in X 1.37 X 1'/12" = **0.59 AF**

50-YEAR, 3-DAY RUNOFF CALCULATIONS:

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 12.9 in

Volume = Q x Site Area x 1'/12"
= 12.9 in X 1.37 X 1'/12" = **1.47 AF**

PERIMETER BERM & ALLOW. DISCHARGE: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 10.4 in

Volume = Q x Site Area x 1'/12"
= 10.4 in X 1.37 X 1'/12" = **1.19 AF**

FINISHED FLOORS: 100-YEAR, 3-DAY RUNOFF CALCULATIONS:

Proposed:

Q = (P-(0.2XS))2 / (P+(0.8*S))
= 15.3 in

Volume = Q x Site Area x 1'/12"
= 15.3 in X 1.37 X 1'/12" = **1.75 AF**

Storm Event	Rainfall (in)	Peak Stage (ft-NAVD)	Peak Discharge (cfs)	Design Criteria	Prop Stage (ft-NAVD)
5-yr, 1-day =	7.5	4.10	0.00	Parking Lot Grade	6.00
50-yr, 3-day	15.5	7.45	n/a	City of Dania Beach	n/a
25-yr, 3-day =	13.0	6.90	0.00	Perimeter Berm	7.00
100-yr, 3-day =	18.0	7.60	0.00	Finished Floors - Zero Discharge	9.85

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM

Project Name: MARINA TECHNICAL CENTER
Date: 04/20/17

Project #: MMA #17-010
Revised: 11/08/18

WATER QUALITY CALCULATIONS

1-inch Over the Project Area

(Treated Volume) 1-inch * 1-ft/12-in * 1.37 (PROJECT AREA (AC)) = 0.11 (TREATED VOLUME) ac-ft

2.5-inches Times the Percent Impervious

(Site Area) 1.37 (PROJECT AREA (AC)) - (0.00 (LAKES (AC)) + 0.00 (ROOFS (AC))) = 1.37 (SITE AREA) ac

(Impervious Area) 1.37 (SITE AREA (AC)) - 0.42 (PERVIOUS AREA (AC)) = 0.95 (IMPERVIOUS AREA) ac

(% Impervious) IMPERVIOUS AREA * 100% / SITE AREA (AC) = 69.34%

(2.5-in * % Imp.) 2.5-inches * 69.34% (PERCENT IMPERVIOUS) = 1.73 (INCHES TO BE TREATED) in

(Treated Volume) 1.73 (TREATED (IN)) * 1-ft/12-in * 1.37 (PROJECT AREA - LAKES (AC)) = 0.20 (TREATED VOLUME) ac-ft

THEREFORE 2.5-INCHES X %IMP GOVERNS

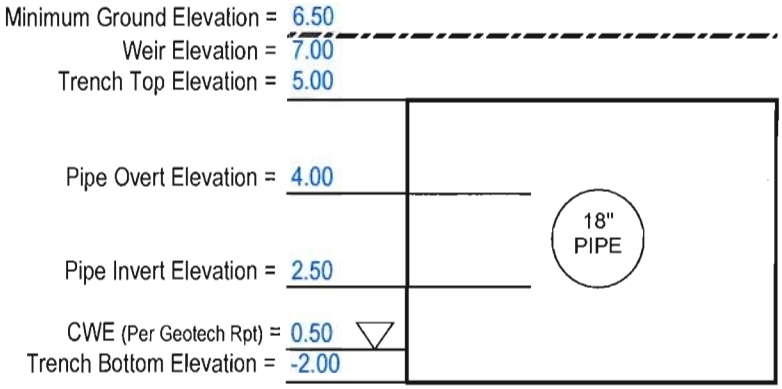
Required WQ Treatment = 0.20 ac-ft

Provided WQ Treatment (Via Exfil Trench @ Weir EL. of 5.0) = 0.71 ac-ft

CONCEPTUAL STORM WATER MANAGEMENT CALCULATIONS

Engineer: TNM
Project Name: MARINA TECHNICAL CENTER
Date: 04/20/17
Project #: MMA #17-010
Revised: 11/08/18

EXFILTRATION TRENCH DESIGN FOR PROPOSED IMPROVEMENTS



Standard Formula

$L = V/(K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

<=== INPUT ONLY IN GRAY CELLS

V	Volume Treated (acre-in)	7.68	(5Y-1D: From Runoff Calcs)
W	Trench Width (feet)	12	
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	6.52E-05	(Geotech Report)
H_2	Depth to Water Table (feet)	6.50	<=== H_2 can extend no lower than the CWE
Du	Non Saturated Trench Depth (feet)	4.50	
Ds	Saturated Trench Depth (feet)	2.50	

L Length of Trench Required **446**

$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

<=== INPUT ONLY IN GRAY CELLS

L	Length of Trench Provided	494
W	Trench Width (feet)	12
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	6.52E-05
H_2	Depth to Water Table (feet)	6.5
Du	Non Saturated Trench Depth (feet)	4.5
Ds	Saturated Trench Depth (feet)	2.5

V Volume Treated (acre-in) **8.50**
Volume Treated (acre-ft) **0.71**

PERCOLATION TEST RESULTS

Date March 27, 2017

Proj. # J-17060

Project Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

Test No.	Location	Flow (gpm)	Flow (CFS)	Hole Diameter (Inches)	Hole Depth (Feet)	Depth To Watertable (Feet)	Hydraulic Conductivity (CFS/ft**2-ft)	Hydraulic Conductivity (ft/day-ft)
P-1	See Test Location Plan	1.8	4.05E-03	6	10.0	5.3	6.52E-05	5.6

Notes: 1. Test conducted in accordance with SFWMD's Usual Open-Hole Constant Head procedures.

QuEST

March 28, 2017

Southeast Architect Services, Inc.
4316 West Broward Boulevard
Plantation, FL - 32517

Attention: Mr. Larry Kramer

RECEIVED
NOV 02 2017
Planning
Department

Re.: Report of Geotechnical Report
Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

QuEST Proposal No.: J-17060.001

Dear Mr. Kramer:

As requested, Quest Engineering Services & Testing, Inc. (QuEST) has completed a subsurface exploration and foundation evaluation at the above referenced site. This report summarizes the soils and groundwater information, as indicated by the borings, and presents our recommendations for foundation design and related construction.

WORK SCOPE

The scope of this study included subsurface exploration, field-testing, engineering analysis and evaluation of the foundation materials. The scope of services did not include an environmental assessment for the presence or absence of wetlands or hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site. Any statements, which appear in this report or on the boring logs regarding odors, colors or unusual or suspicious items or conditions, are strictly for the information of the client.

The fieldwork involved the drilling of three (3) Standard Penetration Test (ASTM D 1586) borings to a depth of 25 feet below existing grade. The borings were drilled at the approximate locations recommended by geotechnical engineer and are indicated on the attached Boring Location Plan. We also have completed one percolation test within the proposed parking area. The percolation test location is also indicated on the attached Boring Location Plan. The boring logs, which are also attached, include the types of materials encountered, the results of the field tests and the measured groundwater depths.

PROJECT CONSIDERATIONS

The subject project envisages the construction of one 2-story commercial building, along with paved parking lots, associated utility and landscape improvements. The building will likely be of CBS construction. We are informed that preliminary estimates of the anticipated loads to be about 80 kip column loads and 7 kips per lineal foot (klf) wall loads. The number of borings proposed herein per your request and will be 25' deep.

SITE CONDITIONS

The planned development will be sited within a land parcel located at old Griffin Road between NW 8th Avenue and NW 3rd Terrace in Dania Beach, Florida. There is a compressed air supplies and equipment facility along the north side and relatively flat grassed covered area on the south side of the property. The existing buildings will be demolished prior to the new construction. The proposed site layout plan, along with the boring and percolation test locations, is attached.

SUBSURFACE CONDITIONS

General

The stratification of the profile components as shown on the boring logs represents the subsurface conditions at the actual boring locations. Variations may occur within a short distance from the borings. Lines of demarcation represent the approximate boundary between the types of materials encountered, but the transition may be gradual, or not clearly defined. It is to be noted that, whereas the test borings are drilled and sampled by experienced drillers, it is sometimes difficult to record changes in stratification within narrow limits.

The borings were drilled at distributed locations within the proposed building layout, to depths of 25 feet below existing grade. Logs of the soil borings are provided in the Appendix. They include the types and depths of the materials encountered the results of field tests and measured groundwater depths.

Stratigraphy

Generally, the borings indicated the site subsurface profile to comprise of very loose to loose sand and limerock mixture to depths of 2 to 4 feet below grade. Below the sand and limerock mixture, loose to medium dense sand with traces of limestone fragments was encountered and extended to depths in the range of 6 to 8 feet below grade. The sandy layer was underlain by cemented limestone that extended to the terminal limits of the exploration at 25 feet below grade.

Groundwater

The groundwater table was measured during the drilling work at depths in the range of 5.3 to 5.6 feet below grade. In the absence of other data, we suggest assuming that a 12 to 18 inch rise in the water table could occur during periods of prolonged rainfall and at the peak of the wet hydroperiod, which occurs is in the Fall.

Percolation Tests

One constant head borehole permeability test was done to a depth of 10 feet below grade, within the proposed parking area. The field test performed for this study indicated the upper 10 feet of the sub-surface soils to have a hydraulic conductivity of 6.52×10^{-5} cubic feet per second per square foot (of seepage area) per foot (of head). This translates to permeability range of 5.6 feet per day. The detailed results are given in the attached Percolation Test Results sheet.

The hydraulic conductivity values discussed above are typically used assuming constant head and gradient conditions. The percolation capacity of the subsurface materials should be evaluated in view of potentially diminishing head as a result of groundwater mounding during and following a rainfall event. The analysis method would include use of a three-dimensional groundwater flow model (MODRET), with input consisting of pertinent soil and groundwater parameters obtained from the field tests.

ENGINEERING EVALUATION AND RECOMMENDATIONS

Foundation Support

Based on the results of our field tests, we believe that the site soils can safely support shallow foundations designed for an allowable bearing pressure of 3,000 pounds per square foot (psf) provided the earthwork recommendations given in this report are followed. To provide an adequate factor of safety against a bearing capacity failure, the new footings should bottom a minimum of 24 inches below the lowest adjacent grade. Continuous footings should have a width of at least 24 inches and isolated footings 36 inches, even if they result in bearing pressures lower than allowable. Footings should also be reinforced adequately. Such footings are estimated to sustain maximum total settlements of about 1 inch and differential settlements of about ½ inch, provided the loads are within assumed limits.

This bearing pressure refers to dead and normal live load and reflects a net increase in pressure over and above that due to the overburden soils. It may be increased by 25 percent for total loads, including wind forces. To provide an adequate factor of safety against a bearing capacity failure, the footings should bottom a minimum of 30 inches below the lowest adjacent grade. Continuous footings should have a width of at least 30 inches and isolated footings 48 inches, even though the allowable bearing pressure may not be fully developed in all cases.

Footings designed in accordance with the above criteria and constructed in the manner recommended below are estimated to sustain a maximum total settlement of about 1 inch. Differential settlements between adjacent footings are expected to be about ½ inch. Distortions that occur along the bearing walls should not be more than 1 in 750. Due to the granular nature of the subsurface materials, the anticipated settlement should occur rapidly and be virtually complete following the full imposition of the sustained live loadings of the structure.

Lateral and Uplift Resistance

Lateral loads, which act on the structure, may be resisted by shearing forces on the footing bottoms and earth pressure mobilized on the vertical foundation faces. Shearing forces should be calculated using a friction factor of 0.35 and earth pressure resistance computed based on an equivalent fluid density of 180 pounds per cubic foot for moist soil above the water table. The calculated resistance value should be factored for safety (minimum F.S. = 1.5).
Uplift resistance for spread footings subject to tension loads may be calculated using the mass weight of concrete of footing and pedestal, plus the weight of soil backfill within a truncated wedge sloping upward from the footing top at 20 degrees from vertical. The weight of the soil within the truncated wedge should be determined using moist and buoyant unit weights of 110 and 50 pounds per cubic foot, respectively.

Floor Slabs

We recommend designing the floor slabs using a soil modulus of subgrade reaction of 150 pounds per square inch, per inch of deflection. We recommend that slabs be jointed around the columns and walls to permit slabs and foundations to settle differentially. The slab may be ground supported on compacted fill. However use of a vapor barrier is strongly recommended.

CONSTRUCTION RECOMMENDATIONS

Site Preparation

Prior to beginning of construction activities, all topsoil, vegetation, roots, uncontrolled fill and other deleterious material should be removed, in their entirety, from the building footprint area plus a 5-foot wide perimeter area. Buried structures/utilities (if any) should also be removed in their entirety. The excavations should be backfilled with clean granular soils, in 12" thick (loose measure) lifts and compacted to 98% of the ASTM D 1557 maximum dry density. Care should be taken to ensure that compaction operations do not cause any distress to nearby structures.

The new stripped pad should be compacted to degree specified above. The new construction area may then be filled to the required slab subgrade elevation. The fill soils should comprise of clean granular soils having no particle size larger than 3 inches. The fill should also not have more than 10% fines (material passing the U.S. No. 200 Sieve). The fill should be placed in 12-inch thick (loose measure) lifts. Each lift of fill should be compacted to 95% of the ASTM D-1557 maximum dry density.

When footing trenches are excavated, the excavation bottoms should be examined. If any organic, soft or fine-grained soils are encountered in the footing bottoms, they should be removed in their entirety and replaced with compacted fill. The footing subgrade as well as the slab subgrade soils should be compacted to 95% of the ASTM D-1557 maximum dry density.

Care should be taken to ensure that compaction operations do not cause any distress to nearby structures. Likewise, when addition area excavations, including footing excavations, are made adjacent to the existing building, care should be exercised to ensure that the existing structure's foundations are not undermined. This may require the use of sheet piling along the existing building's perimeter areas that are adjacent to the new construction areas.

For those footings bottoming directly on the limestone stratum (if any), the compaction requirements may be waived. The excavation bottoms of such footings should instead be probed. If any solution features, in the form of slots or chimneys infilled with loose soils or organic soils, are encountered, they should be over excavated to three times the feature width and backfilled with lean concrete.

Ground Vibrations

Ground vibrations induced by the vibratory roller compaction should be monitored to assure that their levels are not potentially damaging to nearby structures or neighboring properties. Vibration isolation trenches excavated to below groundwater levels will mitigate transmittal of such vibrations.

PAVEMENT DESIGN

The recommended pavement sections for the planned 2-story building development's parking areas are based on local industry practices for a nominal 10-year design life. If separate pavement sections are required for standard (parking area) and heavy duty loading criteria, we can prepare them, provided the anticipated axle loads and traffic data are given to us for review and evaluation.

Flexible Pavement Section

The flexible pavement section should comprise of a 2" thick asphaltic concrete structural wearing course, an 8-inch thick base course and a 12-inch thick subbase. The base course materials in the newly constructed pavements should have a minimum LBR of 100 and should meet the latest revisions of the Florida Department of Transportation "Specifications for Road and Bridge Construction," Sections 911 or 915. The subgrade should be stabilized to a depth of 12 inches to achieve a minimum Limerock Bearing Ratio (LBR) of 40. The base and subbase courses should be compacted to at least 98 percent of maximum dry density (ASTM D 1557).

Earthwork site preparation procedures as discussed above would also be appropriate for flexible (asphalt) pavement areas. Specifically, this will involve removal of vegetation, topsoil, and the unsuitable soil material prior to structural backfilling. Fill added to raise the elevation of the parking areas, should consist of structural fill, placed in 12-inch thick lifts. Each lift in the paving areas, below the subbase level, should be compacted to at least 95 percent of maximum dry density (ASTM D 1557).

LIMITATIONS OF STUDY

The recommendations submitted for the proposed construction are based on the available subsurface information gathered and the assumed preliminary loading conditions. Any revision in the plans for the proposed structure from those enumerated in this report should be brought to the attention of the soils engineer so that the may determine if changes to the foundation recommendations are required. If deviations from the noted subsurface conditions are encountered during construction, they should be brought to the attention of the soils engineer so that he may evaluate and modify these recommendations, if deemed appropriate.

The soils engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been promulgated after being prepared in accordance with generally accepted professional engineering practice in the field of foundation engineering, soil mechanics and engineering geology. No other warranties are implied or expressed.

After the plans and specifications are more complete, it is recommended that the soils and foundation engineer be provided the opportunity to review the final design and specifications, in order that the earthwork and foundation recommendations may be properly interpreted and implemented. At that time, it may be necessary to submit supplementary recommendations.

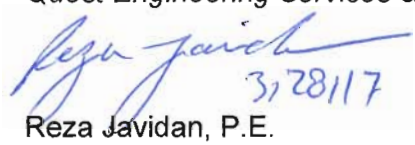
It is recommended that the services of a qualified soils engineer be engaged to evaluate the materials encountered during the earthwork operation prior to concreting, in order to verify that the subgrade materials can provide the required support. Monitoring and testing should also be performed to verify that suitable materials are used for controlled fills and that the fills are properly placed and compacted.

performed to verify that suitable materials are used for controlled fills and that the fills are properly placed and compacted.

oOo-

We appreciate the opportunity to provide geotechnical services during this phase of the project. If you have any questions regarding the contents of this report please call.

Sincerely,
Quest Engineering Services & Testing, Inc.



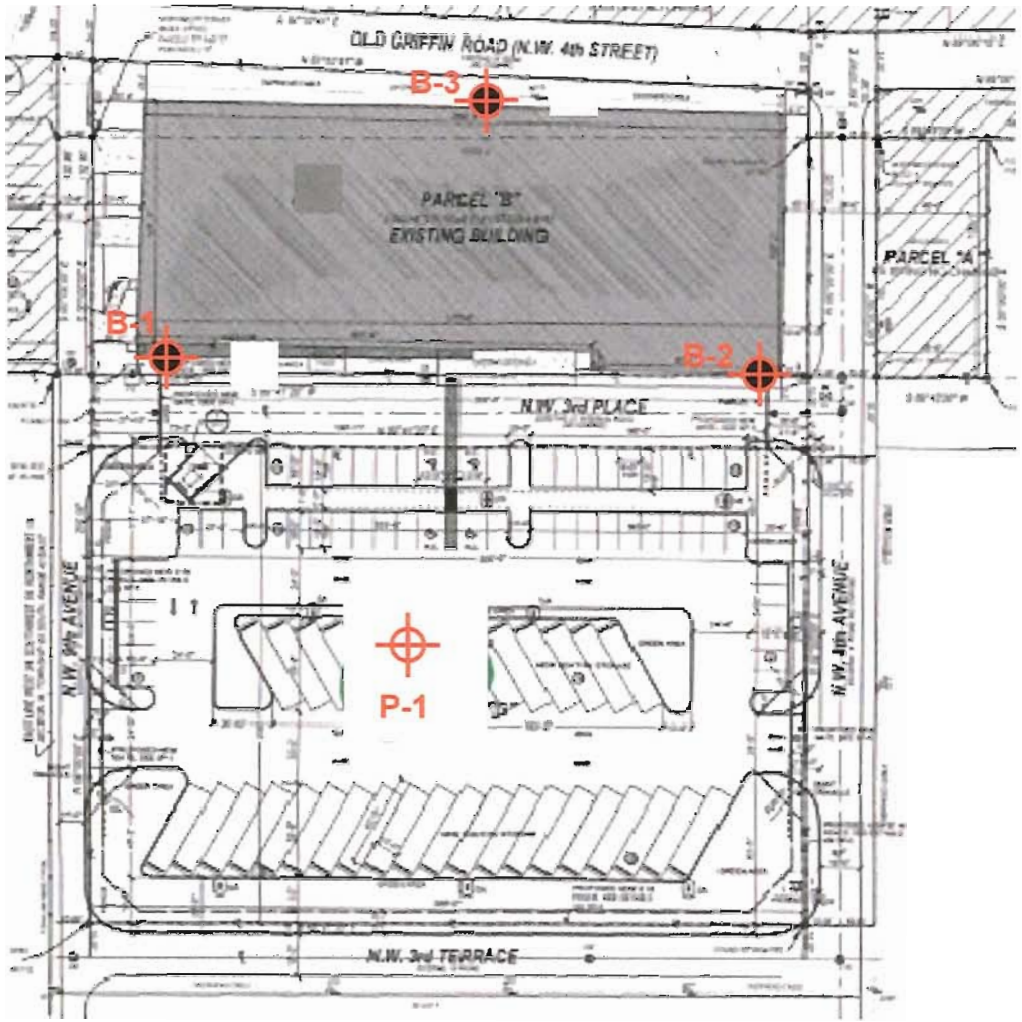
Reza Javidan, P.E.
Project Engineer
Florida Registration No. 60223

Attachments: Boring Location Plan
Boring Logs
Percolation Test Results Sheet

APPENDIX

Boring Location Plan
SPT Boring Logs
Percolation Test Results

N



QuEST

Quest Engineering Services & Testing, Inc.
2737 NW 19th Street
Pompano Beach, FL – 33069

Ph (954) 582 9800 Fax (954) 582 9836

Title:	BORING LOCATION PLAN
Project:	Marina Technical Center 800 Old Griffin Road Dania Beach, FL - 33004
Client:	Southeast Architect Services, Inc.

SPT Boring

Percolation Test

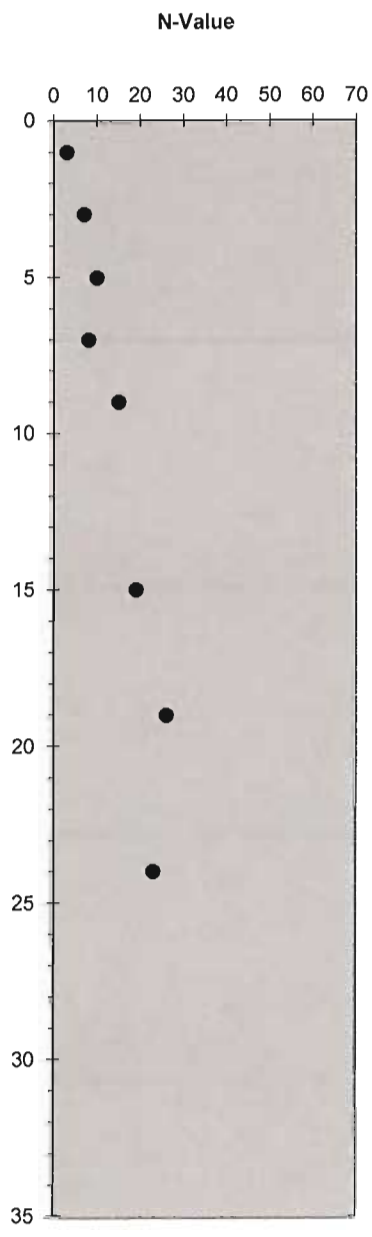
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Project No.	Drawn	Sheet No.	Revision No.	Revision Date
J-17060	RJ	1 of 1		

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-1
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 4"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	3	1
2				2
3			7	3
4				4
5		Brown SAND with Trace of Limestone	10	5
6				6
7			8	7
8		Light Brown SAND with Some Limestone		8
9			15	9
10				10
11		Tan LIMESTONE		11
12				12
13				13
14				14
15			19	15
16		Light Brown LIMESTONE with Some Sand		16
17				17
18				18
19			26	19
20				20
21				21
22				22
23				23
24			23	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



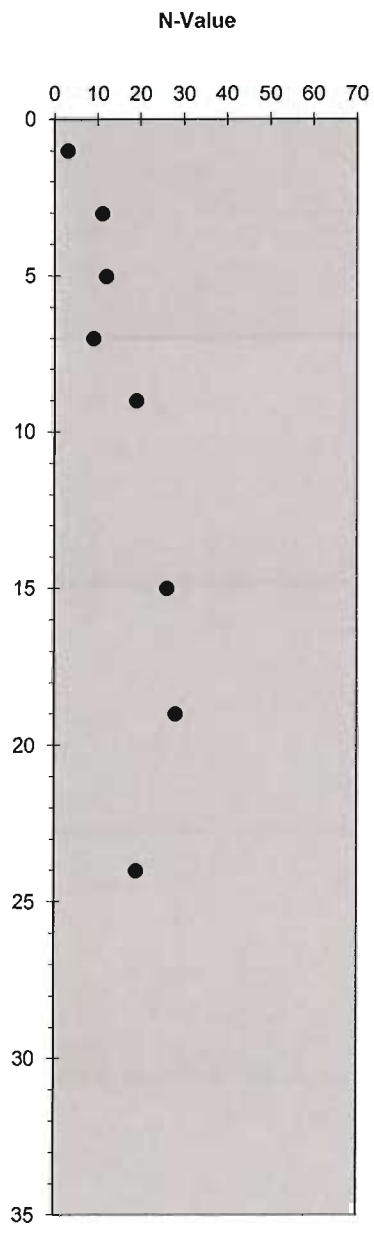
Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-2
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 6"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	3	1
2				2
3		Brown SAND	11	3
4				4
5			12	5
6				6
7		Light Brown SAND	9	7
8				8
9		Light Brown LIMESTONE with Trace Sand	19	9
10				10
11				11
12				12
13				13
14				14
15			26	15
16		Light Brown SAND and Limestone		16
17				17
18				18
19			28	19
20				20
21				21
22				22
23				23
24			19	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



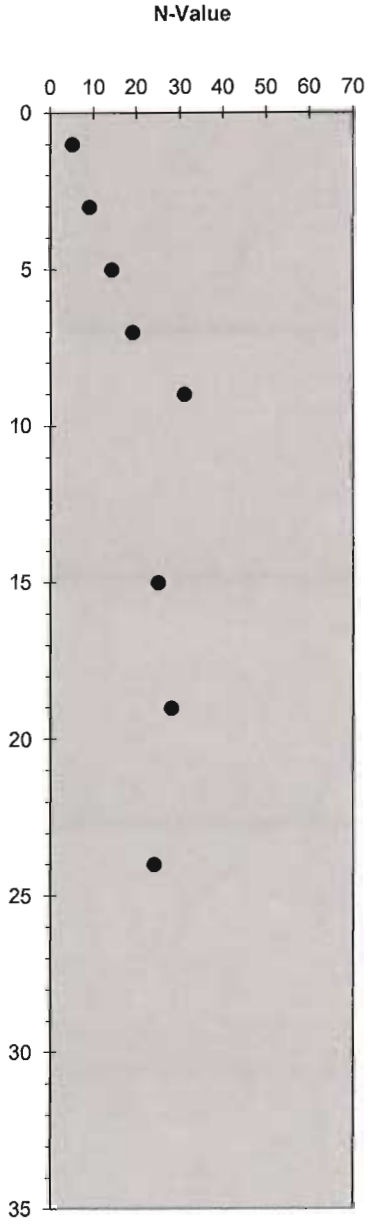
Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

BORING LOG

Project Name	Marina Technical Center	Project Number	J-17060
Client Name	Southeast Architect Services, Inc.	Boring Number	B-3
Boring Location	See Boring Location Plan	Date Drilled	03/27/17
Water Depth	5' - 7"	Drilled By	FE&T

DEPTH (FT)	SYM-BOL	DESCRIPTION OF MATERIAL	Blow Counts	Depth (Ft)
1		Brown SAND with Some Limerock	5	1
2				2
3			9	3
4		Brown SAND		4
5			14	5
6				6
7		Light Brown LIMESTONE with Trace Sand	19	7
8				8
9			31	9
10				10
11		Tan LIMESTONE with Some Sand		11
12				12
13				13
14				14
15			25	15
16		Light Brown LIMESTONE with Some Sand		16
17				17
18				18
19			28	19
20				20
21				21
22				22
23				23
24			24	24
25				25
26		End of Boring		26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35



Ground Elev.	Not Known	Completion Depth	25 Feet
Type of Boring	Standard Penetration Test	Casing	N/A
Hammer Wt.	140 Pounds	Hammer Drop Ht.	30 Inches

QuEST

PERCOLATION TEST RESULTS

Date March 27, 2017

Proj. # J-17060

Project Marina Technical Center
800 Old Griffin Road
Dania Beach, FL - 33004

Test No.	Location	Flow (gpm)	Flow (CFS)	Hole Diameter (Inches)	Hole Depth (Feet)	Depth To Watertable (Feet)	Hydraulic Conductivity (CFS/ft**2-ft)	Hydraulic Conductivity (ft/day-ft)
P-1	See Test Location Plan	1.8	4.05E-03	6	10.0	5.3	6.52E-05	5.6

Notes: 1. Test conducted in accordance with SFWMD's Usual Open-Hole Constant Head procedures.

QuEST

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

RECEIVED
NOV 02 2017
Planning Department

Standard Development Application

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

Date Rec'd: _____

Petition No.: SP-112-17

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: 800 OLD GRIFFIN ROAD, DANIA BEACH FL, 33004

Lot(s): _____ Block: 3 & 4 Subdivision: _____

Recorded Plat Name: DANIA MANOR CORR PLAT 10-53B

Folio Number(s): 504234140270 Legal Description: DANIA MANOR CORR PLAT 10-53B ALL BLK 3 & W46 OF BLK 4 & PARCEL AS DESC IN ORD 2440/863

Applicant/Consultant/Legal Representative **(circle one)** LAWRENCE KRAMER

Address of Applicant: 4310 W BROWARD BLVD, PLANTATION FL 33317

Business Telephone: (954) 797 2821 Home: _____ Fax: _____

E-mail address: LDK@SEARCHITECTS.COM / FRAN@ SEARCHITECTS.COM

Name of Property Owner: 800 MARINE TECHNICAL CENTER INC

Address of Property Owner: 800 OLD GRIFFIN ROAD, DANIA BEACH FL 33004

Business Telephone: (954) 849 5635 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: 4.13 Gross Acreage: _____ Prop. Square Footage: 149 715 SQ.FT

Existing Use: INDUSTRIAL Proposed Use: INDUSTRIAL

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 _____ (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 1 **DAY OF** November **, 20** 17

By:

JOHN P. DOWNS
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida**)**

EDDIE EUSEBIO
Notary Public, State of Florida
Commission# FF 954429
My comm. expires Jan. 26, 2020

Personally known _____ **or Produced Identification** FL DL

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** an initial retainer for cost recovery of consultant services of $5,000.00. Additional consultant service fees may be required. **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** an initial retainer for cost recovery of consultant services of $4,000.00. Additional consultant service fees may be required. **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

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

LIST OF DRAWINGS

SURVEY

SP-1 SITE PLAN
SP-2 SITE PLAN DETAILS
SP-3 SITE PLAN DETAILS
SP-4 SITE PLAN DETAILS
PH-1 PHOTOMETRIC PLAN

L-1 LANDSCAPE REQUIREMENT AREAS
L-2 LANDSCAPE DETAILS AND SPECS
TD-1 EXISTING TREE SCHEDULE
IR-1 IRRIGATION PLANS
IR-2 IRRIGATION DETAILS AND SPECIFICATIONS

C1 CIVIL PLANS COVER SHEET
C2 PAVING, GRADING AND DRAINAGE PLAN
C3 GEOMETRIC, SIGNING AND STRIPING PLAN
C4 PAVING, GRADING AND DRAINAGE DETAILS
C5 EROSION CONTROL PLAN

EX-1 EXISTING FLOOR PLAN
EX-2 EXISTING ELEVATIONS

LS FIRE TRUCK PATH
LS-1 LIFE SAFETY PLAN FIRST FLOOR
LS-2 LIFE SAFETY PLAN SECOND FLOOR

A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 ELEVATIONS

800 MARINE TECHNICAL CENTER INC

SCOPE OF WORK:

*PROPOSED PRE-ENGINEERED OPEN STEEL STRUCTURES. ADDITION TO EXIST'G BUILDINGS

NOTE: THE ADDITIONS ARE UNDER THE 37.5% OF THE EXIST'G AREA OF THE BUILDING



800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION

DANIA MANOR CORR PLAT 10-53 B ALL BLK 3 & W 46 OF BLK 4 & PARCEL AS DESC IN OR 2440/863

ARCHITECT:

SOUTHEAST ARCHITECTS SERVICES, INC.

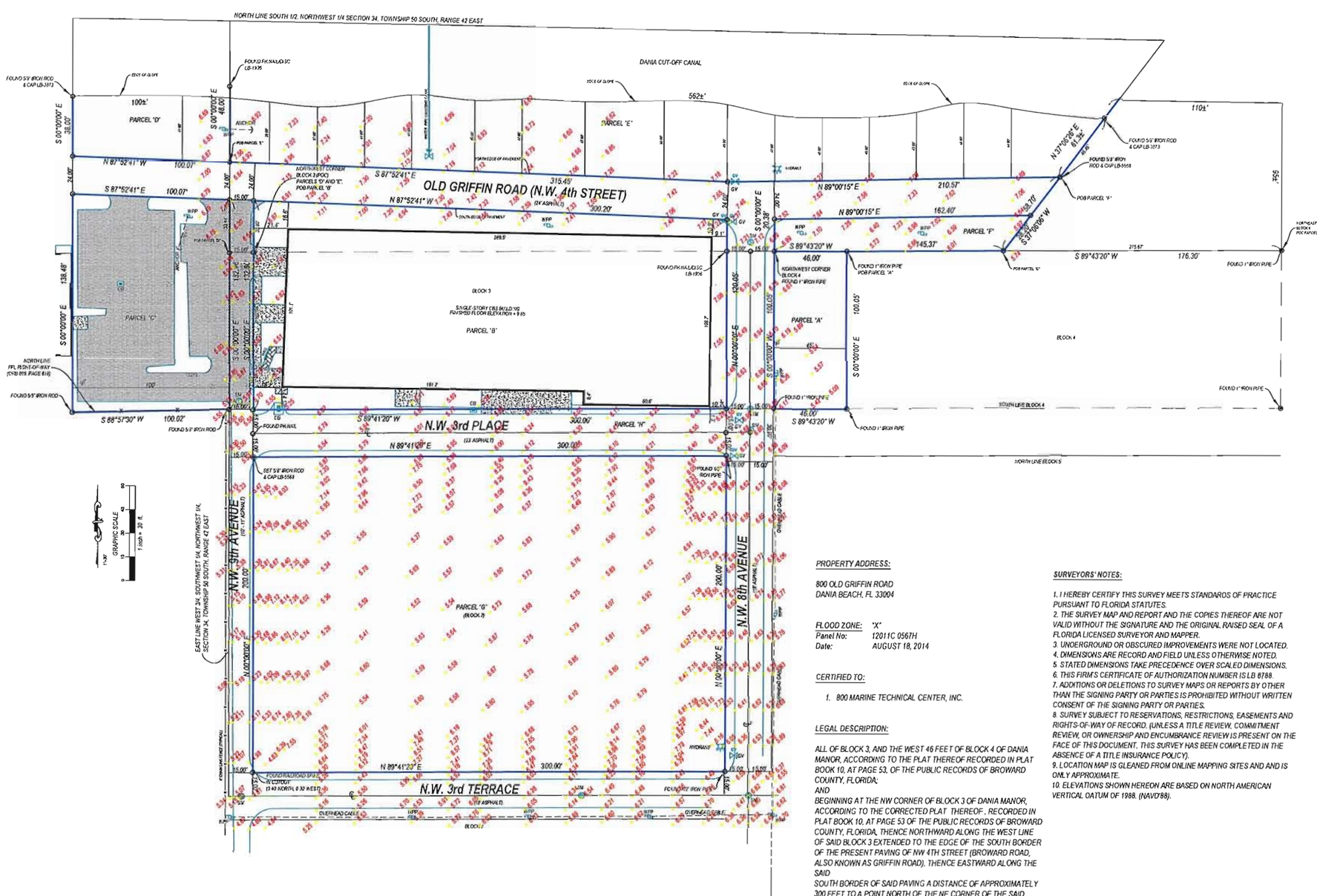
4310 W. BROWARD Blvd. - PLANTATION, FL - 33317
Tel:(954)797-2821 Fax: (954)797-2847
E-mail : LDK@SEARCHITECTS.COM

MICHAEL FAY
LANDSCAPE ARCHITECT
REG #540

420 N.W. 7 STREET, DELRAY BEACH, FL 33444
Tel:(561)274-9418

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS

801 S OLIVE AVENUE SUITE 105
WEST PALM BEACH, FL 33401
561-818-5381 rick@reiknis.com
RR#01-16 FL CA #30827





LOCATION MAP
(NTS)



PROPERTY ADDRESS:

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

FLOOD ZONE: "X"
Panel No: 12011C 0567H
Date: AUGUST 18, 2014

CERTIFIED TO:

1. 800 MARINE TECHNICAL CENTER, INC.

LEGAL DESCRIPTION:

ALL OF BLOCK 3, AND THE WEST 46 FEET OF BLOCK 4 OF DANIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGE 53, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
AND
BEGINNING AT THE NW CORNER OF BLOCK 3 OF DANIA MANOR, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTHWARD ALONG THE WEST LINE OF SAID BLOCK 3 EXTENDED TO THE EDGE OF THE SOUTH BORDER OF THE PRESENT PAVING OF NW 4TH STREET (BROWARD ROAD, ALSO KNOWN AS GRIFFIN ROAD), THENCE EASTWARD ALONG THE SAID
SOUTH BORDER OF SAID PAVING A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT NORTH OF THE NE CORNER OF THE SAID BLOCK 3, WHICH POINT INTERSECTS WITH THE EAST LINE OF SAID BLOCK 3 EXTENDED NORTHWARD, THENCE SOUTHWARD TO THE NE CORNER OF SAID BLOCK 3, THENCE WESTWARD ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF APPROXIMATELY 300 FEET TO A POINT OF BEGINNING;
AND
THAT PART OF THE EAST 100 FEET OF THE W 3/4 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS CANAL RIGHT-OF-WAY, LYING NORTH OF THE NORTH LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 609, PAGE 618 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDAROS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88).

ABBREVIATIONS

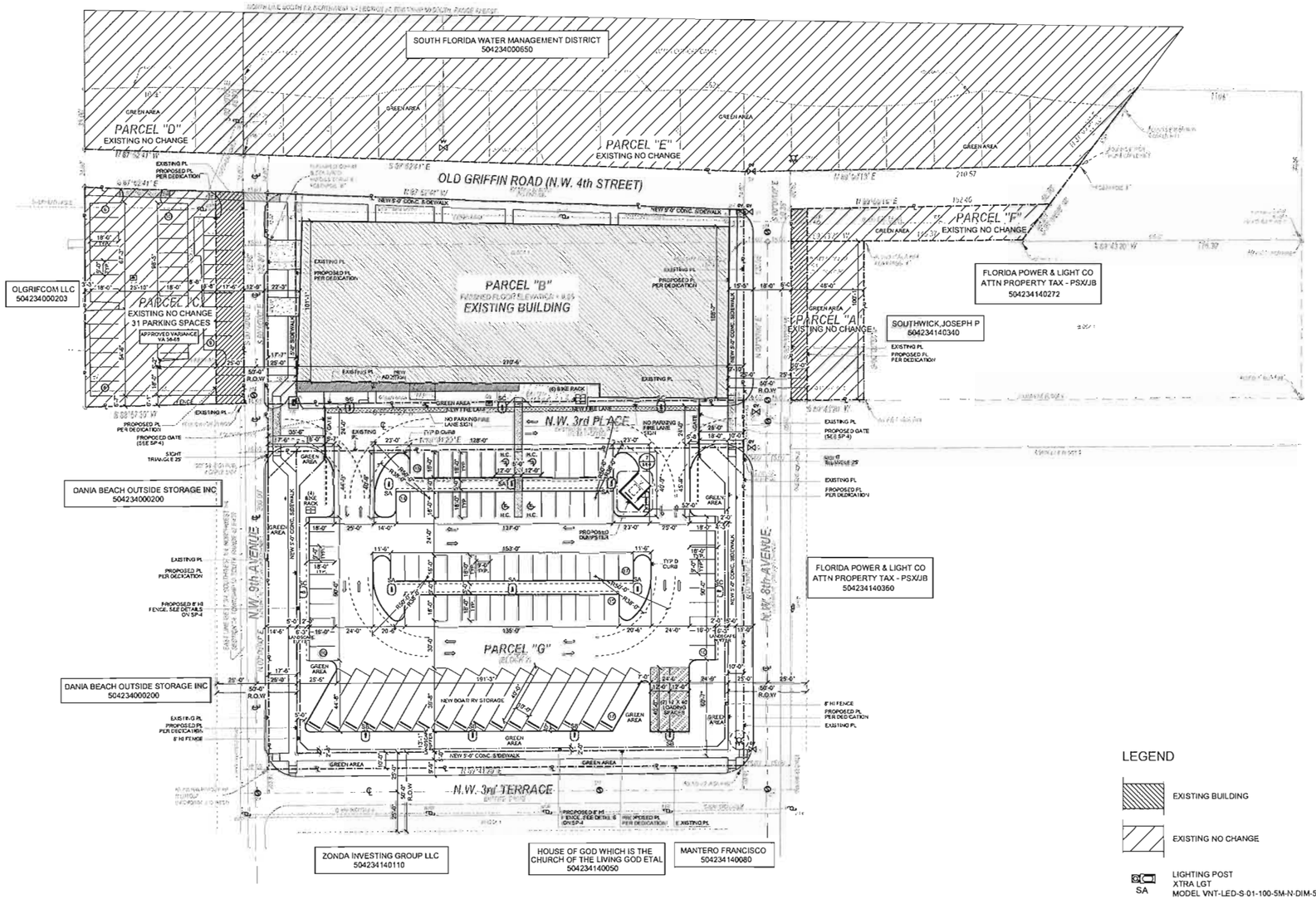
℄	CENTERLINE
CB	CATCH BASIN
WPP	WOOD POWER POLE
SM	SANITARY MANHOLE
GV	GATE VALVE

SIGNED: _____
GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

S16080720	TOPO	AR	CD	08-29-16
	COMMENTS		.IN	01-06-17
	BOUNDARY SURVEY	AR	CD	08-09-16
JOB#	PURPOSE	FIELD	DRAFT	DATE

BOUNDARY SURVEY

PM SURVEYING
LICENSED BUSINESS No. 6788
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094
Please visit us on the web @ www.pmsurveying.net



1 SP-1 SITE PLAN

SCALE: 1:400



LOCATION MAP

SCALE: N.T.S.

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

SCOPE OF WORK:

1. ADD METAL ROOF ON EXISTING OPEN STORAGE.
2. ADD 4128 SQ/FT OF OFFICE AREA.
3. DEVELOP "PARCEL G" ADDING PARKING SPACES (79), 17 RV STORAGE AND DUMPSTER.

ZONING:	MA- MARINE
USE:	PERMITTED USES IN MA-MARINE
USF: CONSTRUCTION TYP:	V-B
FOLIO NUMBER	504234140270, 504234140120 504324110271, 504234000202,

PLAT:DANIA MANOR CORR PLAT 10-53 B

WIND LOAD DESIGN: 170 MPH 3 SEC. GUST EXPOSURE "C"

BUILDING CODE: FLORIDA BUILDING CODE 2017
FLORIDA FIRE PREVENTION CODE 6TH EDITION

EXIST'G SITE DATA:

PARCEL A	4,603. SQ. FT.
PARCEL B	37,927 SQ. FT.
PARCEL C	13,573 SQ. FT.
PARCEL D	8,859 SQ. FT.
PARCEL E	51,472 SQ. FT.
PARCEL F	3,283 SQ. FT.
PARCEL G	60,027 SQ. FT.
TOTAL SITE 4.12 ACRES	179,744 SQ. FT.
FIRST FLOOR	28,757 SQ. FT.
SECOND FLOOR (ADDITION)	4,129 SQ. FT.
TOTAL=	32,886 SQ. FT.
EXISTING BUILDING	27,893 SQ. FT.
PROPOSED	4,993 SQ. FT.
TOTAL=	32,886 SQ.FT.

PROPOSED COVERAGE

BUILDING	32,886 SQ. FT.
PARKING AREA	49,285 SQ. FT.
LANDSCAPE AREA	87,413 SQ. FT.
IMPERVIOUS AREA	82,171 SQ.FT. = 48%
PERVIOUS AREA	87,413 SQ. FT.= 52%

REQUIRED PARKING:

EXIST'G / NEW OFFICE AREA:	5,937 SQ/FT / 300 SQ/FT	20
EXIST'G MANUFACTURE & REPAIR:	26,929 SQ/FT / 500 SQ/FT	54
1 SPACE EVERY 10 MARINE SPACES		2
TOTAL REQUIRED		76 SPACES

EXIST'G & PROVIDED:

HANDICAP	4 SPACES
STANDARD	75 SPACES
NEW BOAT/RV STORAGE	17 SPACES
TOTAL PROVIDED	96 SPACES

BICYCLE PARKING REQUIREMENT (10%): 10 PARKING PROVIDED

LOADING SPACES REQUIREMENT: (2) 12' x 40' SPACES REQUIRED
(2) 12' x 40' SPACES PROVIDED

LEGEND

EXISTING BUILDING

EXISTING NO CHANGE

SA LIGHTING POST
XTRA LGT
MODEL VNT-LED-S-01-100-5M-N-DIM-5-20

SB LIGHTING POST
XTRA LGT
MODEL VNT-LEO-S-01-100-4S-N-DIM-5-20

SC LIGHTING POST
XTRA LGT
MODEL VNT-LED-S-01-100-3M-N-DIM-5-20

NOTES:

1. NO SERVICE, REPAIR OR VEHICLE WASHING ACTIVITIES SHALL BE PERMITTED ON THE PREMISES.
2. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 AM TO 7:00 PM.
3. JET-SKIS AND MOTORCYCLES SHALL NOT BE STORED WITHIN ONE HUNDRED (100) FEET OF ANY RESIDENTIALLY-ZONED PROPERTY.
4. NO SIGNS ARE PROPOSED.
5. COMMERCIAL PROPERTIES UNDER CONSTRUCTION ARE REQUIRED TO PROVIDE SECURITY FENCING WITH SCREENING SHOWING PROJECT RENDERING WHEN ADJACENT TO ROW. USE OF CITY LOGO REQUIRES CITY COMMISSION APPROVAL.

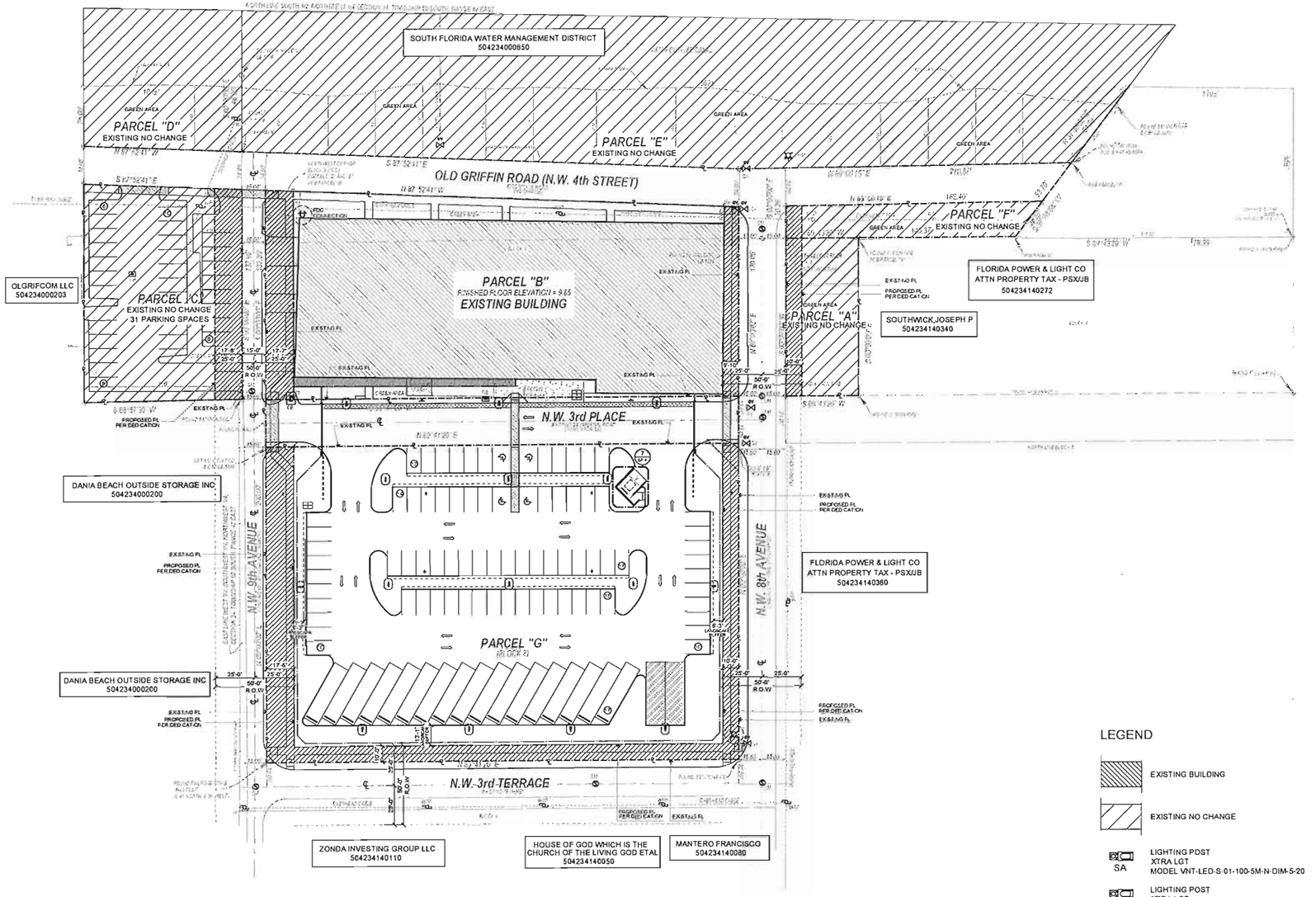
REVISIONS:

1	10-24-18
2	02-05-19
3	05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd., Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001933

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 5-29-2019
PROJECT NUMBER: 08-18
SHEET NUMBER: SP-1





LOCATION MAP
SCALE: N.T.S.

800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LEGEND

- EXISTING BUILDING
- EXISTING NO CHANGE
- SA — LIGHTING POST, XTRA LGT, MODEL VNT-LED-S-01-100-5M-N-DIM-5-20
- SB — LIGHTING POST, XTRA LGT, MODEL VNT-LED-S-01-100-4S-N-DIM-5-20
- SC — LIGHTING POST, XTRA LGT, MODEL VNT-LED-S-01-100-3M-N-DIM-5-20

1 SP-2 SITE PLAN

SCALE: 1:400

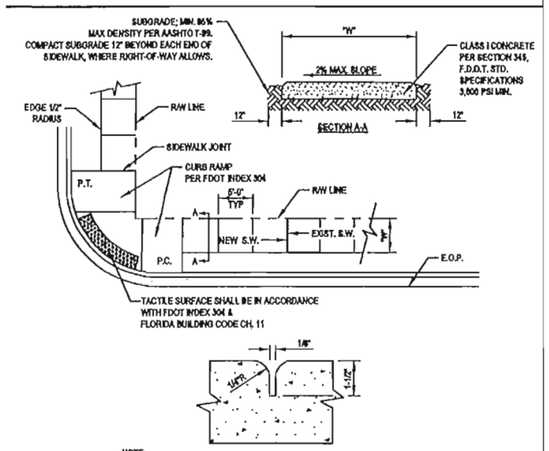
REVISIONS:

1	10-24-18
2	02-05-19
3	05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd., Ste. 3 ♯ Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-18
SHEET NUMBER: SP-2

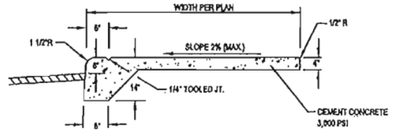


NOTE:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THROUGH DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. CONCRETE SHALL BE BROOM FINISHED WITH EVEN DUSTLESS SURFACE.

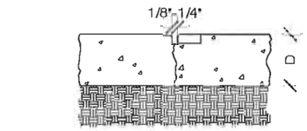
TABLE OF SIDEWALK THICKNESS - "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS - "W"	
STANDARD WIDTH	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

CONCRETE WALK CONSTRUCTION

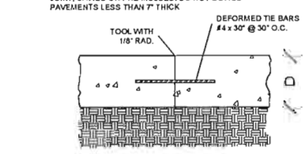
1 SP-3 CONCRETE WALK — SCALE: NTS



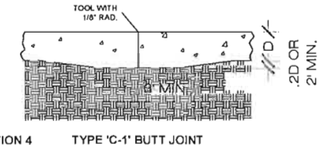
2 SP-3 MON. CURB AND WALK — SCALE: NTS



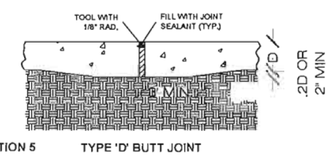
SECTION 1 TYPE 'A' UNDOWELED CONTRACTION (CONTROL) JOINT
N.T.S.
UNDOWELED TRANSVERSE CONTRACTION OR LONGITUDINAL JOINT, SAWED OR PRE-MOLDED. DO NOT DOWEL PAVEMENTS LESS THAN 7" THICK



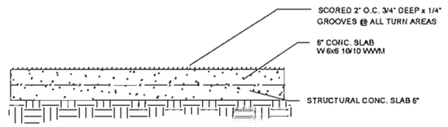
SECTION 2 TYPE 'B' TIED JOINT
N.T.S.
TIED LONGITUDINAL CONSTRUCTION OR CONTRACTION JOINT WHERE REQUIRED. NOTE: DO NOT TIE MORE THAN THREE LANES TOGETHER.



SECTION 4 TYPE 'C-1' BUTT JOINT
N.T.S.
IN LIEU OF THICKENING EDGES, OVERALL PAVEMENT THICKNESS MAY BE INCREASED AS FOLLOW: 6 INCHES OR LESS, ADD 0.5 INCH. MORE THAN 6 INCHES, ADD 1 INCH.



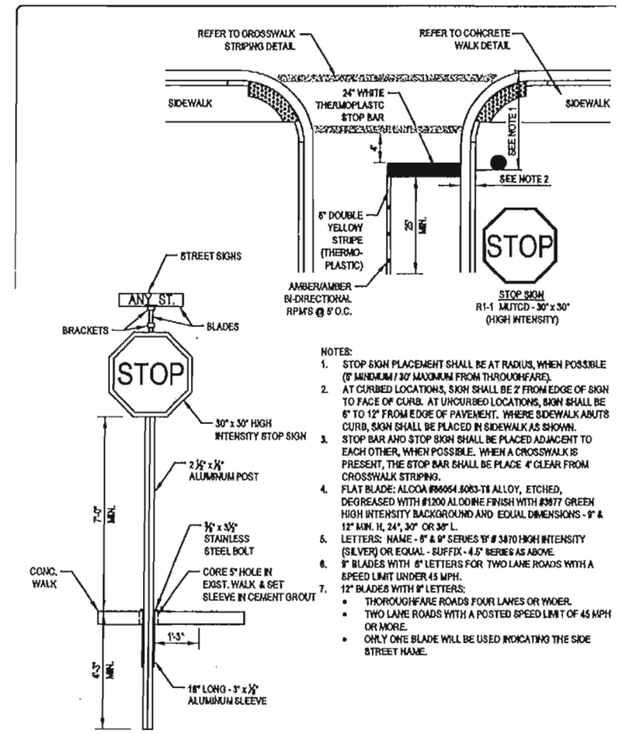
SECTION 5 TYPE 'D' BUTT JOINT
N.T.S.
ISOLATION JOINT FOR PAVEMENTS LESS THAN 8" THICK.



DETAIL: STAMPED CONCRETE N.T.S.

GENERAL NOTES:
1. USE ACI OR FC&PA CERTIFIED FLATWORK FINISHER
2. USE ACI 330R-08 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
3. USE ACI 330.1-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
4. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
5. PREPARE THE SUBGRADE IN ACCOROANCE WITH THE GEOTECHNICAL ENGINEEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
6. IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1½" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
7. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
8. KEEP ALL JOINTS CONTINUOUS
9. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 4 TO 12 HOURS FROM TIME OF PLACEMENT; CONTROL JOINTS MAXIMUM SPACING SHALL BE 12 ½ FEET
10. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP

3 SP-3 MON. CURB AND WALK — SCALE: NTS



NOTES:
1. STOP SIGN PLACEMENT SHALL BE AT RADIUS, WHEN POSSIBLE (5' MINIMUM / 30' MAXIMUM FROM THROUGHFARE).
2. AT CURBED LOCATIONS, SIGN SHALL BE 2' FROM EDGE OF SIGN TO FACE OF CURB. AT UNCURBED LOCATIONS, SIGN SHALL BE 6" TO 12" FROM EDGE OF PAVEMENT. WHERE SIDEWALK ABUTS CURB, SIGN SHALL BE PLACED IN SIDEWALK AS SHOWN.
3. STOP BAR AND STOP SIGN SHALL BE PLACED ADJACENT TO EACH OTHER, WHEN POSSIBLE. WHEN A CROSSWALK IS PRESENT, THE STOP BAR SHALL BE PLACE 4' CLEAR FROM CROSSWALK STRIPING.
4. FLAT BLADE: ALCOA #96054,6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3677 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 8" & 12" MIN. H, 24", 30" OR 36" L.
5. LETTERS: NAME - 6" & 8" SERIES 'B' # 3870 HIGH INTENSITY (SILVER) OR EQUAL - SUFFIX - 4.5" SERIES AS ABOVE.
6. 8" BLADES WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
7. 12" BLADES WITH 8" LETTERS:
   - THOROUGHFARE ROADS FOUR LANES OR WIDER.
   - TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
   - ONLY ONE BLADE WILL BE USED INDICATING THE SIDE STREET NAME.

4 SP-3 STOP SIGN AND STOP BAR — SCALE: NTS

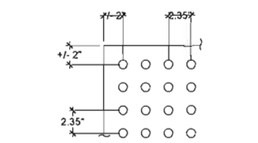
NOTE:

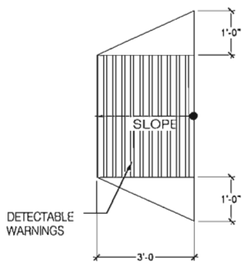
CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN: 1:12 AND CROSS SOLPE SHALL BE 2% OR LESS.

DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPYING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH US DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2 TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

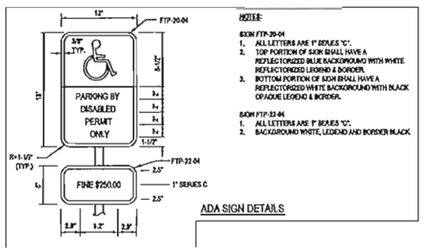
WHERE A CURB RAMP IS CONSTRUCTED WITHIN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB AND GUTTER IS LESS THAN 5'-0" LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'-0"

WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLANT CEMENT CONCRETE. THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK ON LIGHT OR LIGHT ON DARK.





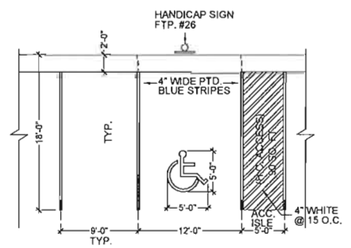
5 SP-3 DETECTABLE WARNING — SCALE: NTS



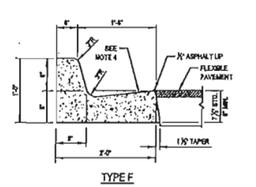
NOTES:
SIGN F7P-20-04
1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

SIGN F7P-22-04
1. ALL LETTERS ARE 1" SERIES "C".
2. BACKGROUND WHITE, LEGEND AND BORDER BLACK

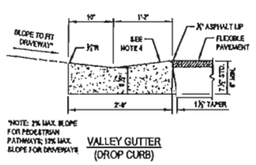
ADA SIGN DETAILS



6 SP-3 ACC. PARK'G. SIGN. & PAV. MARKINGS — SCALE: NTS



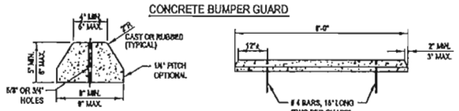
TYPE F



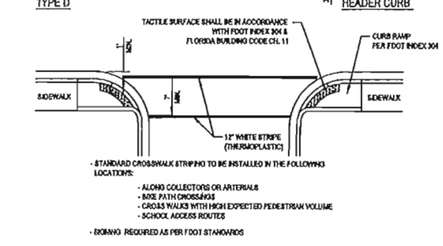
VALLEY GUTTER (DROP CURB)

NOTES:
1. ULTIMATE STRENGTH OF CONCRETE FOR CURBS AND GUTTERS SHALL BE 3,000 P.S.I. @ 28 DAYS.
2. 1/4"-1/4" CONTRACTION JOINTS IN CURB AND GUTTER SHALL BE CUT AS SHOWN AND AT 10 FT. MAXIMUM SPACING. NO SECTION SHALL BE LESS THAN 4 FT.
3. WHEN PAVEMENT IS CONCRETE, PROVIDE A 1/2" EXPANSION JOINT WITH PRE-FORMED JOINT FILLER & JOINT SEAL BETWEEN CURB AND CONCRETE PAVEMENT. (1-1/2" TAPER ON CURB FACE NOT REQUIRED AT CONCRETE PAVEMENT.)
4. WHEN USED ON HIGH EDGE OF PAVEMENT, THE CROSS SLOPE OF TYPES "E", "F", AND VALLEY GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT EDGE OF PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6" MINIMUM UNLESS OTHERWISE SHOWN ON PLANS. THE SURFACE ON THE LOW EDGE OF PAVEMENT TO BE 1/4" ABOVE LIP OF GUTTER. SURFACE ON HIGH EDGE OF PAVEMENT TO BE FLUSH WITH LIP OF CURB AND GUTTER. IF BOTH EDGES ARE AT SAME ELEVATION, SURFACE SHALL BE FLUSH.
5. ENDS OF TYPE "E" & "F" CURBING SHALL TRANSITION FROM FULL HEIGHT TO FLUSH IN 3 FEET.
6. THE MINIMUM CONSTRUCTED FLOW-LINE GRADIENT FOR STREET DRAINAGE UTILIZING CURB & GUTTER OR VALLEY GUTTER SHALL BE 0.20%.
7. REFER TO FDOT INDEX 308 FOR ADDITIONAL INFORMATION.

CONCRETE BUMPER GUARD







- STANDARD CROSSWALK STRIPING TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - ALONG COLLECTORS OR ARTERIALS
  - BIKE PATH CROSSINGS
  - CROSS WALKS WITH HIGH EXPECTED PEDESTRIAN VOLUME
  - SCHOOL ACCESS ROUTES
- SIGNING REQUIRED AS PER FDOT STANDARDS

STANDARD CROSSWALK

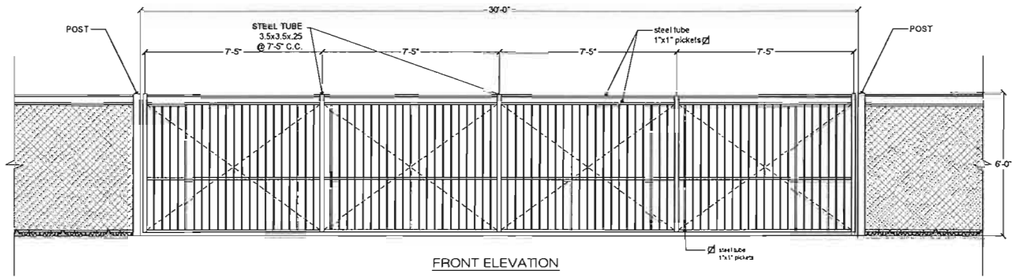
7 SP-3 CONC. CURB,GUTTER,STD CROSSWALK & HEADER CURB DETAILS — SCALE: NTS

REVISIONS:
1 — 10-24-18
2 — 02-05-19
3 — 05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001953
LAWRENCE DAVID HOFFMAN ARCHITECT FLORIDA REGISTRATION NO. 42771

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

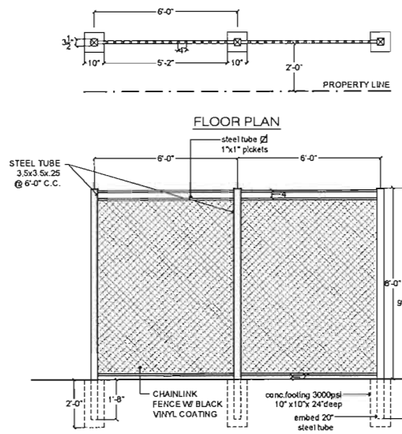
DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: SP-3



FRONT ELEVATION

2 SP-4 PARKING GATE DETAIL

SCALE: 3/8"=1'-0"



FLOOR PLAN

FRONT ELEV.

3 SP-4 8' STEEL FENCE

SCALE: 3/8"=1'-0"



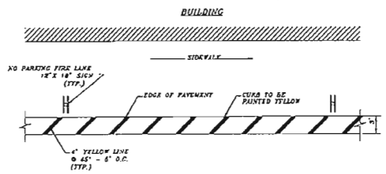
REAR SERVICE ENTRANCE
COMMERCIAL

(SEC 505-4D(2)(a)(b)(c)3(e)

DOOR MOUNTED SIGN

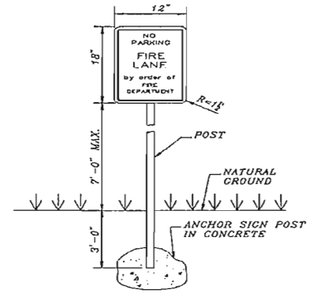
ALUMINUM
LETTER SIZE : 6"
MIN. STROKE 1/2"
ARABIC NUMBER
ALPHABET LETTER

4 SP-4 SIGN DETAILS



NOTES:

1. The pavement shall be painted with parallel four-inch-wide yellow striped lines every 5' on center extending at least 3' from edge of the pavement. CC 24-580(1), (2) (c) (1)



NOTES:

1. "NO PARKING FIRE LANE BY ORDER OF FIRE DEPARTMENT" SIGN AT MAX 60' O.C. SIGN TO BE 18" x 10" W/ RED LETTERS ON WHITE BACKGROUND.
2. SIGN TO BE POSTED 7' MAX. ABOVE FINISHED GRADE. ON D.C.T.E.D. STANDARD POST.

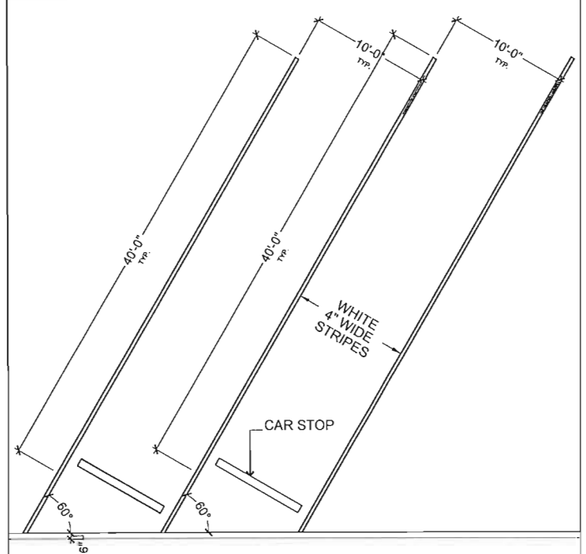
5 SP-4 FIRE LANE SIGN DETAIL

SCALE: NTS

FIRE DEPARTMENT NOTES:

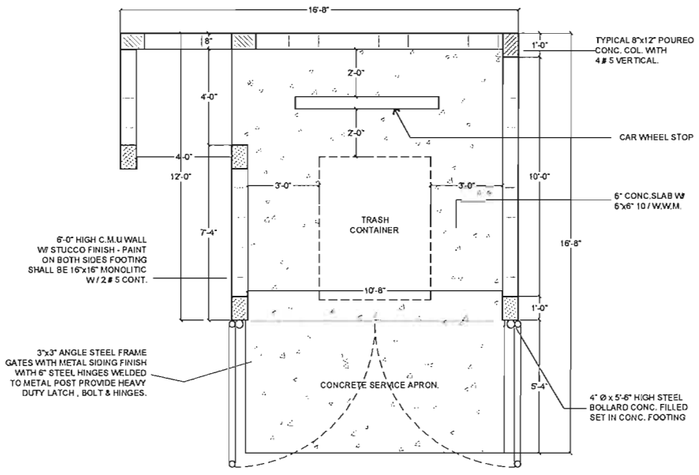
General Requirements:
All addresses on commercial buildings shall be placed on front and rear of all properties in minimum 6" numerals, contrasting with their background. FFPC 10.13.1.2.

NFPA 1
NFPA 101 TO 2012 ED.
FLORIDA FIRE PREVENTION CODE 6TH EDITION.



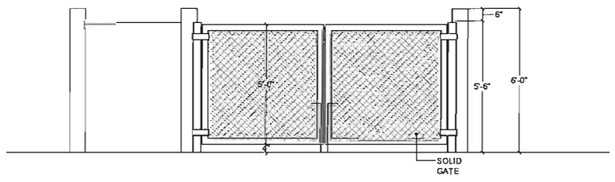
6 SP-4 RV/BOAT PARKING

SCALE: 3/16"=1'-0"

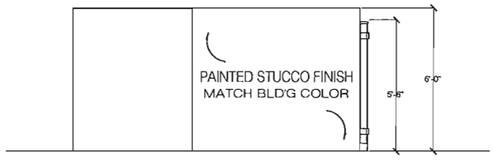


FLOOR PLAN

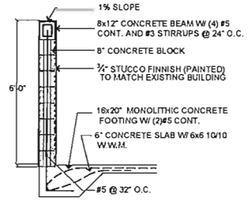
NOTE:
THE COLORS ON DUMPSTER WILL MATCH
THE COLORS ON THE BUILDING.



FRONT ELEVATION



SIDE ELEVATION



SIDE SECTION

7 SP-4 DUMPSTER DETAIL

SCALE: 3/8"=1'-0"

REVISIONS:

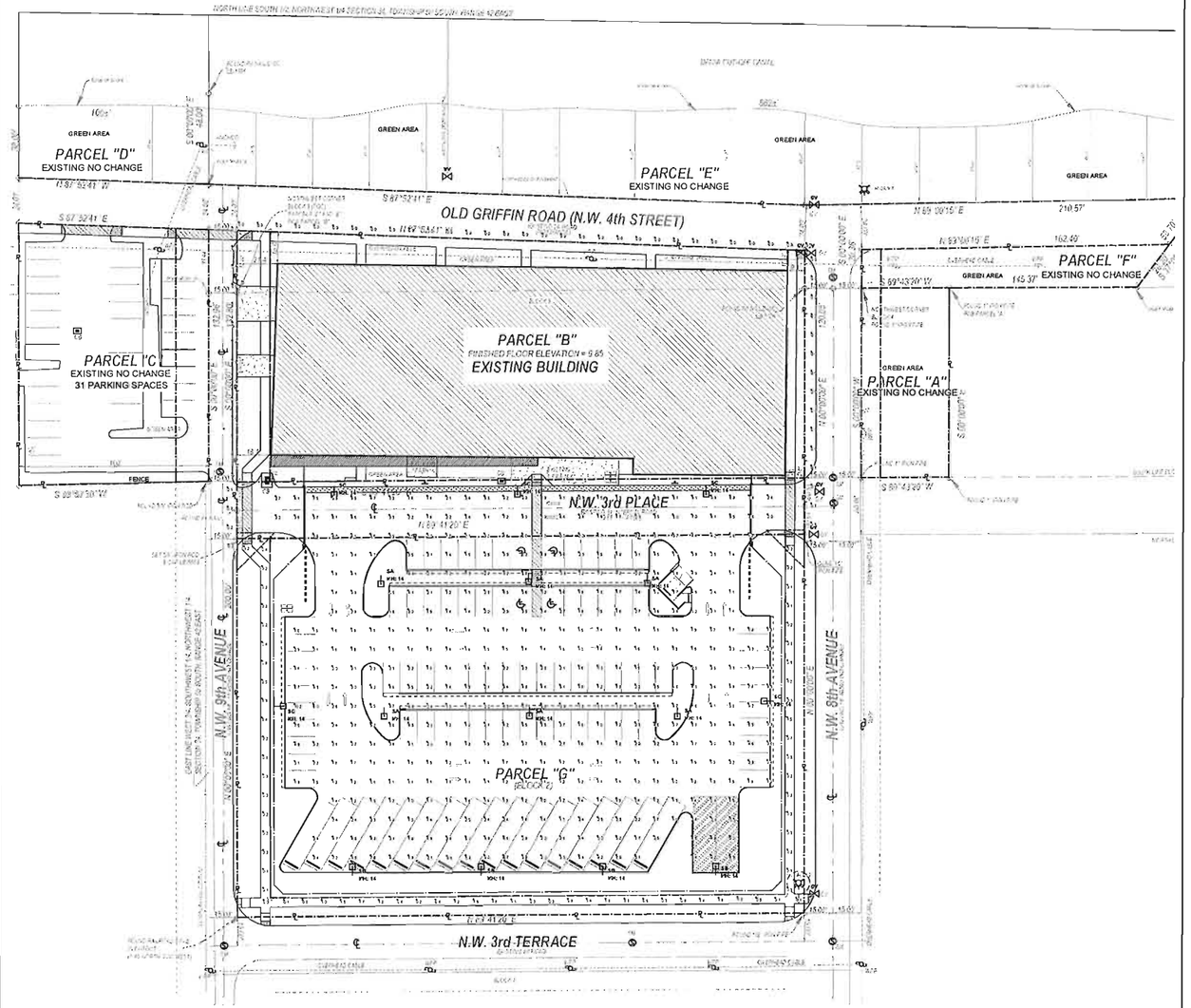
1	10-24-18
2	02-05-19
3	05-17-19

LAWRENCE HOWARD, ARCHITECT
FLORIDA REGISTRATION NO. 0015753

SOUTHEAST
ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd, Ste. 3 ▼ Plantation, FL 33317
(954) 707-2921 - FAX (954) 797-2647
LIC. # AA-C001253

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2018
PROJECT NUMBER: 08-16
SHEET NUMBER: SP-4



LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Description	LLF	Lum Lumins	
	SA	6	XTRA LGT#: VNT-LED-S-01-100-SM-N-DIM-5-20 / MTD AT 14' AFG	0.900	14735	
	SB	4	XTRA LGT#: VNT-LED-S-01-100-4S-N-DIM-5-20 / MTD AT 14' AFG	0.900	13870	
	SC	5	XTRA LGT#: VNT-LED-S-01-100-3M-N-DIM-5-20 / MTD AT 14' AFG	0.900	13739	

CALCULATION SUMMARY						
Label	Calc Type	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREAS	Illuminance	3.06 fc	10.2 fc	1.0 fc	10.20	3.06
PROPERTY LINE	Illuminance	0.39 fc	3.9 fc	0.0 fc	N.A.	N.A.

NOTES:
1. ALL DESIGN FOR LIGHTING SHALL MEET THE I.E.S.N.A. STANDARD PRACTICE FOR STREET AND HIGHWAY LIGHTING, LATEST EDITION.
2. A MINIMUM OF FIFTEEN(15') FEET RADIUS THERE WILL BE BETWEEN ANY PROPOSED LIGHTING FIXTURES AND PROPOSED TREES AS MEASURED AT MATURITY.
3. ALL PROPOSED UTILITIES(FPL POWER LINES, TELEPHONE, CABLE TELEVISION, ETC.) , INCLUDING SERVICES LINES TO INDIVIDUAL PROPERTIES NECESSARY TO SERVE THE DEVELOPMENT UNDER CONSIDERATION, SHALL BE INSTALLED UNDERGROUND AT LEAST EIGHTEEN (18") INCHES BELOW THE FINISHED GROUND ELEVATION.
4. PROPOSED LIGHT POLES SHALL OBSERVE A 2'-6" CLEARANCE FROM ALL PAVED AREAS AND LIGHT POLES SHALL BE ABLE TO WITHSTAND SUSTAINED 140 MPH WIND LOADS.
5. THE PARCEL PROPOSED FOR LAND CLEARING OR DEVELOPMENT DOES NOT SERVE AS HABITAT FOR A RARE, THREATENED OR ENDANGERED SPECIES OR A SPECIES OF SPECIAL CONCERN; OR IS NOT AN ENVIRONMENTALLY SENSITIVE AREA.
6. SPILL OVER DOES NOT EXCEED THREE (3) FOOT CANDLES VERTICAL AND ONE (1') FOOT CANDLE HORIZONTAL ILLUMINATION ON ADJACENT PROPERTIES OR STRUCTURES MEASURED AT GRADE.
7. OUTDOOR LIGHTING INSTALLATION SHALL NOT BE PLACED IN PERMANENT USE UNTIL A LETTER OF COMPLIANCE, SIGNED AND SEALED BY A REGISTERED ENGINEER OR ARCHITECT, IS PROVIDED TO THE CITY STATING THAT THE LIGHTS HAVE BEEN FIELD TESTED AND MEET THE APPROVED PHOTOMETRIC PLAN.
8. SECURITY LIGHTING SHALL BE INSTALLED WITH SHIELDS THAT PRECLUDE LIGHT SPILLAGE ONTO ADJACENT RESIDENTIAL PROPERTIES.

1 PH-1 PROPOSED PHOTOMETRIC PLAN — SCALE: 1/32"=1'-0"

VIENTO SMALL (VNT-LED-S-01-100)

PRODUCT IMAGES & SPECIFICATIONS

VIENTO SMALL

AREA & SITE LED LUMINAIRE



FEATURES
- Outstanding photometric performance results in sites with excellent uniformity, optimal pole spacing and lower power density
- Optics are completely sealed against moisture and environmental contaminants (IP66)
- Low profile architectural design offers a contemporary appearance with excellent light output and its night sky friendly
- Field serviceable luminaire utilizing Lumileds LED technology.
- Controls ready luminaire for independent operation or remote management.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

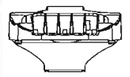
CONSTRUCTION
- Housing: One-piece die cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life
- Housing and door are protected with a thermoset TGIC-polyester powder coat finish using a tightly controlled multi-stage process to a uniform 3 mil thickness (min). This finish provides superior protection from corrosion and maximum environmental durability.
- Powder coat finish in bronze, white or custom colors (consult factory).

ELECTRICAL
- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional)
- Class 2 electronic drivers are designed to have a power factor >90%%, THD <20%%, and an expected life of 100,000 hours with <1%% failure rate
- Surge Protection: 20kA standard.
- NEMA twist-lock receptacle available as an option. NOTE: Photocontrol or shorting cap required for operation (not included)
- Dimming: 0-10v dimmable driver standard.
- Passive Infrared (PIR) Photo/Motion Sensor option available.

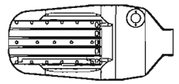
MOUNTING
- Integral arm with key hole slot facilitates quick and easy installation.
- Nut plate eliminates loose hardware in the pole and reduces installation labor.

DIMENSIONAL DATA
WEIGHT: 19.93 LBS
24.09"L X 11.07"W X 5.4"H

FRONT VIEW



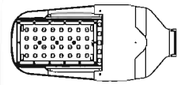
TOP VIEW



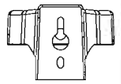
SIDE VIEW



BOTTOM VIEW



BACK VIEW

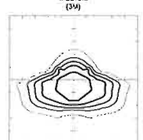


SCALE: NTS

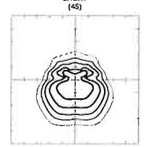
PHOTOMETRIC DATA					
	MODEL	CCT	LUMENS	SYSTEM WATTS	Lm/W
TYPE III - MEDIUM (5M)	100	5000K	13739	108.2	127.0
TYPE IV - SHORT (4S)	100	5000K	13869	109.2	127.1
TYPE V - MEDIUM (5M)	100	5000K	14735	109.1	135.0

IES DISTRIBUTION TYPES
ISO LINES
DISTANCE IN UNITS OF MOUNTING HEIGHT VALUES BASED ON 25 FT MOUNTING HEIGHT.

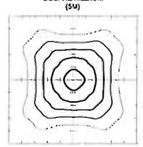
TYPE III MEDIUM (3M)



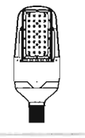
TYPE IV SHORT (4S)



TYPE V SQUARE MEDIUM (5M)

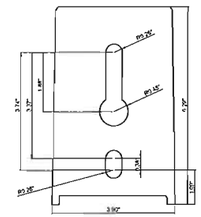


MOUNTING DATA
SINGLE
EPA: 0.68 SQ. FT.

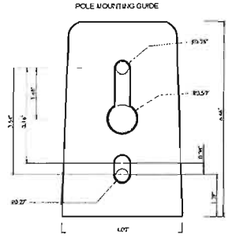


MOUNTING DETAIL

BACK OF INTEGRAL ARM



POLE MOUNTING GUIDE



4" Pole Mounting Machine Pattern Details (Red Circles)
- Top 0.50" DIA hole to be no less than 2" from the top of the pole.
- 2x 0.50" DIA holes @ 3.50" apart (bolt holes), centered on pole face.
- 1x 1.00" DIA holes @ 1.63" below the top hole (wireway), centered on pole face.

2 PH-1 PROPOSED LIGHT FIXTURE — SCALE: NTS

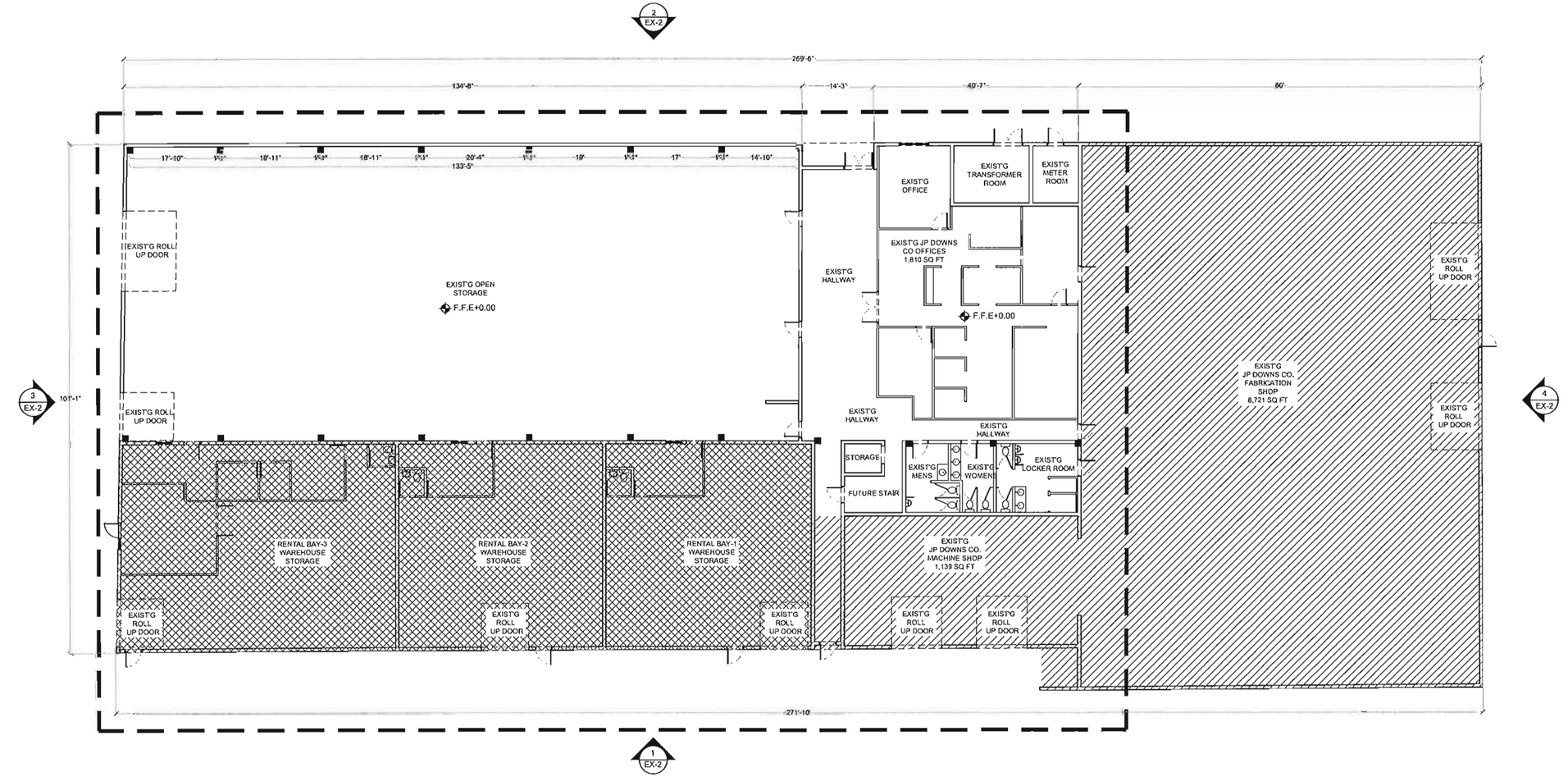
REVISIONS:	
1	10-24-18
2	02-05-19
3	05-17-19

LANCE CLOWARD, ARCHITECT
FLORIDA REGISTRATION NO. 0015173

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL. 33317
(954) 797-2631 - FAX: (954) 797-2647
LIC. # AA-C001953

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: ALEX H
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: PH-1



EXISTING (NO CHANGE)

TO BE DEMOLISHED

1 EX-1 EXISTING FLOOR PLAN / DEMOLITION

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

N
W
E
S

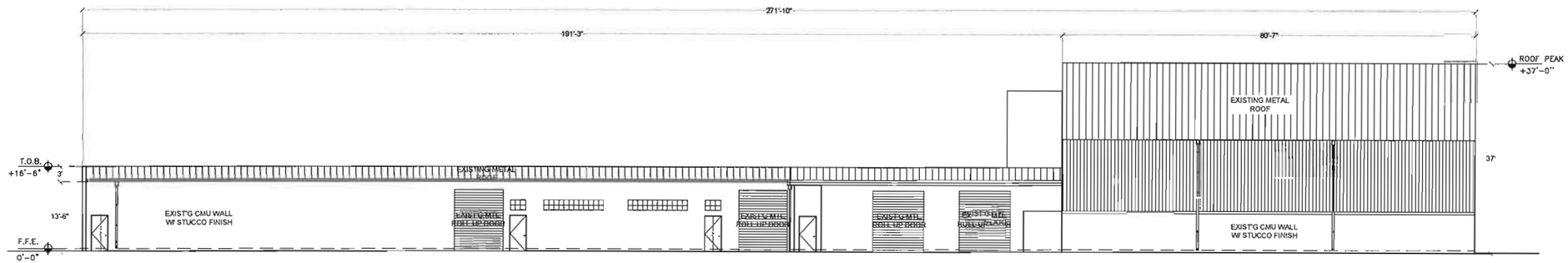
REVISIONS

LAWRENCE HOWARD, ARCHITECT
FLORIDA REGISTRATION No. 6273

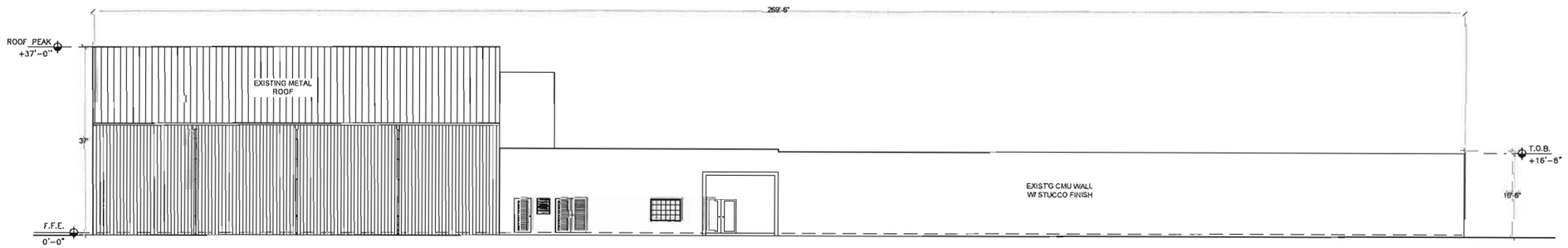
SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd, Ste. 3 • Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2947
LIC. # AA-C001043

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

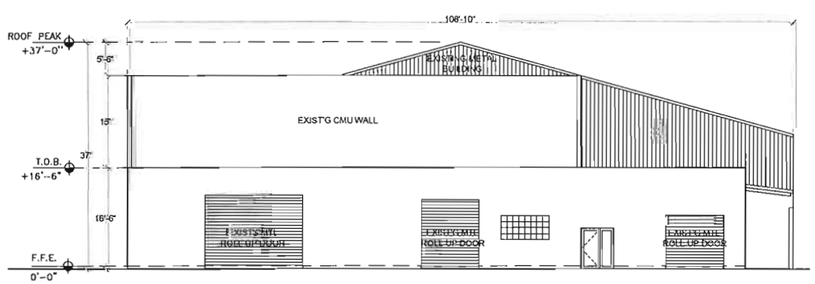
DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 06-16
SHEET NUMBER: EX-1



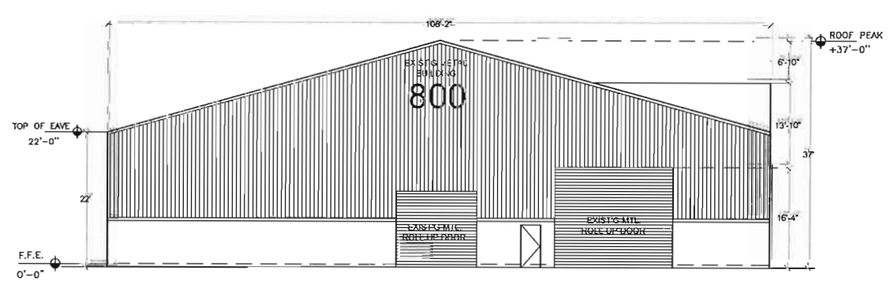
1 EX-2 EXISTING BUILDING SOUTH ELEVATIONS — SCALE: 3/32" - 1'-0"



2 EX-2 EXISTING BUILDING NORTH ELEVATIONS — SCALE: 3/32" - 1'-0"



3 EX-2 EXISTING BUILDING WEST ELEVATIONS — SCALE: 3/32" - 1'-0"



4 EX-2 EXISTING BUILDING EAST ELEVATIONS — SCALE: 3/32" - 1'-0"

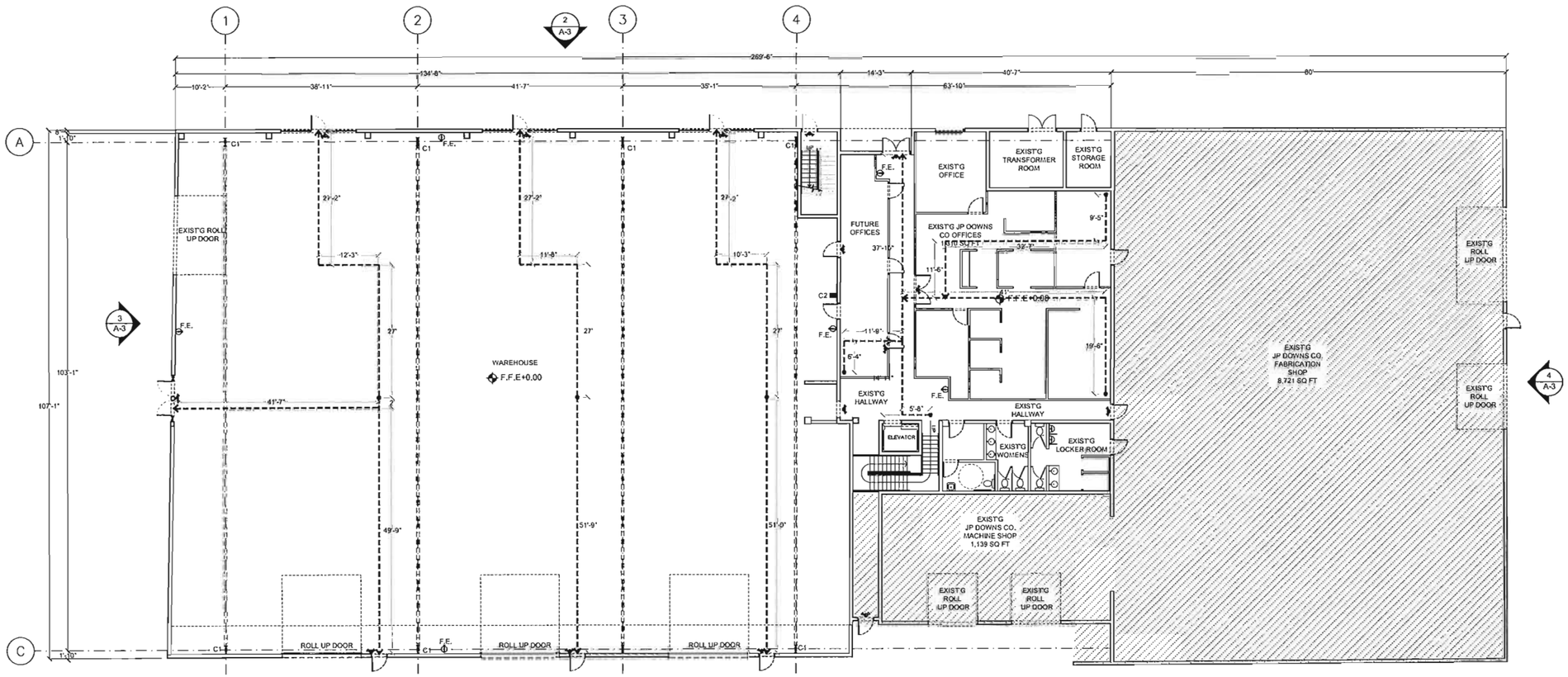
REVISIONS:

LAWRENCE EDWARDS, ARCHITECT
FLORIDA REGISTRATION No. 6273

SOUTHEAST
ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd., Ste. 3 # Plantation, FL 33317
(954) 797-2221 - FAX (954) 797-2847
LIC. # AA-C001923

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: EX-2



LEGEND

LIFE SAFETY SYMBOLS LEGEND

- FIRE EXTINGUISHER - CLASS B EVERY 50'
- COMBINATION EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY LIGHT W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

1 LS-2 1ST FLOOR LIFE SAFETY PLAN

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

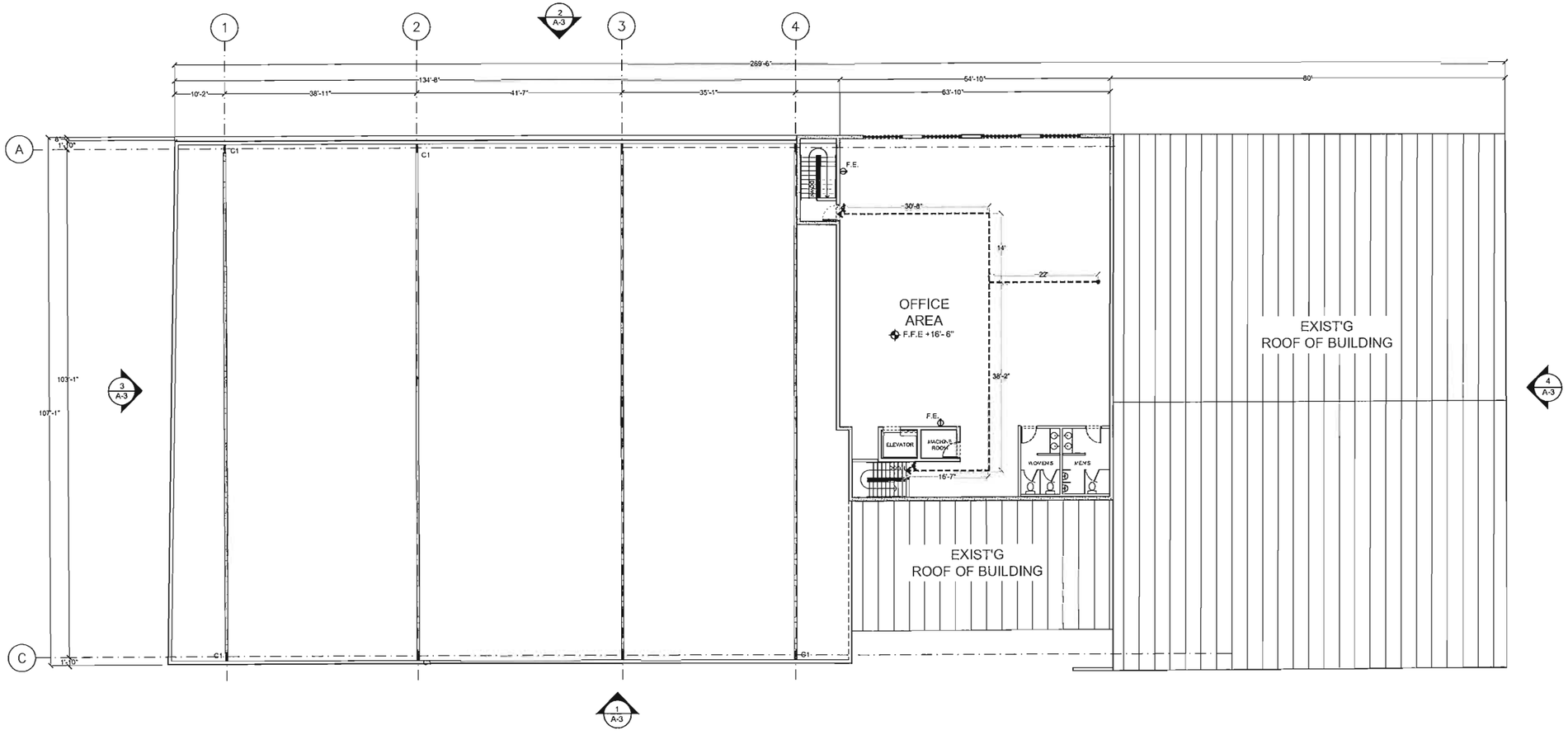
REVISIONS:

1	10-24-18
2	02-05-19
3	05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
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800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN BY: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: LS-2



LEGEND

LIFE SAFETY SYMBOLS LEGEND

- FIRE EXTINGUISHER - CLASS B EVERY 50'
- COMBINATION EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY LIGHT W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- EMERGENCY EXIT SIGN W/BATT BACKUP
- FIRE HYDRANT
- FIRE DEPT. CONECT.
- STAND PIPE
- DOBLE DET. VALVE
- WATER METER & BACKFLOW

1 LS-3 2ND FLOOR LIFE SAFETY PLAN

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

REVISIONS:

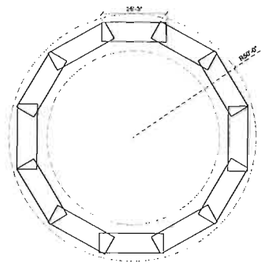
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3	05-17-19

LAWRENCE KRAMER, ARCHITECT
FLORIDA REGISTRATION No. 15273

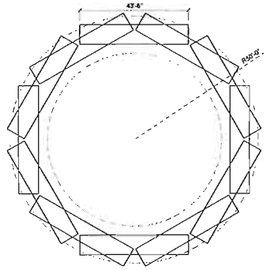
SOUTHEAST ARCHITECTS SERVICES, INC.
4316 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001253

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

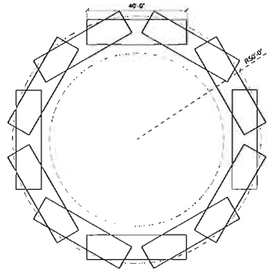
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COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: LS-3



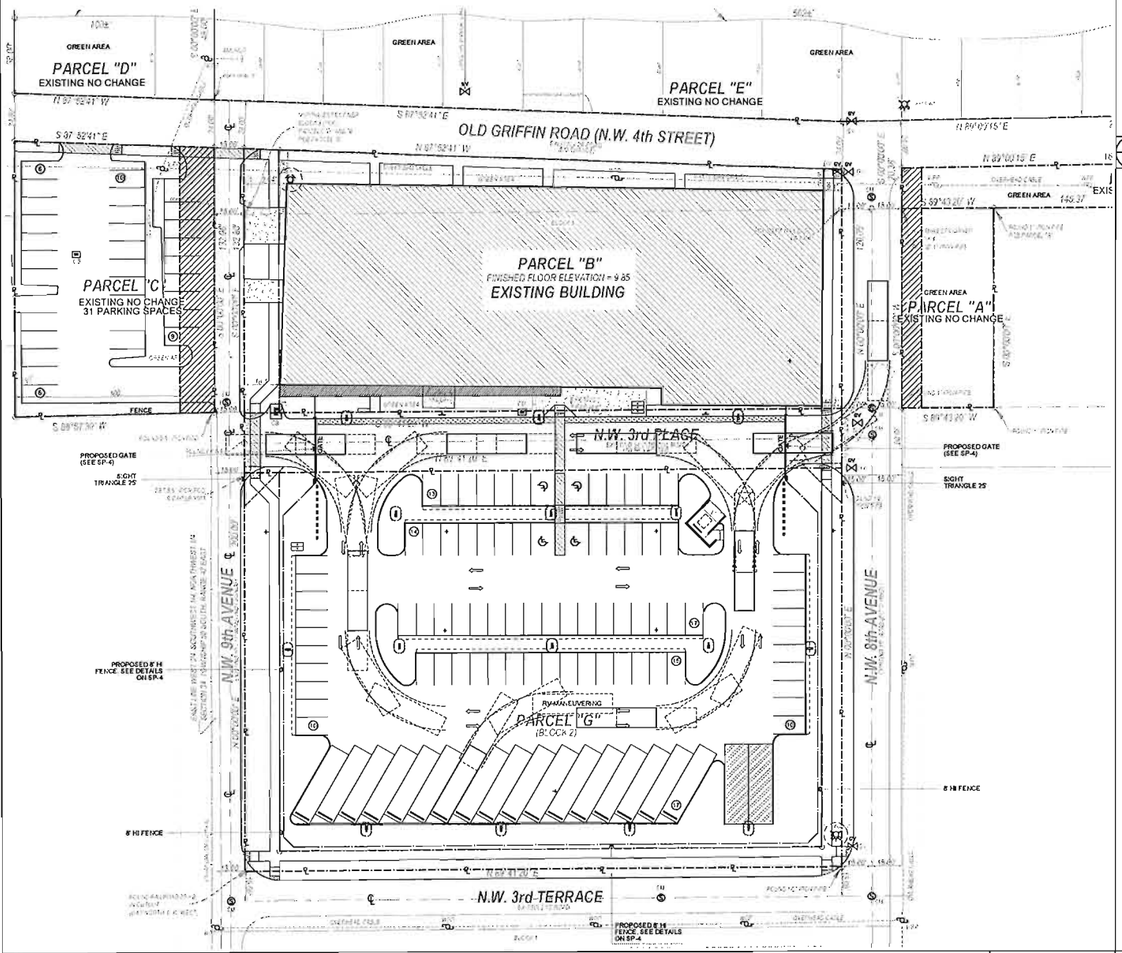
FIRE RESCUE TRUCK
ROUNDABOUT



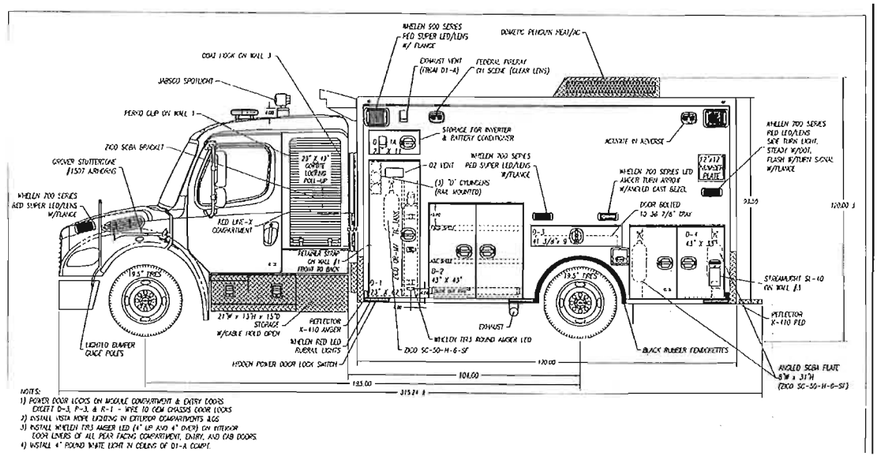
FIRE TRUCK
ROUNDABOUT



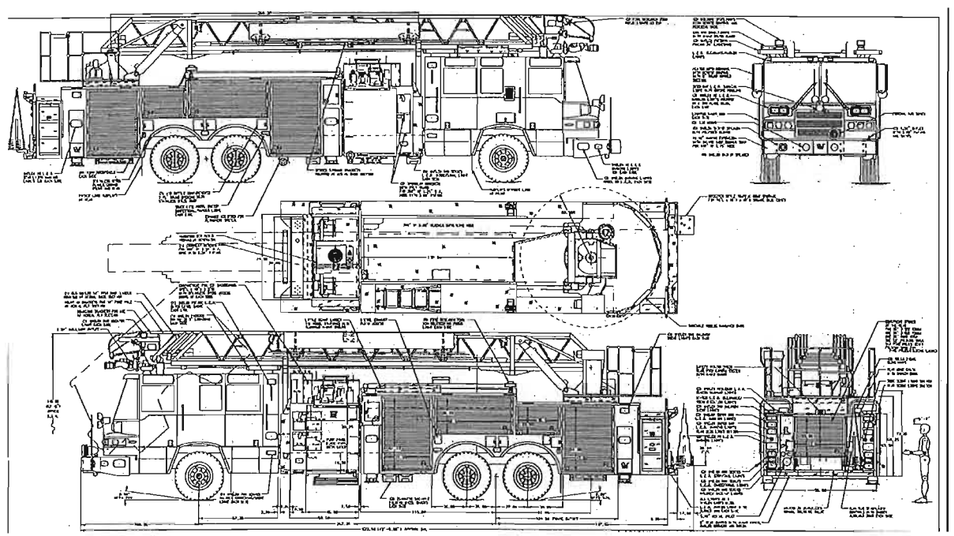
RV
ROUNDABOUT



1 LS-1 FIRE TRUCK PATH — SCALE: 1/16"=1'-0"



2 LS-1 FIRE RESCUE TRUCK — SCALE: NTS



3 LS-1 FIRE TRUCK — SCALE: NTS

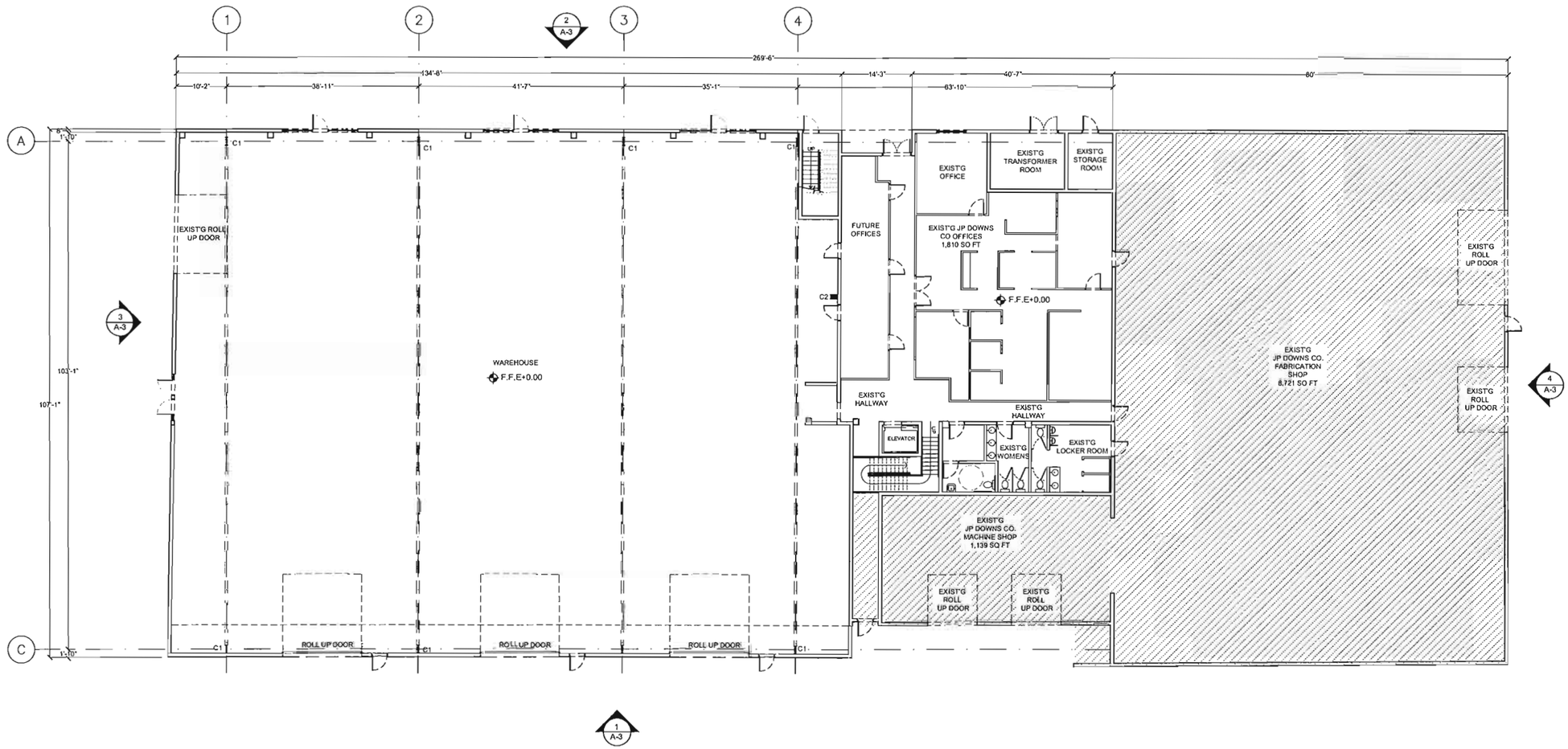
REVISIONS:

1	10-24-18
2	02-05-19
3	05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.
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LIC. # AA-C001953

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN:
SEA
COLABORATE:
DATE:
8-22-2016
PROJECT NUMBER:
08-15
SHEET NUMBER:
LS-1



1 A-1 BUILDING 1ST FLOOR PLAN

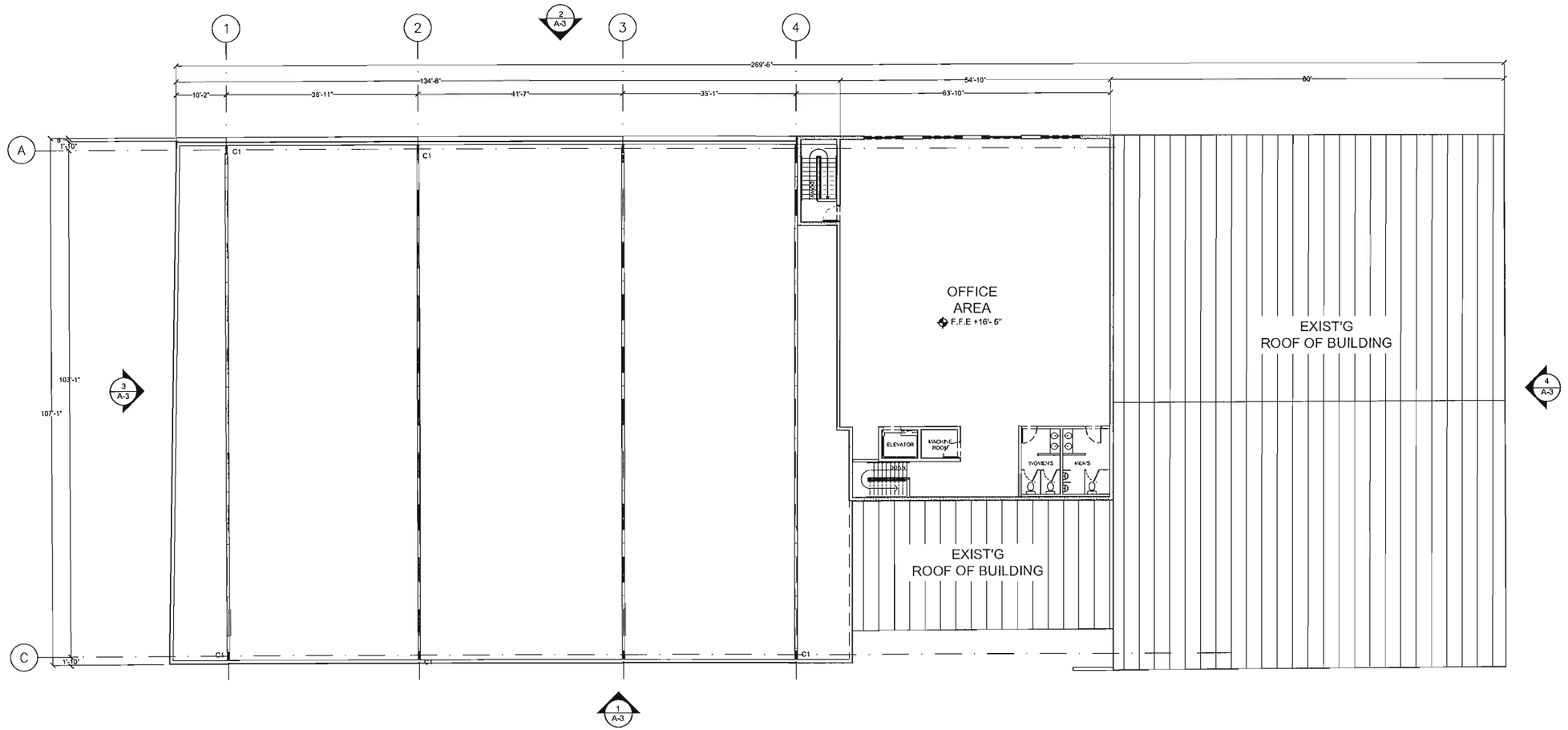
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REVISIONS:	
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2	02-05-19
3	05-17-19

SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd. Ste. 3 # Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C0001953

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN:	SEA
COLABORATE:	
DATE:	8-22-2016
PROJECT NUMBER:	08-16
SHEET NUMBER:	A-1



1 A-2 BUILDING 2ND FLOOR PLAN

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

N
W
E
S

REVISIONS:

1	10-24-18
2	02-05-19
3	05-17-19

LANCE HOWARD, ARCHITECT
FLORIDA REGISTRATION NO. 6273

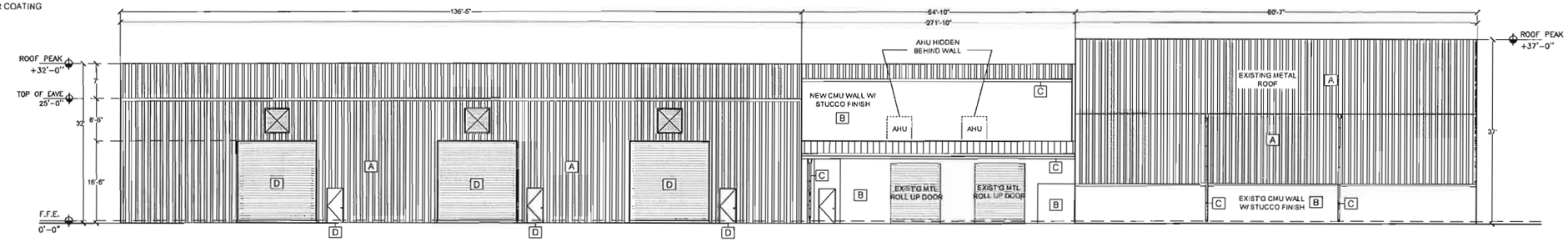
SOUTHEAST
ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd., Ste. 3 • Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001053

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

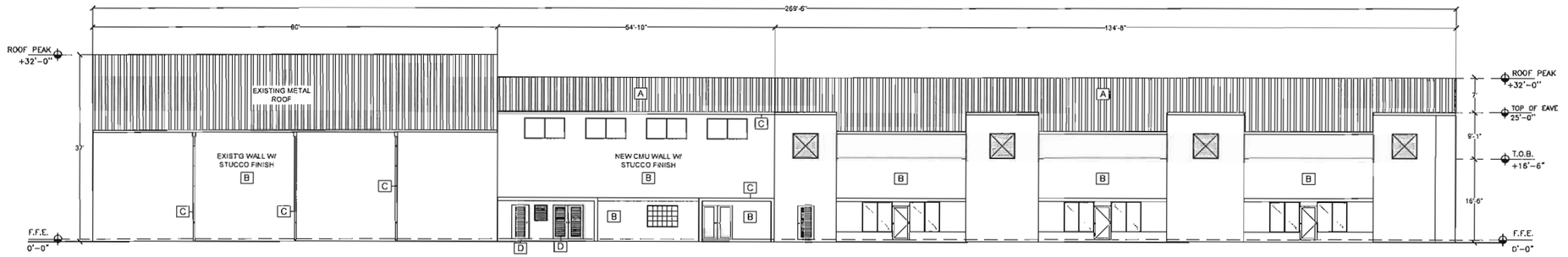
DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 08-16
SHEET NUMBER: A-2

COLOR SCHEDULE

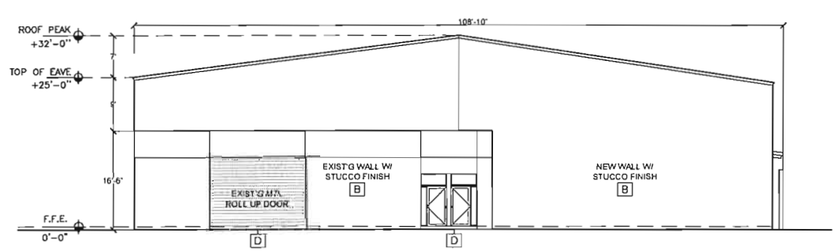
- A COLOR MATCH EXISTING BUILDING
- B STUCCO COLOR MATCH EXISTING BUILDING
- C SHERWIN WILLIAMS HYPER BLUE SW6985
- D METALS & RAILINGS - SILVER POWDER COATING



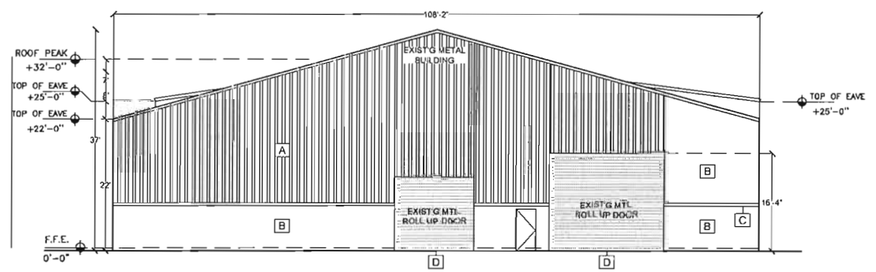
1 A-3 BUILDING SOUTH ELEVATIONS — SCALE: 3/32" - 1'-0"



2 A-3 BUILDING NORTH ELEVATIONS — SCALE: 3/32" - 1'-0"



3 A-3 BUILDING WEST ELEVATIONS — SCALE: 3/32" - 1'-0"



4 A-3 BUILDING EAST ELEVATIONS — SCALE: 3/32" - 1'-0"

REVISIONS:

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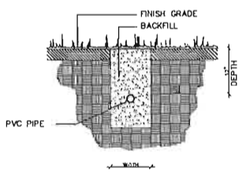
LAWRENCE HAJADA, ARCHITECT
FLORIDA REGISTRATION NO. 42772

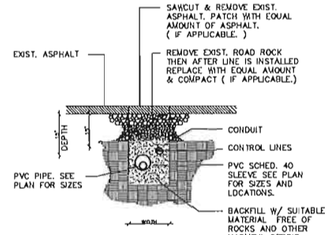
SOUTHEAST ARCHITECTS SERVICES, INC.
4310 WEST BROWARD Blvd., Ste. 3 ♦ Plantation, FL 33317
(954) 797-2821 - FAX (954) 797-2847
LIC. # AA-C001853

800 MARINE TECHNICAL CENTER INC
800 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

DRAWN: SEA
COLABORATE:
DATE: 8-22-2016
PROJECT NUMBER: 88-16
SHEET NUMBER: A-3

NOTES:
TRENCH DEPTH
18" FOR MAINS & LATERALS UNDER PAVEMENT
12" LATERALS.
TRENCH WIDTH
PRACTICAL FOR DIAMETER PIPE INSTALL



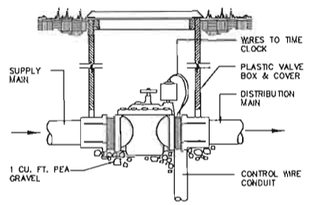


TYPICAL TRENCHING DETAILS
N.T.S.



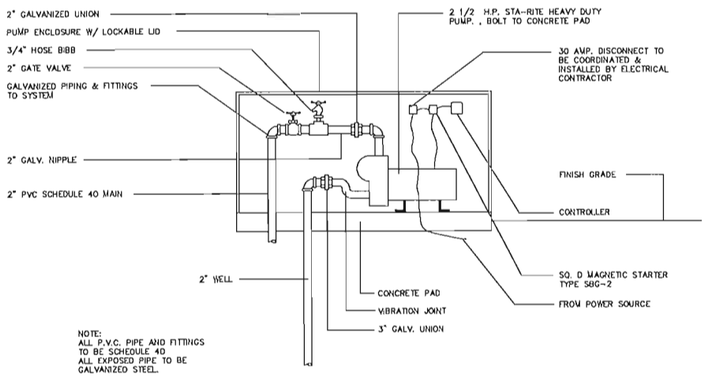
TORO 570Z-6P SERIES (6" POP-UP)
AND UNTER PGP ROTARY SPRINKLER HEADS

TYPICAL SPRINKLER HEADS
N.T.S.



TYPICAL ELECTRICAL VALVE INSTALLATION DETAIL
N.T.S.

ALL ELECTRIC VALVES TO BE 1 1/2" HARDIE
700 SERIES ULTRA-FLOW



NOTE:
ALL P.V.C. PIPE AND FITTINGS
TO BE SCHEDULE 40
ALL EXPOSED PIPE TO BE
GALVANIZED STEEL.

WELL AND PUMP DETAIL
N.T.S.

IRRIGATION

A. GENERAL CONDITIONS AND REQUIREMENTS

1. WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT,OBTAINING NECESSARY PERMITS,INSTALLING ALL MATERIALS NECESSARY TO COMPLETE, IN PLACE AND IN AN OPERATING CONDITION, AN IRRIGATION SYSTEM,AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.

2. THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE CITY, THE COUNTY, AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER OR AUTHORIZED REPRESENTATIVE.

3. THE CONTRACTOR OR THE IRRIGATION SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS, PVC ASSEMBLY, AND STANDARD PLUMBING PROCEDURES. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

4. SPRINKLER LINES SHOWN ON THE DRAWINGS ARE ESSENTIALLY DIAGRAMATIC. LOCATIONS OF ALL SPRINKLER HEADS, VALVES, PIPING, WIRING, ETC. SHALL BE ESTABLISHED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. SPACING OF THE SPRINKLER HEADS ARE SHOWN ON THE DRAWINGS AND SHALL BE EXCEEDED ONLY WITH PERMISSION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

5. ALL MATERIALS INCORPORATED IN THIS SYSTEM SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS AND OF QUALITY AND PERFORMANCE AS SPECIFIED AND MEETING THE REQUIREMENTS OF THE SYSTEM. ALL MATERIAL OVERAGES AT THE COMPLETION OF THE INSTALLATION ARE THE PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED FROM THE SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND MATERIAL PRIOR TO SUBMITTING BID.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHALL BE TAKEN NOT TO DISTURB OR DAMAGE ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THOSE FACILITIES DURING IRRIGATION INSTALLATION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AS APPROVED BY THE OWNERS REPRESENTATIVE.

8. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ALL ROCKS AND DEBRIS GENERATED BY HIS OPERATION. CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATING OF WASTE MATERIAL.

9. CONTRACTOR SHALL OBTAIN ALL NECESSARY LISCENSES AND PERMITS PRIOR TO CONSTRUCTION.

10. ALL LINE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE FIELD ADJUSTED TO CREATE THE GREATEST POSSIBLE DISTANCE FROM EXISTING TREES. THE CONTRACTOR WILL BE HELD LIABLE FOR TREE DAMAGE RESULTING FROM UNAPPROVED TRENCHING.

11. ALL HEADS ARE TO BE ADJUSTED TO AVOID OVERSPRAY ONTO THE SIDEALK.

12. ALL TRENCHING AND BACKFILLING OF MAIN LINES AND LATERALS TO BE COMPLETED AFTER INSTALLATION OF TREES, AND BEFORE INSTALLATION OF SHRUBS AND GROUNDCOVERS.

13. ALL TREE ROOTS OVER 1 1/2" DIAMETER CUT BY TRENCHES SHALL BE RECUT CLEANLY 12" BACK FROM THE EDGE OF THE TRENCH.

14. CONTRACTOR IS RESPONSIBLE TO CORDINATE AND PAY ALL FEES REQUIRED BY ALL MUNICIPAL AGENCIES. CONTRACTOR SHALL INSTALL A COMPLETE SYSTEM READY TO USE.

15. THRUST BLOCKS SHALL BE INSTALLED AT ALL CORNERS OF PROPOSED 3" MAIN.

B PRODUCTS

1. PLASTIC PIPE AND FITTINGS:

a. PLASTIC PIPE SHALL BE RIGID UNPLASTICIZED PVC SCHEDULE 40 . THE PIPE SHALL BE HOMOGENEOUS THROUGHOUT AND FREE FROM CRACKS, HOLES, FOREIGN MATERIAL BLISTERS, DELETERIONS, WRINKLES, AND DENTS.

b. PRESSURE SUPPLY PIPES, FROM THE WATER SOURCE TO THE VALVES, SHALL BE PVC SCHEDULE 40 OR AS SHOWN ON THE PLANS.

c. PIPE SIZES SHALL CONFORM TO THOSE AS SHOWN ON THE DRAWING. NO SUBSTITUTIONS OF SMALLER PIPE SIZES WILL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL PIPE DAMAGED OR REJECTED BECAUSE OF DEFECTS SHALL BE REMOVED FROM THE SITE AT THE TIME OF REJECTION.

d. ALL PLASTIC PIPE FITTINGS TO BE INSTALLED SHALL BE MOLDED FITTINGS MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE SUITABLE FOR SOLVENT WELD, SLIP JOINT RING TITE SEAL, OR SCREWED CONNECTIONS. CONNECTIONS BETWEEN PVC AND STEEL PIPE SHALL BE MADE WITH MECHANICAL FITTINGS.

e. SLIP FITTING SOCKET TAPER SHALL BE SO SIZED THAT A DRY UNSOFTENED PIPE END, CONFORMING TO THESE SPECIAL CONDITIONS, CAN BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. PLASTIC SADLE AND FLANGE FITTINGS SHALL NOT BE PERMITTED. ONLY SCHEDULE 80 PIPE MAY BE THREADED.

f. NO MALE THREADED PVC SHALL BE PERMITTED WITH THE EXCEPTION OF SPRINKLER RISER ADAPTERS.

g. ALL PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION:

MANUFACTURER'S NAME OR TRADEMARK, SIZE, SCHEDULE AND TYPE OF PIPE, WORKING PRESSURE AT 73 DEGREES F. AND NATIONAL SANITATION FOUNDATION (NSF) APPROVAL.

2. IRRIGATION HEADS:

a. ALL HEADS AS SPECIFIED ON PLAN, SHALL BE MARKED WITH THE MANUFACTURER'S NAME AND IDENTIFICATION, IN SUCH A POSITION THAT THEY CAN BE IDENTIFIED WITHOUT BEING REMOVED FROM THE SYSTEM.

b. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADES, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, OR OTHERWISE SPECIFIED.

c. ALL SPRINKLERS, HAVING ADJUSTABLE PIN NOZZLES, SHALL HAVE THE PINS ADJUSTED INTO THE STREAM FOR PROPER AND ADEQUATE DISTRIBUTION OF THE WATER OVER THE COVERAGE PATTERN OF THE SPRINKLER AT SUCH TIME AS THE SYSTEM IS FINALLY COMPLETELY CHECKED OUT.

d. ALL NOZZLES ON STATIONARY POP-UP SPRINKLERS OR STATIONARY SPRAY HEADS SHALL BE TIGHTENED AFTER INSTALLATION. ALL SPRINKLERS HAVING AN ADJUSTABLE SCREW, ADJUSTING STEM, OR ADJUSTING FRICTION COLLARS SHALL BE ADJUSTED ON A LATERAL LINE OR CIRCUIT AS REQUIRED FOR THE PROPER ARC OF COVERAGE, RADIUS, DIAMETER, AND/OR GALLONAGE DISCHARGE.

e. SEE SPRINKLER HEAD KEY BELOW

5. VALVE BOXES: ALL REMOTE CONTROL VALVES ON GRADE SHALL BE INSTALLED IN AN AMTEK PLASTIC IRRIGATION VALVE BOX 16" X 12" X 10-3/4".

6. CONTROL CABLE AND ELECTRICAL WIRE CONNECTIONS:

a. CONTROL CABLE: ALL ELECTRICAL CONTROL AND GROUND WIRE SHALL BE IRRIGATION CONTROL CABLE. ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC REMOTE CONTROL VALVE TO THE AUTOMATIC CONTROLLERS SHALL BE TYPE "UF", 600 VOLT, SOLID COPPER, SINGLE CONDUCTOR WIRE WITH PVC INSULATION AND BEAR UL APPROVAL FOR DIRECT UNDERGROUND BURIAL FEEDER CABLE. CONTRACTOR IS RESPONSIBLE FOR WIRE SIZING ACCORDING TO DISTANCE OF RUN.

INSULATION SHALL BE 4/64" THICK MINIMUMCOVERING OF AN APPROVED THERMOPLASTIC COMPOUND FOR POSITIVE WATERPROOF PROTECTION OF SIZES AWG SIZE 18 THROUGH AND INCLUDING AWG SIZE 10. AWG SIZE 8 THROUGH AWG SIZE 00 SHALL BE INSULATED WITH 5/64" OF AN APPROVED THERMOPLASTIC COMPOUND.

VERIFICATION OF WIRE TYPES AND INSTALLATION PROCEDURES SHALL BE CHECKED TO LOCAL CODES.

b. ELECTRICAL WIRE CONNECTIONS: WIRE CONNECTIONS TO REMOTE CONTROL ELECTRIC VALVES AND SPLICES OF WIRE IN THE FIELD SHALL BE MADE IN THE FOLLOWING MANNER, USING RAIN BIRD PEN-TITE WIRE CONNECTORS AND SEALING CEMENT:

1) STRIP ENDS OF WIRE AND PUSH WIRES THROUGH THE HOLES OF THE BASE SOCKET.
2)TWIST WIRES TOGETHER AND MECHANICALLY BOND TOGETHER USING CRIMP SLEEVE AND CRIMP PLIERS.
3)PULL WIRE CONNECTION BACK INTO BASE SOCKET AS FAR AS POSSIBLE.
4)APPLY SOLVENT CEMENT TO OUTSIDE OF SEALING PLUG AND THEN FILL CAVITY OF SEALING PLUG COMPLETELY WITH SOLVENT CEMENT.
5)PUSH SEALING PLUG INTO BASE SOCKET, USING A SLIGHT TWISTING MOTION, UNTIL IT BOTTOMS.
6)PUSH WIRES DOWN INTO BASE PLUG AS FAR AS THEY WILL GO, WYHOUT UNSEATING SEALING PLUG. THIS ASSURES CEMENT COMPLETELY SEALING AROUND WIRE INSULATION AND WATERPROOFING THE CONNECTION.

THE JOINT SHALL BE ABSOLUTLY WATERPROOF SO THAT THERE IS NO CHANCE FOR LEAKAGE OF WATER AND CORROSION BUILD-UP ON THE JOINT.

C. INSTALLATION:

1. TRENCHES: TRENCHES FOR PLASTIC PIPE OR GALVANIZED PIPE SPRINKLER LINES SHALL BE EXCAVATED OF SUFFICIENT DEPTH AND WIDTH TO PERMIT PROPER HANDLING AND INSTALLATION OF THE PIPE AND FITTINGS. THE BACKFILL SHALL BE THOROUGHLY COMPACTED AND EVENED OFF WITH THE ADJACENT SOIL LEVEL. SELECTED FILL DIRT OR SAND SHALL BE USED IF SOIL CONDITIONS ARE ROCKY. IN ROCKY AREAS, THE TRENCHING DEPTH SHALL BE TWO (2) INCHES BELOW NORMAL TRENCH DEPTH TO ALLOW FOR THIS BEDDING. THE FILL DIRT OR SAND SHALL BE USED IN FILLING FOUR (4) INCHES ABOVE THE PIPE. THE REMAINDER OF THE BACKFILL SHALL SHALL CONTAIN NO LUMPS OR ROCKS LARGER THAN THREE (3) INCHES. THE TOP SIX (6) INCHES OF BACKFILL SHALL BE FREE OF ROCKS OVER ONE (1) INCH, SUBSOIL OR TRASH. ALL TRENCHES THAT ARE OPENED DURING ANY PARTICULAR WORKING DAY SHALL BE CLOSED OR BACKFILLED THE SAME DAY. NO OPEN TRENCHES SHALL BE LEFT OVERNIGHT.

GENERALLY, PIPING UNDER ASPHALT OR CONCRETE SHALL BE INSTALLED BY JACKING, BORING OR HYDRAULIC DRIVING. WHERE ANY CUTTING OR BREAKING OF SIDEWALKS, CONCRETE AND/OR ASPHALT IS NECESSARY, IT SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR. PERMISSION TO CUT OR BREAK SIDEWALKS, CONCRETE AND/OR ASPHALT SHALL BE OBTAINED FROM THOSE HAVING PROPER JURISDICTION. WHERE PIPING ON THE DRAWINGS IS SHOWN UNDER PAVED AREAS, BUT RUNNING PARALLEL AND ADJACENT TO PLANTED AREAS OR TURF AREAS, THE INTENT OF THE DRAWING IS TO INSTALL THE PIPING IN THE PLANTED OR TURFED AREAS.

UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR REQUIRED, ALL PLASTIC AND GALVANIZED PIPE SPRINKLER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 12" BASED ON FINISHED GRADES. MAIN LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" BASED ON FINISH GRADES. ALL LINES CROSSING PARKING, PAVED OR OTHER AREAS SUBJECT TO VEHICULAR TRAFFIC SHALL BE INSTALLED WITH A MINIMUM COVER OF 24".

2. PLASTIC PIPE: PLASTIC PIPE SHALL BE INSTALLED IN A MANNER SO AS TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY THE MANUFACTURER. INTERIOR OF PIPES SHALL BE KEPT FREE FROM DIRT AND DEBRIS AND WHEN PIPE LAYING IS NOT IN PROGRESS, OPEN ENDS OF PIPE SHALL BE CLOSED BY APPROVED MEANS.
PLASTIC PIPE SHALL BE CUT WITH A HANDSAW OR A HACKSAW WITH THE ASSISTANCE OF A SQUARE IN SAWING DEVISE, OR IN A MANNER SO AS TO INSURE A SQUARE CUT. BURRS AT CUT ENDS SHALL BE REMOVED PRIOR TO INSTALLATION SO THAT A SMOOTH UNOBSTRUCTED FLOW WILL BE OBTAINED.
ALL PLASTIC TO PLASTIC JOINTS SHALL BE SOLVENT WELD JOINTS. ONLY THE SOLVENT AND ASEMBLY RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. ALL PLASTIC PIPE AND FITTINGS SHALL BE INSTALLED AS OUTLINED AND INSTRUCTED BY THE PIPE MANUFACTURER, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE PIPE MANUFACTURER FOR ANY FIELD ASSISTANCE THAT MAY BE NECESSARY.. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION.

THE SOLVENT WELD JOINTS SHALL BE MADE IN THE FOLLOWING MANNER:

a. THOROUGHLY CLEAN THE MATING PIPE AND FITTING WITH A CLEAN DRY CLOTH.
b. APPLY A UNIFORM COAT OF SOLVENT TO THE OUTSIDE OF THE PIPE WITH AN APPROVED APPLICATOR.
c. APPLY SOLVENT TO THE FITTING IN A SIMILAR MANNER.
d. REAPPLY A LIGHT COAT OF SOLVENT TO THE PIPE AND QUICKLY INSERT IT INTO THE FITTING.
e. GIVE THE PIPE OR FITTING A QUARTER TURN TO INSURE EVEN DISTRIBUTION OF THE SOLVENT AND MAKE SURE THE PIPE IS INSERTED TO THE FULL DEPT OF THE FITTING SOCKET.
f. HOLD IN POSITION FOR 10 SECONDS./
g. WIPE OFF EXCESS SOLVENT THAT APPEARS AT THE OUTER SHOULDER OF THE FITTING.

CARE SHOULD BE TAKEN SO AS NOT TO USE AN EXCESS AMOUNT OF SOLVENT, THEREBY CAUSING AN OBSTRUCTION TO FORM ON THE INSIDE OF THE PIPE. THE JOINTS SHALL BE ALLOWED TO SET AT LEAST 24 HOURS BEFORE PRESSURE IS APPLIED TO THE SYSTEM ON PVC PIPE.

4. REMOTE CONTROL VALVES: VALVES SHALL BE CONNECTED TO THE MAIN AND TO THE LATERAL LINES WITH FEMALE THREADED COUPLINGS. VALVES SHALL BE AT AN ELEVATION SO THAT THE VALVE IS WITHIN THE VALVE BOX FOR EASY MAINTENANCE. FOUR (4) INCHES OF DRAIN ROCK SHALL BE PLACED BELOW THE VALVE. VALVES SHALL BE LOCATED AS SHOWN ON THE PLANS UNLESS SOME UNDERGROUND OBSTRUCTION PREVENTS THAT LOCATION. ANY RELOCATION OF VALVES SHALL BE REFLECTED ON THE AS-BUILT DRAWINGS.

5. VALVE BOX: THE TOP OF THE VALVE BOX SHALL BE FLUSH WITH FINISHED GRADE. NO GRADE DEPRESSIONS OR "HUMPS" AT THE VALVE BOX ARE PERMITTED.

6. AUTOMATIC CONTROLLER: THE AUTOMATIC SHALL BE LOCATED AS SHOWN ON THE PLANS. WALL-MOUNTED CONTROLLERS SHALL BE SECURELY FASTENED WITH THE PROPER HARDWARE. THE CONTROLLER SHALL LOCATED AT A HEIGHT THAT ALLOWS EASY ACCESS AND VIEWING. CONTROL WIRE LEADING TO THE CONTROLLER FROM GRADE OR SLAB SHALL BE ENCASED IN CONDUIT THAT IS SECURELY ASTENED TO THE WALL.

7. TESTING:

a. MAIN TEST: THE MAIN SHALL BE CAPPED OFF AND PRESSURIZED TO 100 PSI FOR ONE (1) HOUR. THE MAIN PRESSURE SHALL NOT DROP MORE THAN TEN PERCENT (10%) TO BE ACCEPTED. THIS TEST SHALL BE PERFORMED IN THE PRESIDNCE OF THE OWNER OR AUTHORIZED REPRESENTATIVE.
b. AFTER ALL NEW SPRINKLER PIPING AND RISERS ARE IN PLACE AND CONNECTED FOR A GIVEN SECTION, AND ALL NECESSARY DIVISION WORK HAS BEEN COMPLETED, AND PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, ALL CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.
c. COVERAGE TEST: WHEN THE ENTIRE IRRIGATION SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE IF THE WATER COVERAGE FOR ALL AREAS IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK TO CORRECT ANY INADEQUACIES . THIS TEST SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

WELL REQUIREMENTS

PRECAUTION TO BE TAKEN

THE CONTRACTOR SHALL TAKE SUCH PRECAUTIONS AS ARE NECESSARY, OR AS MAY DE REQUIRED PERMANENTLY TO PREVENT CONTAMINATED WATER OR WATER HAVING UNDISIRABLE PHYSICAL OR CHEMICAL CHARACTERISTICS FROM ENTERING. THROUGH THE OPENING MADE BY THE CONTRACTOR IN DRILLING THE WELL. THE STRATUM FROM WHICH THE WELL IS TO DRAW ITS SUPPLY. HE SHALL ALSO TAKE ALL NECESSARY PRECAUTIONS DURING THE CONSTRUCTION DURING THE CONSTRUCTION PERIOD TO PREVENT CONTAMINATED WATER, GASOLINE, OR ANY OTHER CONTAMINANT FROM ENTERING THE WELL, EITHER THROUGH THE OPENING OR BY SEEPAGE THROUGH THE GROUND SURFACE.

CORRECTIVE WORK

IN THE EVENT THAT THE WELL BECOMES CONTAMINATED, OR THAT WATER HAVING UNDESIRABLE PHYSICAL OR CHEMICAL CHARACTERISTICS ENTERS THE WELL BECAUSE OF THE NEGLECT OF THE CONTRACTOR, HE SHALL, AT HIS OWN EXPENSE, PERFORM SUCH WORK OR SUPPLY SUCH CASINGS, SEALS, STERILIZING AGENTS OR OTHER MATERIAL AS MAY BE NECESSARY TO ELIMINATE THE CONTAMINATION OR SHUT OFF THE UNDESIRABLE WATER.

FREEDOM FROM SAND AND TURBIDITY

THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE PERFORMANCE OF HIS WORK IN ORDER TO PREVENT THE BREAKDOWN OR CAVING IN OF STRATA OVERLYING THAT FROM WHICH THE WATER IS TO BE DRAWN. HE SHALL DEVELOP, PUMP, OR BAIL THE WELL BY SUCH METHODS AS MAY BE APPROVED BY THE ENGINEER, UNTIL THE WATER PUMPED FROM THE WELL SHALL BE SUBSTANTIALLY FREE FROM SAND AND UNTIL THE TURBIDITY IS LESS THAN 5 mg/l AS DETERMINED BY THE APPROPIATE METHOD FOR DETERMING SILICA AS OUTLINED IN "STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER", OR AS MEASURED BY THE CENTRIFUGAL SAND-SEPARATING METER, SUCH AS DESCRIBED IN JOUR. AWWA, 46:123 (FEB. 1954), OR EQUIVALENT.

NOTE: IN THE CASE OF A CORRECTLY CONSTRUCTED WELL THAT WILL NOT CLEAR UP DESPITE THE BEST EFFORTS OF THE CONTRACTOR, THE REQUIREMENTS RELATIVE TO QUALITY OF WATER, CONTAINED IN THE LAST SENTENCE MAY BE WAIVED.

TEST PUMP

THE CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PUMPING EQUIPMENT CAPABLE OF PUMPING TO THE REQUIRED POINT OF DISCHARGE A MAXIMUM OF AT LEAST 60 gpm.

THE PUMPING UNIT SHALL BE COMPLETE WITH PRIME MOVER OF AMPLE POWER, CONTROLS AND APPURTENANCES AND SHALL BE CAPABLE OF BEING OPERATED WITHOUT INTERRUPTION FOR A PERIOD OF ONE HOUR, WITH DRAWDOWN NOT TO EXCEED TEN FEET.

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PH. 561.274.9418

REVISIONS:

DATE: 11-16-13
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CAD FILE:

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DANIA BCH., FL.

IRRIGATION DETAILS & SPECIFICATIONS

SHEET NO.
IR--2
OF 2 #
DRAWING FILE NO.

LANDSCAPE NOTES:

1. LANDSCAPE:

A. GENERAL: CONDITIONS AND REQUIREMENTS

1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.

2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.

3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.

2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO.1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PART I (THIRD EDITION, 1973), AND PART II (THIRD EDITION, 1975) BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND THE CONSUMER SERVICES DIVISION OF THE PLANT INDUSTRY.

3) PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.

4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.

5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.

6) PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.

7) ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II.

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD. TIE ALL SABAL PALMETTO HEADS TO PROTECT THE BUD WITH UNTREATED ORGANIC TWINE AS SET FORTH IN FLORIDA DEPARTMENT OF AGRICULTURE'S "GRADES AND STANDARDS FOR NURSERY PLANTS". SEE NOTES ON PLANS FOR PALMS TO BE RELOCATED ON-SITE.

9) SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.

10) PLANTING SOIL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROOTS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE AMENDED WITH FIFTY PERCENT MUCK. THE MUCK IS TO BE FREE OF EXCESS CALCIUM AND HAVE A LIGHT ACID REACTION (5.5 TO 6.5 PH).

11) MULCH: ALL MULCH SHALL BE FLORAMULCH MELALEUCA MULCH OF UNIFORM SIZE AND APPEARANCE.

C. INSTALLATION:

1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.

2) FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED WITH 21 GRAM AGRIFORM FERTILIZER TABLETS WITH A 20-10-5 NITROGEN, PHOSPHORIOUS, AND POTASSIUM ANALYSIS AT THE APPLICATION RATES AS FOLLOWS:

CONTAINER SIZE:	APPLICATION RATE:
#1 CONTAINER	1 TABLET
#3 CONTAINER	2 TABLETS
#5 CONTAINER	3 TABLETS
#7 CONTAINER	5 TABLETS
B&B SHRUBS AND SHRUBS IN LARGE CONTAINERS	1 TABLET FOR EACH ONE FOOT OF HEIGHT
TREES	1 TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER MEASURED 18" ABOVE FINISHED GRADE

FERTILIZE GROUNDCOVER AREAS WITH AN EQUAL ANALYSIS OF GRANULAR FERTILIZER SUCH AS 6-6-6 AND THE NITROGEN DERIVED FROM UREAFORM. MINOR ELEMENTS SHALL INCLUDE IRON, ZINC, AND MANGANESE. INCORPORATE INTO THE TOP EIGHT (8) INCHES OF SOIL AT THE RATE RECOMMENDED BY THE MANUFACTURER FOR NEW PLANT BEDS.

PALMS SHALL BE FERTILIZED WITH A MINIMUM FIFTY PERCENT ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIOUS AND POTASSIUM AS MAJOR ELEMENTS AND CONTAINING MINOR ELEMENTS INCLUDING IRON, MANGANESE, MAGNESIUM AND ZINC. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

AREAS TO BE SODDED SHALL BE FERTILIZED WITH A FIFTY PERCENT ORGANIC 6-6-6 NITROGEN, PHOSPHORIOUS, AND POTASSIUM ANALYSIS FERTILIZER WITH IRON, MAGNESIUM AND MANGANESE AS MINOR ELEMENTS. APPLICATION SHALL BE AT THE RATE OF ONE POUND OF ACTUAL NITROGEN PER ONE THOUSAND SQUARE FEET AND SHALL BE FULLY INCORPORATED INTO THE TOP TWO INCHES OF SOIL.

3) MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A TWO INCH LAYER OF MELALEUCA MULCH. COVER ALL SHRUB BEDS WITH A TWO INCH LAYER OF MELALEUCA MULCH. MULCH PLANTS WITHIN TWENTY-FOUR HOURS OF PLANTING.

4) WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

5) SODDING: PLACE ST. AUGUSTINE 'FLORITAN' SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION.

THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR WOOS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATERFLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. WORKING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

6) TREE GUYING: ALL SINGLE STEM TREES SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1 3/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6' X 1 1/2" PLASTIC FLAGGING HALFWAY UP EACH GUY WIRE.

TREE WITH NAILS IN THEIR TRUNKS OR TREES WITH OTHER MECHANICAL TRUNK DAMAGE WILL NOT BE ACCEPTABLE.

7) PLANTING: REMOVE THE EXCAVATED MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANTING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TWO INCHES DEPTH OF PLANTING SOD. GROUNDCOVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

EXCAVATE ALL TREE PLANTING HOLES TWELVE INCHES DEEPER THAN THE ROOTBALL DEPTH. LOOSEN THE BOTTOM OF THE HOLE SIX INCHES DEEPER THAN THE REQUIRED HOLE DEPTH. TREES WITH ROOTBALLS TWO FEET IN DIAMETER OR LESS SHALL BE PLANTED IN HOLES ONE FOOT GREATER IN RADIUS. TREES WITH ROOTBALLS GREATER THAN TWO FEET AND LESS THAN FOUR FEET IN DIAMETER SHALL BE PLANTED IN HOLES EIGHTEEN INCHES GREATER IN RADIUS.

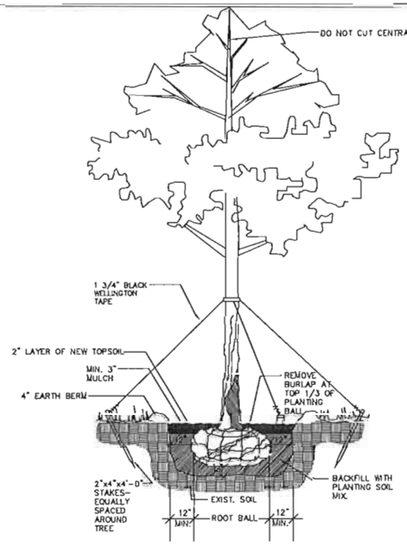
SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATED AIRPOCKETS. RELEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY.

8) PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

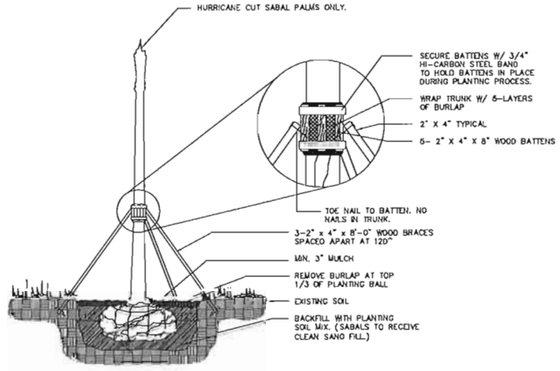
D. FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

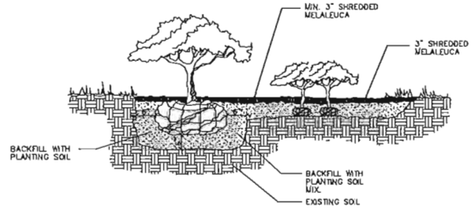
F. EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.



TREE PLANTING DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.



SHRUB AND GROUND COVER DETAIL
N.T.S.

NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE TO THESE FACILITIES WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT.

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

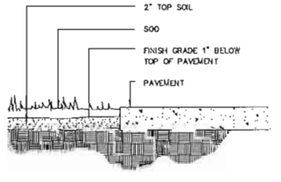
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL SHOWN ON DRAWINGS PRIOR TO SUBMITTING BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST. FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.

CITY OF DANIA BEACH STANDARD LANDSCAPE NOTES:

1. A Pre-Construction meeting with the City of Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be seperated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line (s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact tha Dania Beach City Arborist at 954-924-6805 to obtain permit information.
5. Landscape Contractor shall notify the Sunshine One Call of Florida, Inc., at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape Contractor is responsible for avoiding damage to utilities from plant installation
6. Tree Relocations:
   a. Existing trees to be relocated shall be root pruned a min. of 120 days prior to relocation.
   b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper	Minimun Root Ball Diameter.
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 inches per inch of trunk diameter.

   Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
   c. A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
7. All planting must follow planting specifications and details shown on the plan.
8. Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
10. All sizes shown for plant material are to be considered minimums.
11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
12. All new plant material shall be warranted by the Landscape Contractor for a min. period of one year. The warrantee period shall begin after acceptance of the plants by the City Arborist.
13. All plant beds to be treated with pre-emergent herbicide prior to planting.
14. All tree and palm staking and support shall be removed one year after installation.
15. No fertilizer shall be applied to newly planted trees and palms.
16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
17. Landscape Contractor shall be responsible for providing temporary water provisions until such time as as the irrigation system is operational.
18. All wire guys and /or fabric straps shall be flagged with flourescent colored tape.
19. Mulch:
   a. All landscape areas not covered by sod shall be covered by a min. 3 inch layer of mulch.
   b. A mulch ring with a min. radius of 24 inches (48 inch diameter) , is required around all newly installed trees and palms.
   c. Cypress mulch shall not be used.
20. All new landscape areas shall be excavated down to a depth of 24 inches below final grade and backfilled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
21. All landscaped areas shall be finish graded such that they are a min. of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.



SOD INSTALLATION DETAIL (TYP.)
N.T.S.

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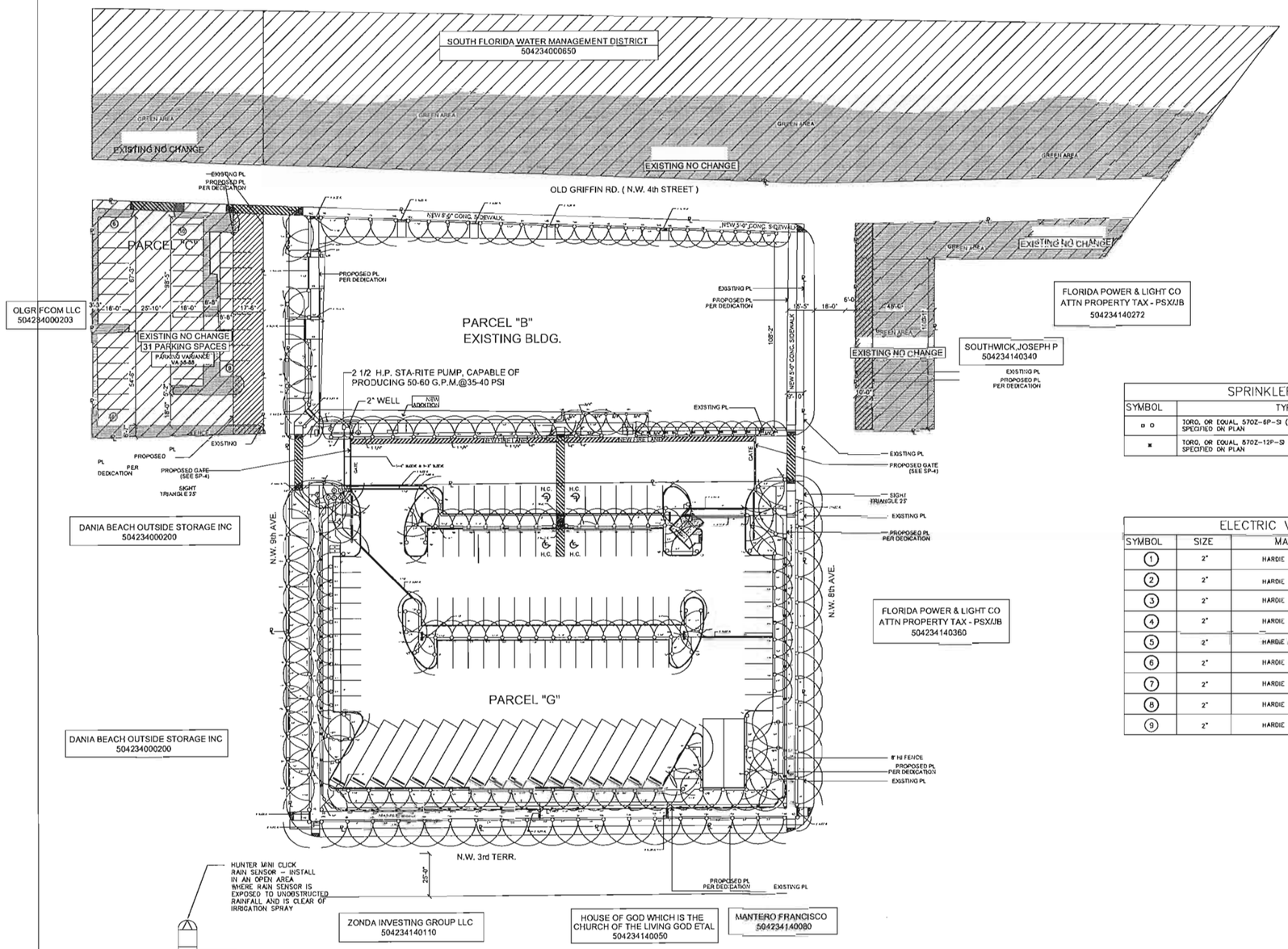
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DATE: 9-30-16
DRAWN BY: M. FAY
CHECKED BY:
CAD FILE:

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800 OLD GRIFFIN ROAD
DANIA BCH., FL.

LANDSCAPE DETAILS & SPECS.

SHEET NO.
L-2
OF 2 #
DRAWING FILE NO.



SPRINKLER HEAD KEY

SYMBOL	TYPE	AREA
⊡ ○	TORO, OR EQUAL, 570Z-6P-SI (6" POP-UP) SPRINKLER HEAD WITH NOZZLE SIZES AS SPECIFIED ON PLAN	TURF
✱	TORO, OR EQUAL, 570Z-12P-SI (12" HI-POP-UP) SPRINKLER HEAD WITH NOZZLE SIZES AS SPECIFIED ON PLAN	SHRUBS & GROUND COVER

ELECTRIC VALVE SCHEDULE

SYMBOL	SIZE	MANUFACTURER	G.P.M.	AREA
①	2"	HARDIE ULTE-FLO, 700 SERIES	34	SHRUBS & GROUND COVER
②	2"	HARDIE ULTE-FLO, 700 SERIES	44	TURF
③	2"	HARDIE ULTE-FLO, 700 SERIES	47	TURF
④	2"	HARDIE ULTE-FLO, 700 SERIES	38	TURF
⑤	2"	HARDIE ULTE-FLO, 700 SERIES	37	TURF
⑥	2"	HARDIE ULTE-FLO, 700 SERIES	27	TURF
⑦	2"	HARDIE ULTE-FLO, 700 SERIES	27	TURF
⑧	2"	HARDIE ULTE-FLO, 700 SERIES	36	TURF
⑨	2"	HARDIE ULTE-FLO, 700 SERIES	31	TURF

SPRINKLER NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
2. ALL ELECTRIC WIRES FROM TIME CLOCK TO ELECTRIC VALVES TO BE INSTALLED IN STANDARD GREY PVC CONDUIT. TIME CLOCK TO BE RAINBIRD, ELECTRO-MECHANICAL, DIGITAL, INSTALLED IN LOCKABLE METAL CABINETT.
3. SPRINKLER CONTRACTOR SHALL SUPPLY AND INSTALL ONE (1) MINI-CLIC II MOISTURE SENSOR.
4. ALL ELECTRIC VALVES TO BE HARDIE, 700 SERIES ULTRA-FLO, SIZES AS INDICATED ON PLAN.
5. ALL SLEEVES TO BE PVC SCHEDULE 40 AND INSTALLED PRIOR TO PAVING.
6. SPRINKLER HEADS TO BE TORO. TURF AREAS TO HAVE TORO 570Z-6P-SI (6" POP-UP) SPRINKLER HEADS WITH NOZZLE SIZES AS SPECIFIED ON PLANS. SPRINKLER HEADS INSTALLED IN TURF AREAS TO BE HUNTER PGP ROTARY SPRINKLER HEADS W/ SPRAY PATTERNS AS SPECIFIED ON PLANS. SPRINKLER HEADS MAY BE SUBSTITUTED AT THE DISCRESSION OF THE OWNER PROVIDED GPM AND COVERAGE ARE EQUAL.
7. IT SHALL BE THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF THE LANDSCAPE CONTRACTOR.
8. SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK. SPRINKLER CONTRACTOR SHALL INSTALL A SPRINKLER SYSTEM PROVIDING 100% COVERAGE TO ALL LANDSCAPE AREAS.
9. SEE SHEET IR-2 FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
10. PARALLEL LINES MAY BE INSTALLED IN SAME TRENCH.
11. ALL PIPE, INCLUDING MAINS AND SLEEVES TO BE P.V.C. SCHEDULE 40

Irrigation Plan

1"=30'-0"

48 HOURS BEFORE DIGGING
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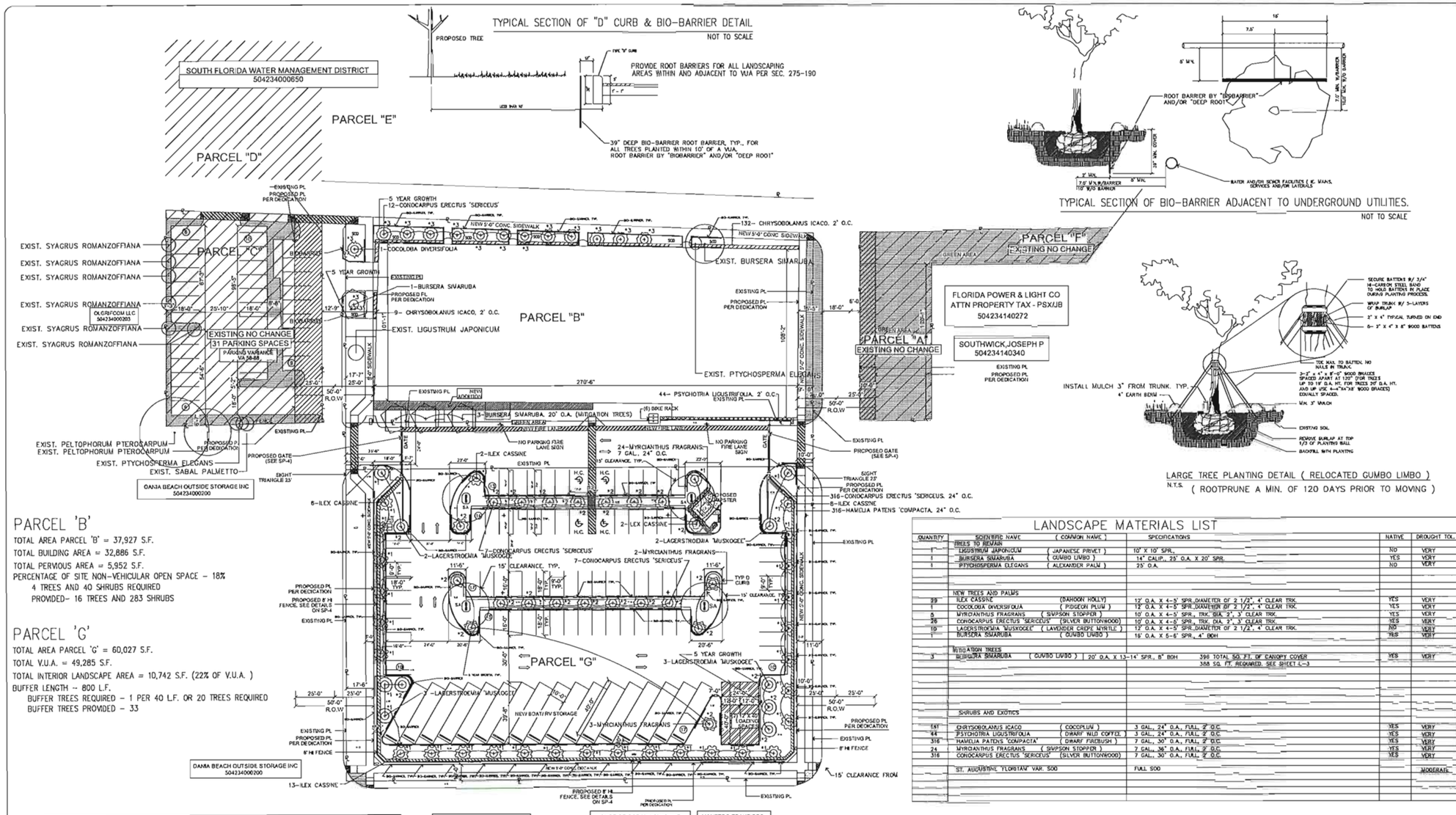
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2-5-19
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DRAWN BY: M. FAY
CHECKED BY:
CAD FILE:

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DANIA BCH., FL.

IRRIGATION PLAN

SHEET NO.
IR-1
OF 2 #
DRAWING FILE NO.



PARCEL 'B'

TOTAL AREA PARCEL 'B' = 37,927 S.F.
TOTAL BUILDING AREA = 32,886 S.F.
TOTAL PERVIOUS AREA = 5,952 S.F.
PERCENTAGE OF SITE NON-VEHICULAR OPEN SPACE - 18%
4 TREES AND 40 SHRUBS REQUIRED
PROVIDED- 16 TREES AND 283 SHRUBS

PARCEL 'G'

TOTAL AREA PARCEL 'G' = 60,027 S.F.
TOTAL V.U.A. = 49,285 S.F.
TOTAL INTERIOR LANDSCAPE AREA = 10,742 S.F. (22% OF V.U.A.)
BUFFER LENGTH -- 800 L.F.
BUFFER TREES REQUIRED - 1 PER 40 L.F. OR 20 TREES REQUIRED
BUFFER TREES PROVIDED - 33

SPECIAL NOTES:
*1 - DESIGNATES BUFFER TREES
*2 - DESIGNATES V.U.A. TREES
*3 - DESIGNATES NON-V.U.A. AREA TREES
SEE CALCULATIONS THIS SHEET

78 TOTAL TREES ON SITE
57 TREES ARE NATIVE (85%)

100% OF SHRUBS ON SITE ARE NATIVE

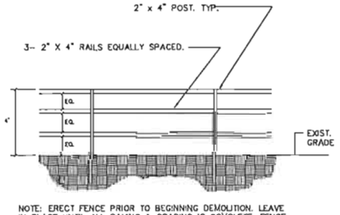
TYPICAL SECTION OF "D" CURB & BIO-BARRIER DETAIL
NOT TO SCALE

TYPICAL SECTION OF BIO-BARRIER ADJACENT TO UNDERGROUND UTILITIES.
NOT TO SCALE

LARGE TREE PLANTING DETAIL (RELOCATED GUMBO LIMBO)
N.T.S.
(ROOTPRUNE A MIN. OF 120 DAYS PRIOR TO MOVING)

LANDSCAPE MATERIALS LIST

QUANTITY	SCIENTIFIC NAME	(COMMON NAME)	SPECIFICATIONS	NATIVE	DROUGHT TOL.
	TREES TO REMAIN				
1	LIGUSTRUM JAPONICUM	(JAPANESE PRIVET)	10' X 10' SPR.,	NO	VERY
1	BURSERA SIMARUBA	(GUMBO LIMBO)	14" CALIP., 25' O.A. X 20' SPR.	YES	VERY
1	PTYCHOSPERMA ELEGANS	(ALEXANDER PALM)	25' O.A.	NO	VERY
	NEW TREES AND PALMS				
29	ILEX CASSINE	(DAHOON HOLLY)	12' O.A. X 4-5" SPR.,DIAMETER OF 2 1/2", 4' CLEAR TRK.	YES	VERY
1	COCOLOBA DIVERSIFOLIA	(PIGEON PLUM)	12' O.A. X 4-5" SPR.,DIAMETER OF 2 1/2", 4' CLEAR TRK.	YES	VERY
5	MYRCIANTHUS FRAGRANS	(SIMPSON STOPPER)	10' O.A. X 4-5" SPR., TRK. DIA. 2", 3' CLEAR TRK.	YES	VERY
26	CONOCARPUS ERECTUS 'SERICEUS'	(SILVER BUTTONWOOD)	10' O.A. X 4-5" SPR., TRK. DIA. 2", 3' CLEAR TRK.	YES	VERY
10	LAGERSTROEMIA 'MUSKOGEE'	(LAVENDER CREPE MYRTLE)	12' O.A. X 4-5" SPR.,DIAMETER OF 2 1/2", 4' CLEAR TRK.	NO	VERY
1	BURSERA SIMARUBA	(GUMBO LIMBO)	16' O.A. X 5-6" SPR., 4" BOH	YES	VERY
	MITIGATION TREES				
3	BURSERA SIMARUBA	(GUMBO LIMBO)	20' O.A. X 13-14" SPR., 8" BOH 398 TOTAL SQ. FT. OF CANOPY COVER 388 SQ. FT. REQUIRED. SEE SHEET L-3	YES	VERY
	SHRUBS AND EXOTICS				
161	CHRYSOBOLANUS ICACO	(COCOPLUM)	3 GAL., 24" O.A., FULL, 2' O.C.	YES	VERY
44	PSYCHOTRIA LIGUSTRIFOLIA	(DWARF WILD COFFEE)	3 GAL., 24" O.A., FULL, 2' O.C.	YES	VERY
316	HAMELIA PATENS 'COMPACTA'	(DWARF FIREBUSH)	7 GAL., 30" O.A., FULL, 2' O.C.	YES	VERY
24	MYRCIANTHUS FRAGRANS	(SIMPSON STOPPER)	7 GAL., 36" O.A., FULL, 2' O.C.	YES	VERY
316	CONOCARPUS ERECTUS 'SERICEUS'	(SILVER BUTTONWOOD)	7 GAL., 30" O.A., FULL, 2' O.C.	YES	VERY
	ST. AUGUSTINE 'FLORITAN' VAR. SOD		FULL SOD		MODERATE



NOTE: ERECT FENCE PRIOR TO BEGINNING DEMOLITION. LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REMOVED AT TIME SITE IS BEING PREPARED FOR SOD INSTALLATION. FENCE SHOULD BE ERECTED AT DRIPLINE OF TREE OR 10'-0", WHICHEVER IS GREATER.

TREE PROTECTION BARRIER
N.T.S.

Landscape Plan
1"=20'-0"

SPECIAL LANDSCAPE NOTES:
ALL LANDSCAPE AREAS WITHIN AND ADJACENT TO VUA WILL BE AT OR BELOW THE FINAL VIA GRADE PER SEC. 275-190

LANDSCAPE NOTES:
1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER.
2. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
3. LANDSCAPE CONTRACTOR SHALL CALCULATE AND PROVIDE ALL SOD, MULCH AND TOPSOIL AS SPECIFIED ON PLANS AND SPECIFICATIONS.
4. ALL TREES INSTALLED IN SOD AREAS SHALL HAVE A 24" DIA. MULCH RING.
5. ALL TREES SHALL BE PROPERLY STAKED AND GUYED FOR STABILITY.
6. ALL LANDSCAPE ISLANDS SHALL BE EXCAVATED OF UNDERROCK TO A DEPTH OF 30" AND BACKFILLED WITH SPECIFIED PLANTING MIX TO FINISH GRADE(SEE NOTE 4.)
7. TREES AND SHRUBS SHALL NOT BE PLANTED DEEP. TOP OF BALL TO BE LEVEL WITH FINISH GRADE.
8. LANDSCAPE SCREENING SHALL BE INSTALLED AROUND ALL PROPOSED MECHANICAL EQUIPMENT AND FPL BOXES, WHERE APPLICABLE.
9. AN IRRIGATION PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. IRRIGATION SHALL BE AN AUTOMATIC SPRINKULER SYSTEM DESIGNED TO HAVE 100% COVERAGE WITH 50% OVERLAP, WITH MINIMUM APPLICATION OF WATER TO IMPERVIOUS AREAS. RUST FREE WATER AND HAVE ALL PVC RISERS PAINTED FLAT BLACK.
10. SEE SHEET L-2 FOR ADDITIONAL INSTALLATION DETAILS AND SPECIFICATIONS.
11. A TREE REMOVAL PERMIT SHALL BE OBTAINED FROM THE CITY OF DANIA FOR THE TREES TO BE REMOVED.
12. PRIOR TO INSTALLATION OF LANDSCAPING, THE CITY OF DANIA SHALL BE NOTIFIED TO SCHEDULE A PRE-CONSTRUCTION MEETING.
13. ALL LANDSCAPING MUST HAVE LEAVES ON THEM AND NO BARE LEAVES OR SHOCKING LANDSCAPING WILL BE ACCEPTED AT TIME OF INSPECTION.
14. SUBSTITUTION OF LANDSCAPE MATERIALS OR CHANGES IN SPECIFICATIONS NOT PERMITTED WITHOUT PRIOR CONSENT OF THE CITY. BUILDER/DEVELOPER TO PROVIDE 30 DAYS WRITTEN NOTICE OF INTENTION TO MODIFY LANDSCAPE PLAN.
15. SEE SHEET L-2 FOR STANDARD CITY OF DANIA DETAILS AND SPECIFICATIONS

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER • ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
FOR UNDERGROUND UTILITIES NOTIFICATION AND LOCATION

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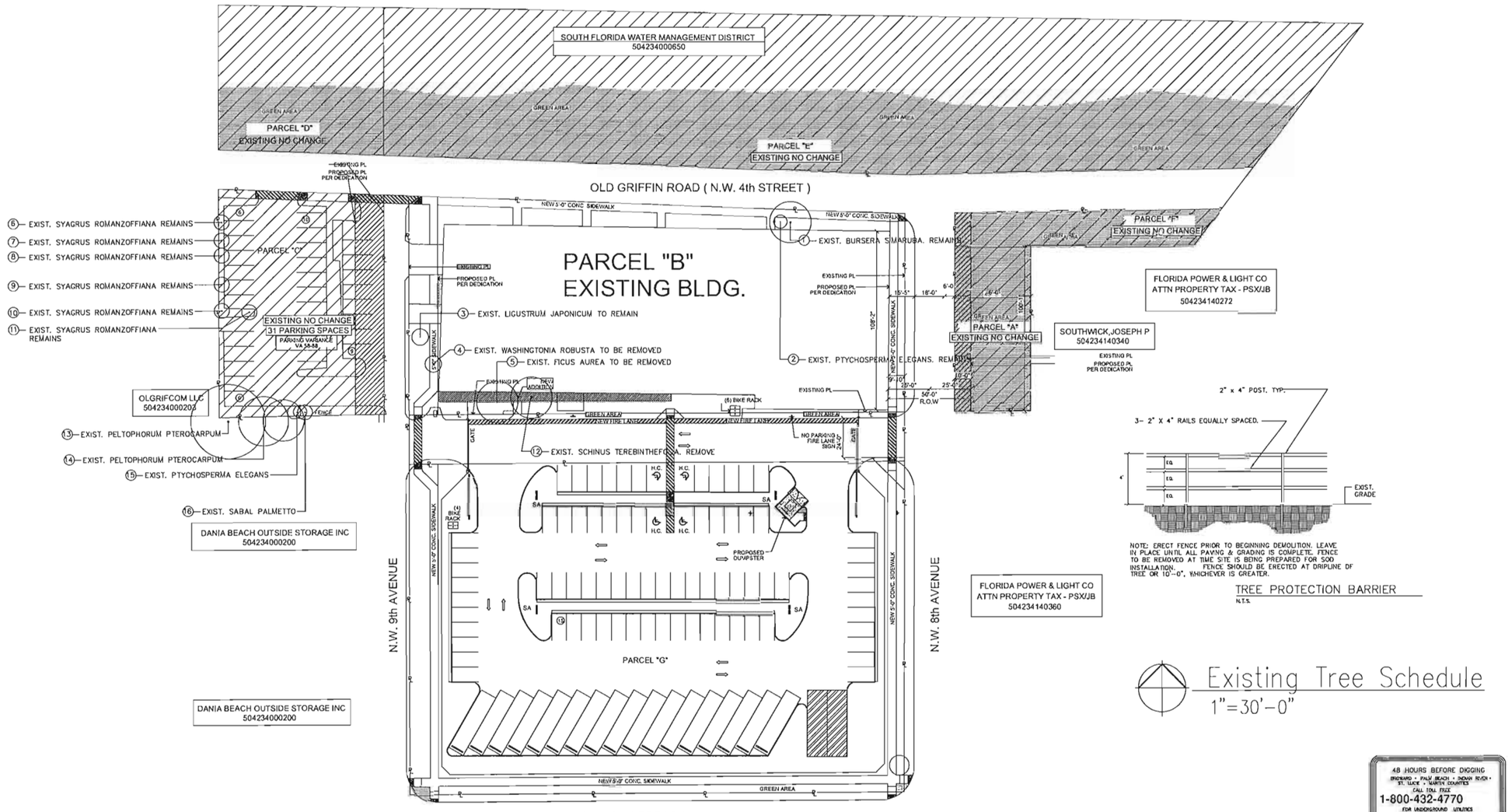
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DATE: 1-20-19
DRAWN BY: M. FAY
CHECKED BY:
CAD FILE:

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800 OLD GRIFFIN ROAD
DANIA BCH., FL.

LANDSCAPE REQUIREMENT AREAS

SHEET NO.
L-1
OF 2 #
DRAWING FILE NO.



2" x 4" POST. TYP.

3- 2" X 4" RAILS EQUALLY SPACED.

EXIST. GRADE

NOTE: ERECT FENCE PRIOR TO BEGINNING DEMOLITION. LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REMOVED AT TIME SITE IS BEING PREPARED FOR SOD INSTALLATION. FENCE SHOULD BE ERECTED AT DRIPLINE OF TREE OR 10'-0", WHICHEVER IS GREATER.

TREE PROTECTION BARRIER
N.T.S.

Existing Tree Schedule
1"=30'-0"

48 HOURS BEFORE DIGGING
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1-800-432-4770
FOR UNDERGROUND UTILITIES NOTIFICATION AND LOCATION

EXISTING TREE SCHEDULE (ON SITE)

KEY#	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	CONDITION	STATUS	EXIST. CANOPY (SQ. FT.)
1	BURSERA SIMARUBA	GUMBO LIMBO	17" DBH., 35' O.A. X 25' SPR.	GOOD	REMAINS	490 S.F.
2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	30' O.A., 8' SPR.	GOOD	REMAINS	50 S.F.
3	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	10' X 10' SPR., 6" DBH.	GOOD	REMAINS	78 S.F.
4	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	30' O.A., 10' SPR.	GOOD	REMOVE	78 S.F.
5	FICUS AREA	STRANGLER FIG	3 TRKS. 1@ 11" DBH., 1 TRK. @ 9" DBH. 1@6" DBH., 25'O.A. X 25' SPR.	GOOD	REMOVE	490 S.F.
6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	12' O.A., 9' SPR	FAIR	REMAINS	63 S.F.
7	SYAGRUS ROMANZOFFIANA	QUEEN PALM	20' O.A., 9' SPR.	FAIR	REMAINS	63 S.F.
8	SYAGRUS ROMANZOFFIANA	QUEEN PALM	12' O.A. X 9' SPR.	FAIR	REMAINS	63 S.F.
9	SYAGRUS ROMANZOFFIANA	QUEEN PALM	25' O.A. X 9' SPR.	FAIR	REMAINS	63 S.F.
10	SYAGRUS ROMANZOFFIANA	QUEEN PALM	22' O.A. x 9' SPR,.	FAIR	REMAINS	63 S.F.
11	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16' O.A. X 9' SPR.	FAIR	REMAINS	63 S.F.
12	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	DOUB. TRK., 1@18" DBH., 1@6" DBH. 25' O.A. X 25' SPR.	GOOD	REMOVE	490 S.F.
15	PTYCHOSPERMA ELEGANS	(ALEXANDER PALM)	18' O.A., DOUBLE TRK.	FAIR		76
16	SABAL PALMETTO	(CABBAGE PALM)	12' C.T.	GOOD		78

EXISTING TREE SCHEDULE (OFF SITE WITHIN 25' OF PROPERTY LINE))

KEY#	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	CONDITION	STATUS	EXIST. CANOPY (SQ. FT.)
13	PELTAPHORUM PTEROCARPUM	(YELLOW POINCIANA)	18" DBH., 40' O.A. X 45' SPR.	GOOD		1,589 S.F.
14	PELTAPHORUM PTEROCARPUM	(YELLOW POINCIANA)	12" DBH., 35' O.A. X 30' SPR.	GOOD		706 S.F.
15	PTYCHOSPERMA ELEGANS	(ALEXANDER PALM)	18' O.A., DOUBLE TRK.	FAIR		76
16	SABAL PALMETTO	(CABBAGE PALM)	12' C.T.	GOOD		78

TREE MITIGATION CALCULATIONS TABLE

	NATIVE TREES TO BE REMOVED				
KEY#	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	EXIST. CANOPY (SQ. FT.)	MITIGATED VALUE REQ.
5	FICUS AUREA	STRANGLER FIG	3 TRKS. 1@ 11" DBH., 1 TRK. @ 9" DBH. 1@6" DBH., 25'O.A. X 25' SPR.	490 S.F.	50% OR 245 S.F.
	INVASIVE TREES TO BE REMOVED				
4	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	30' O.A., 10' SPR.	78 S.F.	25% OR 20 S.F.
12	SCHINUS TEREBINTHIFOLIA	BRAZILIAN PEPPER	DOUB. TRK., 1@18" DBH., 1@6" DBH. 25' O.A. X 25' SPR.	490 S.F.	25% OR 123 S.F.
			TOTAL SQ. FT. TO BE MITIGATED		388 SQ. FT.

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8202 S.E. CUMBERLAND CIR., HOBE SOUND, FL., 33455
PH. 561.306.4003

REVISIONS:
2-5-19
2-27-19
5-27-19

DATE: 1-20-19
DRAWN BY: M. FAY
CHECKED BY:
CAD FILE:

800 MARINA TECHNICAL CENTER
800 OLD GRIFFIN ROAD
DANIA BCH., FL.
EXISTING TREE SCHEDULE

SHEET NO.
TD--1
OF #
DRAWING FILE NO.

PLANS PRODUCED IN ASSOCIATION WITH:

McLEOD • McCARTHY & Associates
CIVIL ENGINEERS

CONCEPTUAL ENGINEERING PLANS FOR:

800 MARINA TECHNICAL CENTER CORPORATION

800 OLD GRIFFIN ROAD

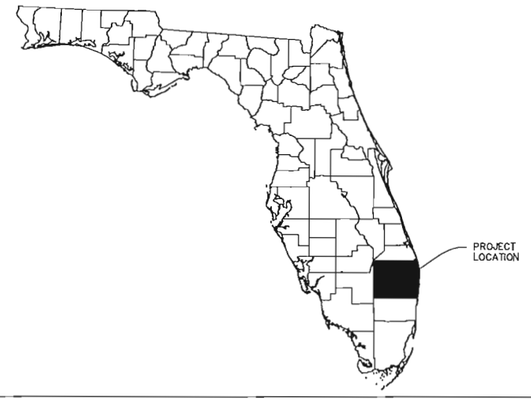
DANIA BEACH, FLORIDA

GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
2. FDOT R/W. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS & LATEST SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. BUILDINGS & UTILITIES. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS ARE STILL UNDER REVIEW BY VARIOUS JURISDICTIONAL AGENCIES. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE DOCUMENTS ARE PERMITTED.
4. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.
5. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.
6. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. ELEVATIONS. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
8. SURVEY & BENCHMARK. REFER TO SURVEY PREPARED BY PM SURVEYING FOR ADDITIONAL INFORMATION.
9. GEOTECHNICAL INFORMATION. REFER TO GEOTECHNICAL REPORTS AND BORING LOGS FOR ADDITIONAL INFORMATION INCLUDING SITE PREPARATION REQUIREMENTS.
10. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
11. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
12. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.
13. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
14. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.
15. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.
16. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.
17. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
18. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
19. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.
20. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.
21. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.



PROJECT LOCATION MAP
S 33 - T 50 - R 42



DRAWING INDEX

DWG. #	TITLE
01	COVER SHEET
02	PAVING, GRADING, & DRAINAGE PLAN
03	STRIPING PLAN
04	PAVING, GRADING & DRAINAGE DETAILS
05	EROSION CONTROL PLAN

GOVERNING SPECIFICATIONS
REFER TO PROJECT SPECIFICATION SHEET FOR DETAILED PROJECT AND MATERIAL REQUIREMENTS. ITEMS NOT EXPLICITLY ADDRESSED BY SPECIFICATION SHEETS SHALL BE CONSTRUCTED PER FDOT SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION (v2017) UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

Water ERU Table

Type of Use	Unit of Measure	ERU per unit	Number Units	Number ERU's	Reference Code
Warehouse Mixed Use	1,000 sf	0.168	32.9	5.527	CO6
Total Water ERU's				5.527	
Previous ERU's	1,000	0.168	27.9	(4.687)	Credit
		Total =		0.840	

Sewer ERU Table

Type of Use	Unit of Measure	ERU per unit	Number Units	Number ERU's	Reference Code
Warehouse Mixed Use	1,000 sf	0.168	32.9	5.527	CO6
Total Water ERU's				5.527	
Previous ERU's	1,000	0.168	27.9	(4.687)	Credit
		Total =		0.840	

811 Know what's below. Call before you dig.

COVER SHEET

800 MARINA TECHNICAL CENTER CORPORATION
800 Old Griffin Rd
Dania Beach, FL

DESCRIPTION:	BY:	DATE:
1 REVISED DESIGN ELEV. NUMBERS	JWL	10/24/18
2 CORRECT PLAN LOCATION, ADD GRADES	RVR	2/3/19
3 REVISED NEW SITE PLAN	RVR	5/6/19

DRAWN: P. SAFFOLD
DESIGN: T. McLEOD
SCALE: AS SHOWN
DATE: 2/5/19
CHECKED: R.REIKENIS, PE
APPROVED: R.REIKENIS, PE

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
901 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
1.561.818.5381 rca@reikenis.com
FL CA No. 30827

SEAL
RICHARD VYTAUTAS REIKENIS LICENSE No. 26978 * STATE OF Florida PROFESSIONAL ENGINEER
5/2/19
Richard Reikenis
Florida P.E. No. 26978

SHEET
C1
OF 5

PLANS PRODUCED IN ASSOCIATION WITH:

McLEOD • McCARTHY & Associates
CIVIL ENGINEERS

PROJECT LOCATION



PROJECT LOCATION MAP
N.T.S.
S 33 - T 50 - R 42

LEGEND

- PROP. SIGN
- SURFACE FLOW ARROW
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- EXIST. ELEVATION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN — EXWM —
- EXISTING SANITARY SEWER — EXSS —

N

D 10 20 40
SCALE: 1" = 20'

NOTES:

1. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
2. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
3. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
4. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
5. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
6. REFER TO ARCH SITE PLAN FOR OTHER SITE REQUIREMENTS.
7. CONTRACTOR TO PROVIDE FITTINGS NEEDED TO INSTALL PROP. DRAINAGE FACILITY SIZES AS SHOWN ON THIS PLAN.

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

DESCRIPTION:	DATE:
3 REVISED NEW SITE PLAN	RVR 6/27/19
2 CORRECT PLAN LOCATION, ADD GRADES	RVR 2/3/19
1 REVISED DESIGN ELEV. NUMBERS	JWL 10/24/18

DATE: 2/2/19
SCALE: AS SHOWN
DESIGN: T. McLEOD
DRAWN: P. SAFFOLD
CHECKED: R.REIKENIS, PE
APPROVED: R.REIKENIS, PE

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901 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
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FL CA No. 30827

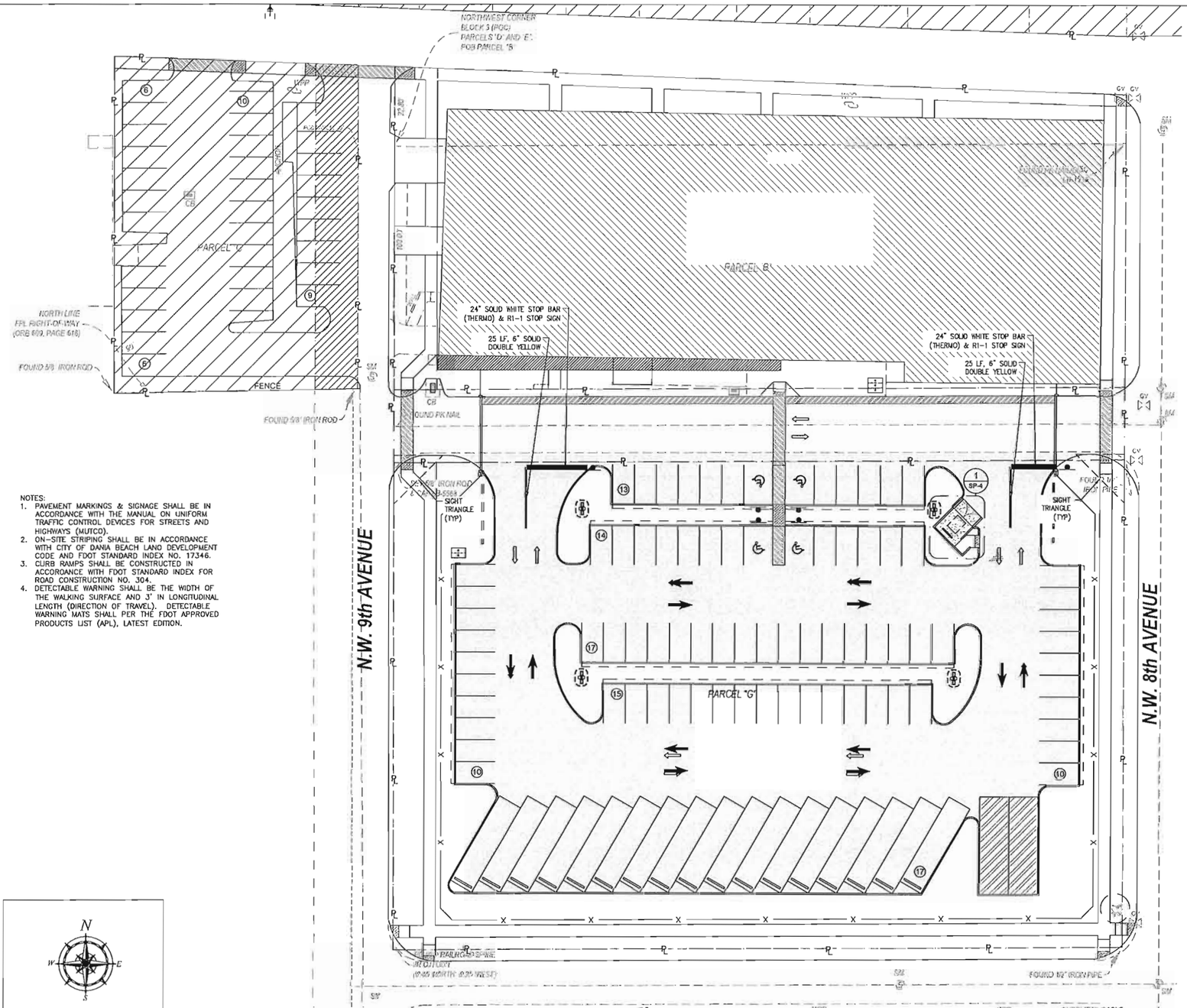
SEAL
No. 26978 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
5/2/19
Richard Reikenis
Florida P.E. No. 26978

PAVING, GRADING, & DRAINAGE PLAN

800 MARINA TECHNICAL CENTER CORPORATION

800 Old Griffin Rd
Dania Beach, FL

SHEET C2 OF 5



NOTES:
1. PAVEMENT MARKINGS & SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD).
2. ON-SITE STRIPING SHALL BE IN ACCORDANCE WITH CITY OF DANIA BEACH LAND DEVELOPMENT CODE AND FDOT STANDARD INDEX NO. 17346.
3. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX FOR ROAD CONSTRUCTION NO. 304.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

N
W E
S
0 10 20 40
SCALE: 1" = 20'

PLANS PRODUCED IN ASSOCIATION WITH:
McLEOD • McCARTHY & Associates CIVIL ENGINEERS



PROJECT LOCATION MAP
N.T.S.
S 33 - T 50 - R 42

STRIPING LEGEND

6" SOLID WHITE STRIPE	A	6" SKIP YELLOW (10'-30')	L
8" SOLID WHITE STRIPE	B	6" SKIP YELLOW (6'-10')	M
12" SOLID WHITE STRIPE	C	6" SKIP YELLOW (2'-4')	N
18" SOLID WHITE STRIPE	D	RPM BI-DIRECTIONAL AMBER/AMBER	P
24" SOLID WHITE STRIPE	E	FDP WHITE	R
6" SKIP WHITE (10'-30')	F	FDP YELLOW	S
6" SKIP WHITE (6'-10')	G	RPM BI-DIRECTIONAL WHITE/RED	T
6" SKIP WHITE (2'-4')	H	RPM BI-DIRECTIONAL RED/YELLOW	U
6" SOLID YELLOW	I		
18" SOLID YELLOW	J		
6" DOUBLE YELLOW	K		

CURBING LEGEND

TYPE "D" CURB	1
TYPE "F" CURB & GUTTER	2
2' VALLEY GUTTER	3
6" HEADER CURB	4
DETECTABLE WARNING	5

LEGEND

PROP. SIGN	
CURB RAMP PER FDOT INDEX NO. 304	CR-X
PROP. CONCRETE PAVEMENT	
PROP. ASPHALT PAVEMENT	
PAVEMENT RESTORATION	

DESCRIPTION:	DATE:	BY:
REVISED NEW SITE PLAN	6/7/19	RVR
CORRECT PLAN LOCATION, ADD GRADES	2/2/19	RVR
REVISED DESIGN ELEV. NUMBERS	10/24/18	JWL

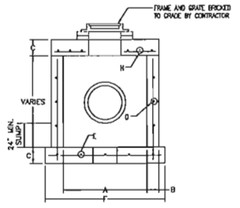
DATE:	2/2/19
SCALE:	AS SHOWN
DESIGN:	T. McLEOD
DRAWN:	P. SAFFOLD
CHECKED:	R.REIKENIS, PE
APPROVED:	R.REIKENIS, PE

REIKENIS & ASSOCIATES, LLC.
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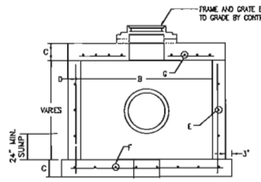
STATE OF FLORIDA No. 26978 REGISTERED PROFESSIONAL ENGINEER
SEAL
6/2/19
Richard Reikenis
Florida P.E. No. 26978

GEOMETRIC, SIGNING, & STRIPING PLAN
800 MARINA TECHNICAL CENTER CORPORATION
800 Old Griffin Rd
Dania Beach, FL

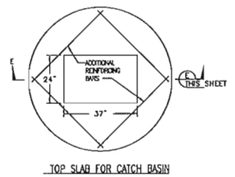
SHEET C3 OF 5



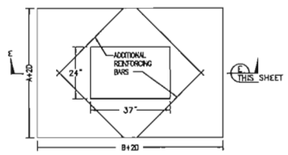
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



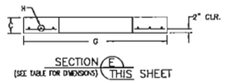
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR CATCH BASIN



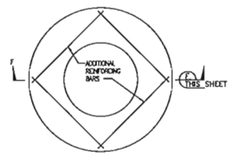
TOP SLAB FOR CATCH BASIN



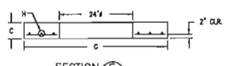
SECTION E THIS SHEET
(SEE TABLE FOR DIMENSIONS)



SECTION E THIS SHEET
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR MANHOLE



SECTION F THIS SHEET
(SEE TABLE FOR DIMENSIONS)

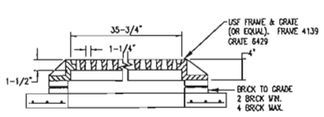
A	B	C	D	E*	F*	G*
3'-4"	3'-4"	8"	8"	#4 @ 12"	#4 @ 8"	#4 @ 8"
4'-0"	4'-0"	8"	8"	#4 @ 12"	#4 @ 8"	#4 @ 8"
4'-10"	5'-0"	8"	8"	#4 @ 12"	#3 @ 12"	#3 @ 8"
5'-0"	6'-0"	8"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 12"	#3 @ 8"
6'-0"	8'-0"	10"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 12"	#3 @ 8"
10'-0"	10'-0"	10"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 8"	#7 @ 8"
3'-0"	4'-6"	8"	8"	#4 @ 12"	#4 @ 12"	#4 @ 8"
3'-4"	6'-0"	8"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 12"	#3 @ 8"
4'-0"	8'-0"	8"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 12"	#3 @ 8"
5'-0"	7'-0"	8"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 12"	#3 @ 8"
6'-0"	8'-0"	8"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 12"	#3 @ 8"
8'-0"	12'-0"	8"	8"	#4 @ 12" V #4 @ 8" H	#3 @ 12"	#3 @ 8"

INLET NOTES

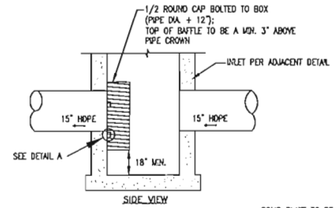
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

A	B	C	D	E* C.C.E.W	F	G	H* C.C.E.W
3'-4"	4"	8"	ASTM C-478	#4 @ 12"	4'-8"	4'-3"	#4 @ 8"
3'-8"	8"	8"	ASTM C-478	#4 @ 12"	5'-0"	4'-3"	#4 @ 8"
4'-0	8"	8"	ASTM C-478	#4 @ 12"	6'-0"	5'-0"	#4 @ 8"
4'-6	8"	8"	ASTM C-478	#4 @ 12"	6'-6"	5'-6"	#4 @ 8"
5'-0"	8"	8"	ASTM C-478	#5 @ 12"	7'-0"	6'-4"	#5 @ 8"
6'-0"	8"	8"	ASTM C-478	#5 @ 8"	8'-0"	7'-0"	#5 @ 8"
6'-0"	8"	8"	ASTM C-478	#5 @ 8"	8'-4"	7'-4"	#5 @ 8"
7'-0"	8"	8"	ASTM C-478	#5 @ 8"	9'-4"	8'-4"	#5 @ 8"
8'-0"	10"	10"	ASTM C-478	#5 @ 8"	10'-8"	9'-8"	#6 @ 8"
10'-0"	12"	12"	ASTM C-478	#5 @ 8"	12'-0" 30	11'-0"	#5 @ 8"

CIRCULAR CATCH BASIN (ON-SITE)

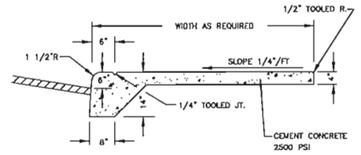


ON-SITE INLET FRAME & GRATE
(TYPE "C-D" INLET)



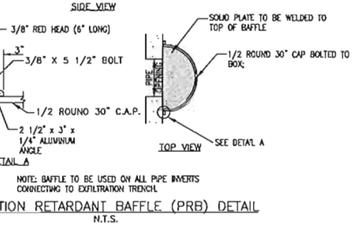
NOTE: BAFFLE TO BE USED ON ALL PIPE INVERTS CONNECTING TO EXFILTRATION TRENCH.

POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S.



NOTES:
1. THE REVEAL SHOWN MAY VARY. REFER TO PLANS FOR LOCATIONS.
2. MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.

MONOLITHIC CURB AND SIDEWALK SECTION
N.T.S.

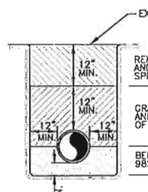


NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

ON-SITE EXFILTRATION TRENCH DETAIL
N.T.S.

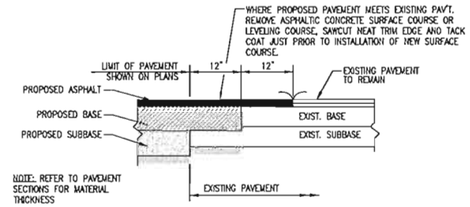
PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
CONCRETE PAVEMENT (ON-SITE)	5.5" THICK (3,000 PSI) WITH JOINTING PER ACI 330. JOINTING PLAN TO BE SUBMITTED PRIOR TO POURING CONCRETE	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 30)
ALTERNATE PAVEMENT (ON-SITE)	1.5" THICK S-III A.C.S.C. (2-LIFTS)	8" THICK LIMEROCK BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
SIDEWALKS	SIDEWALK: 4" THICK CONCRETE (3,000 PSI). CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES.		

RECTANGULAR CATCH BASIN (ON-SITE)

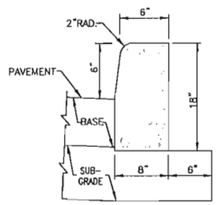


NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.

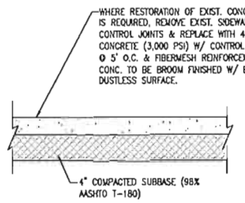
TRENCH DETAIL
N.T.S.



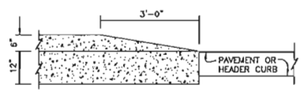
PAVEMENT MATCHING DETAIL
N.T.S.



TYPE "D" CURB
N.T.S.

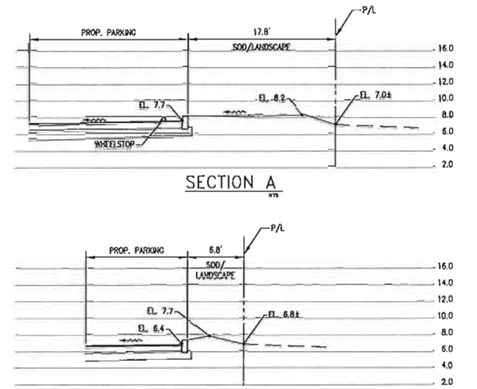


CONCRETE SIDEWALK RESTORATION DETAIL
N.T.S.



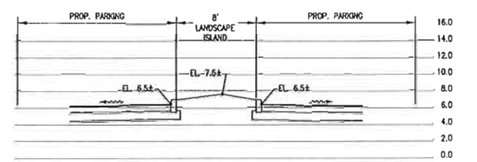
NOTE:
WHEN CURB TRANSITIONS ARE ADJACENT TO SIDEWALK THE TRANSITION MUST BE 12:1

TRANSITION CURB TAPER DETAIL
N.T.S.

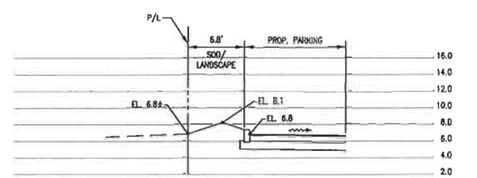


SECTION A

SECTION B



SECTION C



SECTION D

PLANS PRODUCED IN ASSOCIATION WITH:
McLEOD • McCARTHY & Associates
CIVIL ENGINEERS

DATE:	2/2/19
SCALE:	AS SHOWN
DESIGN:	T. McLEOD
DRAWN:	P. SAFFOLD
CHECKED:	RJR/KNS, PE
APPROVED:	RJR/KNS, PE

NO.	DESCRIPTION:	BY:	DATE:
3	REVISED NEW SITE PLAN	RVR	6/2/19

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
1.561.818.5381
rick@reikenis.com
FL CA No. 30827

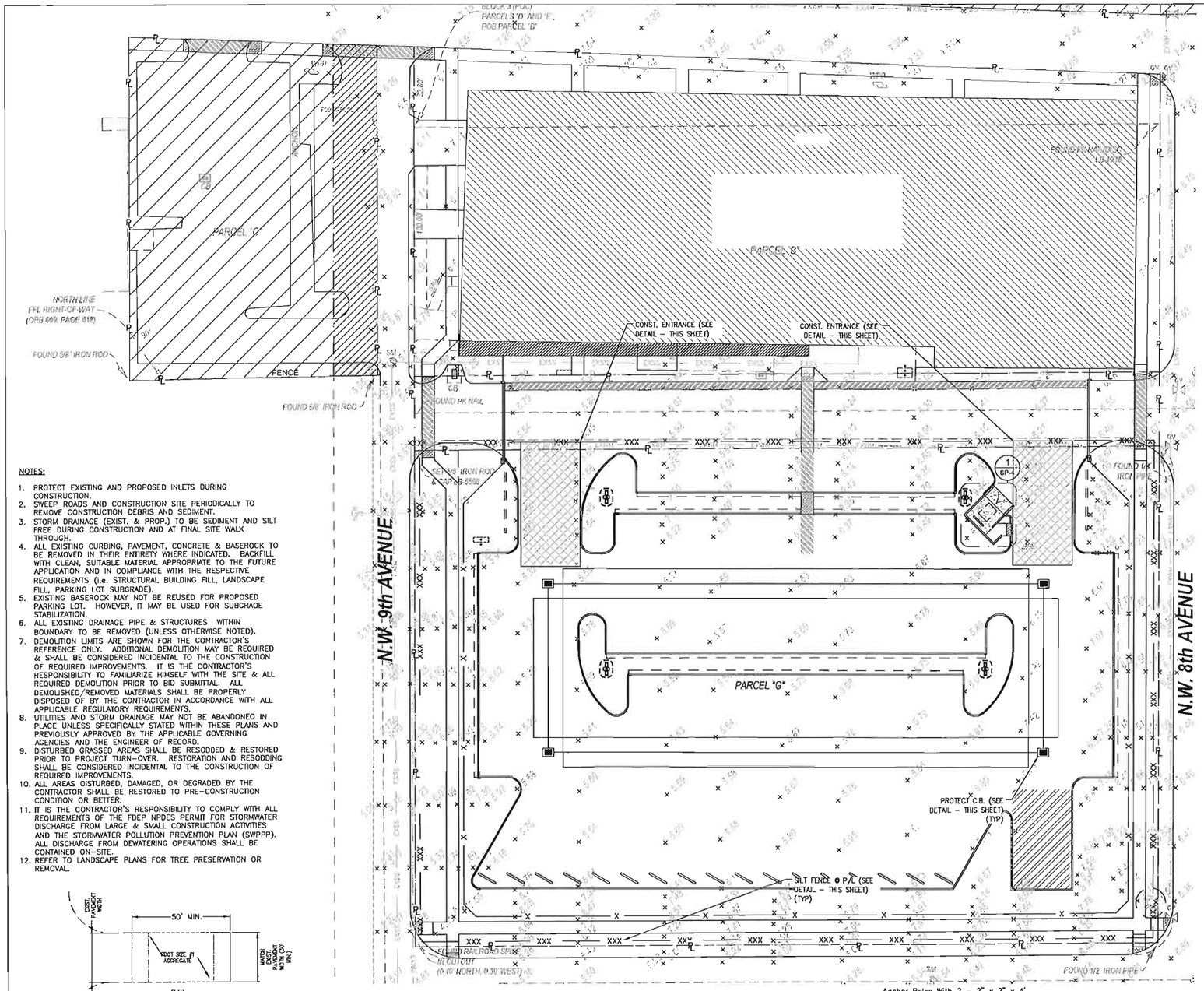
SEAL: RICHARD VYTAUTAS REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/2/19
Richard Reikenis
Florida P.E. No. 26978

PAVING, GRADING & DRAINAGE DETAILS

800 MARINA TECHNICAL CENTER CORPORATION

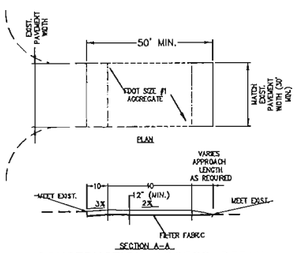
800 Old Griffin Rd
Dania Beach, FL

SHEET C4 OF 5

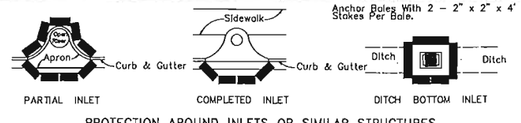


NOTES:

1. PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE (EXIST. & PROP.) TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL EXISTING CURBING, PAVEMENT, CONCRETE & BASEROCK TO BE REMOVED IN THEIR ENTIRETY WHERE INDICATED. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND IN COMPLIANCE WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY NOT BE REUSED FOR PROPOSED PARKING LOT. HOWEVER, IT MAY BE USED FOR SUBGRAOE STABILIZATION.
6. ALL EXISTING DRAINAGE PIPE & STRUCTURES WITHIN BOUNDARY TO BE REMOVED (UNLESS OTHERWISE NOTED).
7. DEMOLITION LIMITS ARE SHOWN FOR THE CONTRACTOR'S REFERENCE ONLY. ADDITIONAL DEMOLITION MAY BE REQUIRED & SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE & ALL REQUIRED DEMOLITION PRIOR TO BID SUBMITTAL. ALL DEMOLISHED/REMOVED MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS.
8. UTILITIES AND STORM DRAINAGE MAY NOT BE ABANDONED IN PLACE UNLESS SPECIFICALLY STATED WITHIN THESE PLANS AND PREVIOUSLY APPROVED BY THE APPLICABLE GOVERNING AGENCIES AND THE ENGINEER OF RECORD.
9. DISTURBED GRASSED AREAS SHALL BE RESODDED & RESTORED PRIOR TO PROJECT TURN-OVER. RESTORATION AND RESODDING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS.
10. ALL AREAS DISTURBED, DAMAGED, OR DEGRADED BY THE CONTRACTOR SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL REQUIREMENTS OF THE FDEP NPDES PERMIT FOR STORMWATER DISCHARGE FROM LARGE & SMALL CONSTRUCTION ACTIVITIES AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). ALL DISCHARGE FROM DEWATERING OPERATIONS SHALL BE CONTAINED ON-SITE.
12. REFER TO LANDSCAPE PLANS FOR TREE PRESERVATION OR REMOVAL.



CONSTRUCTION ACCESS DETAIL
N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
CONTRACTOR TO PROTECT ALL STM STRUCTURES FROM SEDIMENTATION DURING CONSTRUCTION. N.T.S.

PLANS PRODUCED IN ASSOCIATION WITH:

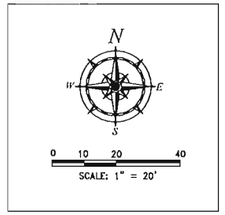
McLEOD • McCARTHY & Associates
CIVIL ENGINEERS

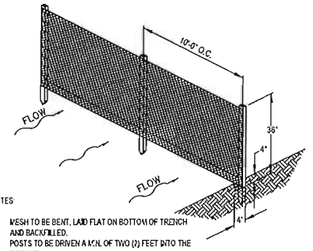
PROJECT LOCATION



PROJECT LOCATION MAP
N.T.S.

S 33 - T 50 - R 42

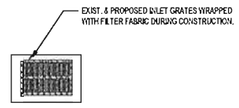




NOTES

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MIN. OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.

FILTER FABRIC SILT FENCE DETAIL
N.T.S.



INLET PROTECTION
N.T.S.

DESCRIPTION:	BY:	DATE:
3 REVISED NEW SITE PLAN	RVR	6/27/19
2 CORRECT PLAN LOCATION, ADD GRADES	RVR	2/23/19
1 REVISED DESIGN ELEV. NUMBERS	JWL	10/24/18

DATE: 2/3/19
SCALE: AS SHOWN
DESIGN: T. McLEOD
DRAWN: P. SATTOLO
CHECKED: R.REIKENIS, PE
APPROVED: R.REIKENIS, PE

REIKENIS & ASSOCIATES, LLC
CONSULTING ENGINEERS
801 S. OLIVE AVENUE, SUITE 105 | WEST PALM BEACH, FL 33401
1.561.818.5381
rick@reikenis.com
FL CA No. 30821

SEAL
RICHARD REIKENIS LICENSE No. 26978 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/2/19
Richard Reikenis
Florida P.E. No. 26978

EROSION CONTROL PLAN

800 MARINA TECHNICAL CENTER CORPORATION

800 Old Griffin Rd
Dania Beach, FL

SHEET
C5
OF 5

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Public Hearing

Continued from: September 23, 2019

Requested Action (Identify appropriate Action or Motion)
ADOPT ORDINANCE TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," ARTICLE 200 "USER GUIDE FOR PART 2 OF THE CODE," PART 3 "SPECIAL ZONING DISTRICTS," CREATING SUBPART 5, "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 350 "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL), ARTICLE 300 "HOW TO USE," ARTICLE 405 "UTILITIES IN NEW SUBDIVISIONS," ARTICLE 410 "DRAINAGE FACILITIES," ARTICLE 420 "APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS," ARTICLE 500 "GENERAL PROVISIONS; HOW TO USE," ARTICLE 505 "SIGN REGULATIONS," ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS," ARTICLE 515 "GASOLINE SERVICE STATIONS," ARTICLE 520 "LARGE RETAIL ESTABLISHMENT STANDARDS," ARTICLE 530 "PARKING STRUCTURE DESIGN," ARTICLE 600 "GENERAL PROVISIONS AND APPLICATION REQUIREMENTS," AND ARTICLE 635 "SITE PLANS" TO PROVIDE FOR PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL) REGULATIONS, DEVELOPMENT REVIEW PROCEDURES, AND REQUIREMENTS

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM PMUD-SL 2nd reading, SR PMUD-SL text amend 2nd reading, O-2019-015 Text Amendment (TX-42-19) Creating Planned Small Lot Mixed-Use Development District (PMUD-SL), PMUD-SL ap & backup OPT, Rep letter OPT

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORADUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M, Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc C. LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

RE: **TX-42-19:** The property owner, Dania Beach Marina Corp., is requesting a text amendment to the Land Development Code (SECOND READING).

The Request To create a Planning Small Lot Mixed Use Zoning District (PMUD-SL).

Background On September 10, 2019 the City Commission continued this item to the September 23, 2019 meeting, at the applicant's request, to allow him additional time to meet with the adjacent neighborhood association.

The applicant is proposing to create a new zoning district entitled Planned Small Lot Mixed-Use Development (PMUD-SL) District which is intended for high density, mixed-use development with access to an arterial roadway which serves as a transit route or close proximity to a mobility hub. This type and scale of development was not envisioned by our current Land Development Regulations (LDC).

The PMUD-SL is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for high density, mixed use development in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses, while providing an attractive destination for tourists and local citizens.

This newly created zoning district will allow the property owner to create their own regulations in the form of Development Design Guidelines (DDG). This is a similar process identified in the Planned Mixed Use zoning district utilized by Dania Pointe.

Budgetary Impact Approval of this Ordinance will allow the current developers to redevelopment the property in a complimentary manner to the Dania Pointe project located just west of the applicant's property.

Recommendation Approve the ordinance on second and final reading.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Ana M, Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

FROM: Marc C. LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

RE: **TX-42-19:** The property owner, Dania Beach Marina Corp., is requesting a text amendment to the Land Development Code (SECOND READING).

The Request

To create a Planning Small Lot Mixed Use Zoning District (PMUD-SL).

The applicant is proposing to create a new zoning district entitled Planned Small Lot Mixed-Use Development (PMUD-SL) District. This newly created district is intended for high density, mixed-use development with access to an arterial roadway which serves as a transit route or close proximity to a mobility hub. This type and scale of development was not envisioned by our current Land Development Regulations (LDC).

The PMUD-SL is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for high density, mixed use development in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses, while providing an attractive destination for tourists and local citizens.

Conditions of the Bryan Road corridor have changed in recent years with the development of Dania Pointe. The corridor use to be industrially zoned and used; the current development in the area is commercial & tourist focused. This newly created zoning district will allow the property owner to create their own regulations in the form of Development Design Guidelines (DDG). This is a similar process identified in the Planned Mixed Use zoning district utilized by Dania Pointe. The Master Plan will be requires at time of rezoning and will include street treatment and streetscape as well as mass transit components and pedestrian cross access. The DDG will be required at time of the site plan submittal and include building height, density, and building frontage details.

This application request will require two (2) public hearings with the City Commission.

PLANNING AND ZONING BOARD ACTION
On August 21, 2019 the Planning and Zoning Board recommended approval of the request.

On July 17, 2019 the Planning and Zoning Board continued this item at the applicant's request to allow the applicant time to revise the proposed ordinance to include the newly created zoning district in all applicable sections of the Land Development Code.

On June 19, 2019 the Planning and Zoning Board continued this item to the July 17, 2019 meeting at the applicant's request.

CITY COMMISSION PREVIOUS ACTION
On September 23, 2019 the City Commission approved this item on first reading.

On September 10, 2019 the City Commission continued this item to the September 23, 2019 meeting, at the applicant's request, to allow him additional time to meet with the adjacent neighborhood association.

Recommendation
Approve the ordinance on second and final reading.

ORDINANCE NO. 2019-015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE 100 "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS," ARTICLE 200 "USER GUIDE FOR PART 2 OF THE CODE," PART 3 "SPECIAL ZONING DISTRICTS," CREATING SUBPART 5, "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)," ARTICLE 350 "PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL), ARTICLE 300 "HOW TO USE," ARTICLE 405 "UTILITIES IN NEW SUBDIVISIONS," ARTICLE 410 "DRAINAGE FACILITIES," ARTICLE 420 "APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS," ARTICLE 500 "GENERAL PROVISIONS; HOW TO USE," ARTICLE 505 "SIGN REGULATIONS," ARTICLE 510 "PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS," ARTICLE 515 "GASOLINE SERVICE STATIONS," ARTICLE 520 "LARGE RETAIL ESTABLISHMENT STANDARDS," ARTICLE 530 "PARKING STRUCTURE DESIGN," ARTICLE 600 "GENERAL PROVISIONS AND APPLICATION REQUIREMENTS," AND ARTICLE 635 "SITE PLANS" TO PROVIDE FOR PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL) REGULATIONS, DEVELOPMENT REVIEW PROCEDURES, AND REQUIREMENTS; 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, FLORIDA:

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

Section 2. That Part 1 "Use Regulations," Article 100 "General Use Regulations Applying to All Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 100. – GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS

Sec. 100-20. – How to use Part I of this code.

(B) *Commercial and mixed-use districts*

(3) The permitted uses within the Planned Mixed-Use District (PMUD) and Planned Small Lot Mixed-Use District (PMUD-SL) are subject to density and intensity limitations established by the city's comprehensive plan for the Dania Beach Regional Activity Center (RAC). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD and PMUD-SL shall be identified and established pursuant to the approved PMUD or PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and articles 340 and 350 of this chapter. The general use regulations of part I shall

apply to the PMUD and PMUD-SL only as specified in article 340 or 350, respectively, and in the approved PMUD or PMUD-SL DDG.

****

Sec. 100-60. Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(B) Mixed-use zoning districts		
PMUD-SL	PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT	Encourages an integrated approach to redevelopment within the Dania Beach Regional Activity Center (RAC) encompassing a mix of uses at an intensity and density consistent with the proximity to regional roadways, the airport and seaport. This district is intended for small-scale mixed-use development in close proximity to other mixed-use development, mobility hubs, and arterial roadways.

****

Section 3. That Part 1 "Use Regulations," 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.110-10. - Applicability.

The detailed use regulations of this article do not apply within the CRA form-based districts, Planned Small Lot Mixed-Use Development District (PMUD-SL), or Planned Mixed Use Development District (PMUD) of part 3 of this code unless otherwise provided.

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. Unless otherwise provided, this table shall not apply to uses in the Planned Mixed Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD or PMUD-SL shall be identified and established pursuant to the approved PMUD or PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and Articles 340 and 350 of this chapter.

****

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

(2) Restaurants and cafes (including outdoor or open-air cafes specifically approved by the city commission) serving beer, wine, and liquor, for consumption on the premises only,

that are located within the Community Redevelopment Area form-based code districts; and

(3) Vendors operating in compliance with Design Development Guidelines (DDG) approved for property zoned Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL).

****

Section 4. That Part 2 "Site Development Regulations," Article 200 "User Guide for Part 2 of the Code" of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 200. USER GUIDE FOR PART 2 OF THE CODE

Sec. 200-40. - How part 2 of this code relates to the CRA form-based and PMUD regulations.

(B) Unless otherwise provided, site development regulations for the Planned Mixed Use Development District (PMUD) are specified within Article 340 of this chapter and within the approved Development Design Guidelines (DDG). Similarly, site development regulation for the Planned Small Lot Mixed-Use Development District (PMUD-SL) are specific within Article 350 of this chapter and within the approved Development Design Guidelines (DDG). However, the sections of part 2 that specifically govern airport safety, wildlife and environmentally sensitive lands shall apply to the PMUD and PMUD-SL Districts.

****

Section 5. That Part 3 "Special Zoning Districts," Subpart 6, Article 350 "Planned Small Lot Mixed-Use Development District (PMUD-SL)" of the City of Dania Beach Land Development Code is established and created to read as follows:

PART 3. – SPECIAL ZONING DISTRICTS

Part 3 addresses the special zoning districts created by the city. Each of the subparts is devoted to a separate special zoning district, as follows:

Subpart 1: Community Redevelopment Area (CRA) Form-Based Zoning Districts

Subpart 2: Hotel Overlay District

Subpart 3: Design District Overlay

Subpart 4: Port Everglades Development District (PEDD)

Subpart 5: Planned Mixed-Use Development District (PMUD)

Subpart 6: Planned Small Lot Mixed-Use Development District (PMUD-SL)

****

ARTICLE 350. – PLANNED SMALL LOT MIXED-USE DEVELOPMENT DISTRICT (PMUD-SL)

Sec. 350-10. - Purpose.

(A) The Planned Small Lot Mixed-Use Development zoning district (PMUD-SL) is intended to encourage and facilitate quality development and redevelopment within the Dania Beach Regional Activity Center (RAC) by providing flexibility for development accommodating a functional mix of uses in a complementary and integrated manner. The increased density and mix of uses is desirable to create a compact work, live, shop and leisure environment that reduces transportation needs by combining uses and provides an attractive destination for tourists and local citizens. Increased density and intensity of use is appropriate for certain small parcels of land with access to major roads and within close proximity to airports and cruise ship facilities.

(B) The adopted PMUD-SL Development Design Guidelines (DDG) is intended to regulate development within the PMUD-SL in much the same manner as the city's Land Development Code controls development in other zoning districts.

(C) Where this article 350 and an approved PMUD-SL DDG fail to address any matter regulated by this chapter, development within a PMUD-SL shall be governed by those regulations of this chapter.

Sec. 350-20. - Uses permitted.

The PMUD-SL may only be utilized within the Dania Beach Regional Activity Center (RAC). Generalized permitted uses are those set forth in the Dania Beach RAC which include residential, hotel, commercial, recreation, office and employment center. All permitted, conditional, special exception, restricted or prohibited uses within the PMUD-SL shall be identified and established pursuant to the approved PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and article 350 of this chapter. A functional mix of uses should be provided and may be horizontally and vertically mixed within a building(s) as well as within the PMUD-SL as regulated by the DDG.

Sec. 350-30. - General development standards.

(A) *Minimum size.* The minimum size for a PMUD-SL shall be ten (10) acres of contiguous or adjacent land. For the purposes of this section, contiguous is defined as directly abutting or separated only by street right-of-way.

(B) *Density and intensity.* The density and intensity of land uses within a PMUD-SL shall be consistent with the Dania Beach Regional Activity Center (RAC) provisions set forth in the Future Land Use Element of the city's Comprehensive Plan. The maximum permissible

residential densities and square footages of non-residential uses within a PMUD-SL shall be established in the PMUD-SL DDG approved by the city commission. No building permit may be issued for development of property within a PMUD-SL except in compliance with the density and intensity limits of the PMUD-SL DDG.

(C) *Public access.* Each permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The city shall be allowed access on privately owned roadways, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct city services, and to generally ensure the health and safety of the residents.

(D) *Maximum height.* The maximum height for a building shall be established in the PMUD-SL DDG approved by the city commission. The other requirements of article 220, "Supplemental Building and Structure Height Regulations (Including Lowest Finished Floor); Rooftop Regulations", shall apply unless otherwise specified in the Development Design Guidelines (DDG).

(E) *Minimum lot size or width.* No minimum lot size or width applies within a PMUD-SL, except as specified by the approved Development Design Guidelines (DDG).

(F) *Minimum setbacks.* All required setbacks within a PMUD-SL shall be as specified by the approved Development Design Guidelines (DDG). Where the rear façade of a building is oriented toward the adjacent public road, a deeper setback which includes a landscape buffer shall be provided, as specified in the approved Development Design Guidelines (DDG).

(G) *Minimum distance between structures.* Minimum distance between structures within a PMUD-SL shall be as specified in the approved Development Design Guidelines (DDG).

(H) *Minimum Floor Areas for dwelling and lodging units.*. The standards and requirements of article 230 “Special Floor Area, Building Dimension and Building Size,” shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(I) *Offstreet loading.* The requirements of article 270 "Off-street Loading Requirements," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(J) *Outdoor lighting.* The requirements of article 280 "Outdoor Lighting Standards," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(K) *Landscaping.* The requirements of article 275 "Landscaping Requirements," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(L) *Walls, fences and hedges.* The requirements of article 235 "Walls, Fences and Hedges," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(M) *Signage.* The requirements of article 505 "Sign Regulations," shall apply unless otherwise specified in the approved Development Design Guidelines (DDG).

(N) *Roadways.* Internal private roads with access to public roads are permitted provided they are constructed to the same generally accepted engineering standards as public roads and provisions for maintenance are stipulated in the Development Design Guidelines.

(O) *Pedestrian circulation and connectivity.* The Design Development Guidelines (DDG) shall provide a continuous and connected pedestrian circulation system throughout the PMUD-SL for all buildings and uses, parking, transit, if applicable, and common areas with safe convenient connection to off-site public pedestrian ways and sidewalks. Vehicular and pedestrian cross-access will be identified within the approved DDG.

(P) *Multi-modal transportation.* The PMUD-SL shall foster the use of alternative modes of transportation, which will include pedestrian, bicycle, and transit, through measures which may include the mix and intensity of uses, building placement, utilization of green practices, transit amenities, inclusion of bus bays or transit hub, bike lanes and posting of transit route information. All applicable aspects of multi-modal transportation and mass transit will be identified within the approved DDG.

(Q) *Common areas.* The PMUD-SL should provide open space areas if applicable, such as public plazas, passive pocket parks, public art or recreational amenities that are appropriate for the proposed uses and are accessible to residents, tenants and patrons of the PMUD-SL and the general public. A contribution shall be made to the City in the amount of 0.5% of the value of construction up to a maximum contribution of $150,000, or as superseded by City Ordinance, for the funding, selection, creation, and maintenance of public art for the City.

(R) *Site plan approval.* Unless otherwise provided, site development shall comply with PMUD-SL regulations established pursuant to article 350 of this chapter and in accordance with the approved Development Design Guidelines (DDG). Where this article 350 and an approved PMUD-SL DDG fail to address any matter regulated by this chapter, a site plan within a PMUD-SL shall be governed by those regulations of Chapter 28, Part 6.

Sec. 350-40. - Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Requirements.

(A) *Master Development Plan (MDP) required for Planned Small Lot Mixed-Use Development District (PMUD-SL) zoning.* In addition to the standard rezoning application requirements, any proposed rezoning to the PMUD-SL district shall include a Master Development Plan (MDP) graphically depicting, at a minimum, the general location of land uses in building areas, building types, landscaped areas, vehicular use areas, access points from roads and waterways, street network and street types, and pedestrian and multimodal systems as applicable.

(B) *Development Design Guidelines (DDG) required for Planned Small Lot Mixed-Use Development District (PMUD-SL) zoning.* The City Commission shall review and approve DDG in connection with the review and approval of a final site plan. No building permit for a structure or building may be issued pursuant to PMUD-SL zoning except in conformance with City Commission approval of Development Design Guidelines (DDG).

(C) *Required information.* Any proposed DDG shall include the following:

(1) Permitted uses, which may include accessory uses, prohibited uses, use restrictions, conditional uses, special exception uses, and a permitted use trade-off matrix;

(2) Maximum (and minimum, if any) nonresidential square footage permitted;

(3) Maximum (and minimum, if any) number of dwelling units permitted;

(4) Illustrative graphics identifying circulation elements, which will include transit, vehicular, pedestrian and bicycle components, as applicable;

(5) Maximum height of all proposed structures;

(6) Standards specific to the PMUD-SL which differ from those in the city Land Development Code (LDC), which shall include:

(a) Minimum building setback standards;

(b) Building separation requirements;

(c) Guidelines for all structures which address design elements, architectural styles, acceptable and prohibited materials, and massing;

(d) Guidelines for residential units, including minimum habitable floor area, building design standards, and massing;

(e) Guidelines to ensure compatibility between residential and non-residential uses;

(f) Landscape standards for perimeter/common landscape areas;

(g) Guidelines for common open and public space areas and provisions for public art, as applicable;

(h) Applicable green design practices; and

(i) Other standards, guidelines or criteria applying to the PMUD-SL.

(7) Utility provider and conceptual discussion of utility service;

(8) Additional relevant information as reasonably requested by the Director of Community Development.

(C) *Conformance with Development Design Guidelines (DDG).* After rezoning to the Planned Small Lot Mixed Use Development District (PMUD-SL), no building permit for a structure or building shall be issued by the city and no development shall commence unless in conformity with the approved Development Design Guidelines (DDG) and an approved final site plan, unless a change or deviation is approved by the City of Dania Beach as provided in section 350-40(D).

(1) No building permit for a building or structure shall be issued for a portion of a PMUD-SL until a final site plan for that portion of the PMUD-SL has been approved. Subsequent to the approval of the DDG and any subsequent final site plan, all development within a PMUD-SL shall be controlled by the applicable final approved site plan. Multiple site plans may exist within a PMUD-SL. The lack of a final approved site plan for a portion of the PMUD-SL shall not prohibit the issuance of building permits or the commencement of development on portions of the PMUD-SL with a final approved site plan.

(D) *Modifications and Deviations to Development Design Guidelines (DDG) and site plans.* Any proposed change, modification or amendment to the approved DDG or site plan shall

be reviewed pursuant to the criteria and standards established within section 635-80 "Site plan modifications or deviations" of this code.

(1) *PMUD-SL Boundary Changes.* Any proposed amendment of the approved PMUD-SL which constitutes a change in the boundary of the approved PMUD-SL shall be reviewed utilizing the same procedures and approved in the same manner as the approved PMUD-SL.

(E) *Vesting of RAC land use allocations.* The approved DDG and site plan will determine the quantity and timing of RAC land use allocations. The DDG shall also establish a date after which unused square footage or residential units allocated from the RAC shall be returned unless said unused allocations have already been voluntarily returned to the city by virtue of affidavit from the officially designated agent for the PMUD-SL, or a deadline extension is granted by amendment to the PMUD-SL by the city commission.

****

Section 6. That Part 3 "Special Zoning Districts," Subpart 1 "Community Redevelopment Area (CRA) Form-Based Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

SUBPART 1. – COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

ARTICLE 300. - HOW TO USE

Sec. 300-10. - The CRA includes six form-based districts.

The Community Redevelopment Area (CRA) is divided into several zoning districts. Six (6) of those districts are form-based districts that are unique to the CRA. Article 300 shall not apply to the Planned Mixed-Use Development District (PMUD) established pursuant to Article 340, subpart 5 of part 3 of this chapter or the Planned Small Lot Mixed-Use Development District (PMUD-SL) establish pursuant to Article 350, subpart 6 of part 3 of this chapter. Each form-based zoning district has a set of regulations that apply to it, called "district development standards" in article 303. The district standards include:

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Section 7. That Part 4 "Subdivisions and Off-Site Regulations," of the City of Dania Beach Land Development Code is amended to read as follows:

ARTICLE 400. – STREET DEDICATIONS AND DESIGN STANDARDS

Sec. 400-30. – Geometric street design standards.

Streets and sidewalks shall be designed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

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Sec. 400-50. – Access standards for development.

Driveway spacing, width, number, and geometric standards shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

Sec. 400-60. – Street Drainage.

Drainage facilities shall be designed and constructed in compliance with the standards of A Policy on Geometric Design of Highways and Streets, most recent edition, by the American Association of State Highway and Transportation Officials, unless otherwise specified in the approved planned mixed-use development district (PMUD) or planned small lot mixed-use development district (PMUD-SL) Development Design Guidelines (DDG).

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ARTICLE 405. – UTILITIES IN NEW SUBDIVISIONS

Sec. 405-10. – Water and sewer infrastructure.

(B) Easements shall be provided for the installation of underground utilities or relocating existing facilities in conformance with such size and location of easements as may be determined by the director of public services to be compatible with the requirements of all utility companies involved with respect to a particular utility service, unless otherwise specified in the approved

Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG).

****

ARTICLE 410. – DRAINAGE FACILITIES

(B) All subdivisions and development of land shall provide on-site and street drainage facilities constructed to comply with public services department standards, unless otherwise specified in the approved Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG).

****

ARTICLE 420. – APPROVAL, GUARANTEE AND CONSTRUCTION OF OFF-SITE IMPROVEMENTS

Sec. 420-20. – Construction drawings.

(A) ***Profiles to be submitted.*** Every person proposing to subdivide property shall furnish, along with each subdivision plat, a plan showing profiles of all streets and grade line of paving to be constructed, together with all culverts or other existing or proposed drainage structures, unless an alternative timeframe for submittal is approved as part of the Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) Development Design Guidelines (DDG). All elevations shown must be referred to United States Coast and Geodetic Survey mean sea level.

(B) ***Paved streets.*** Every person proposing to subdivide property shall pave all streets contained in the subdivision or shown on the subdivision plat and all such paving shall strictly conform to the specifications of the city, unless otherwise specified in the approved PMUD or PMUD-SL Development Design Guidelines (DDG). Due notice of intention to begin construction shall be filed with the public services director in order that arrangements for inspections may be made. The public services director shall furnish paving specifications upon request.

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Section 8. That Part 5 "Signage and Design Regulations," of the City of Dania Beach Land Development Code is amended to read as follows:

PART 5 SIGNAGE AND DESIGN GUIDELINES

ARTICLE 500. – General Provisions; How To Use

Sec. 500-20. – Applicability

(A) The signage regulations of article 505 apply city-wide, except that signage within the Port Everglades Development District (PEDD) is regulated within article 320. Signage for PEDD is regulated separately from other areas of the city because the PEDD is the subject of an interlocal agreement between Hollywood, Dania Beach and Broward County that contains special signage provisions. Any alternative signage regulations established in the approved Development Design Guidelines (DDG) for properties zoned Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) supersede the signage regulations in article 505 of this chapter, Sign Regulations, except that signs prohibited by article 505 shall remain prohibited.

(B) The design standards in part 5 of this chapter apply to different areas and uses within the city, as indicated by the title of each article. All design regulations are found within part 5. Any alternative design standards established in the approved Development Design Guidelines (DDG) for properties zoned PMUD or PMUD-SL supersede the design standards in part 5 of this chapter, "Signage and Design Regulations".

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ARTICLE 505. – SIGN REGULATIONS

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Sec. 505-130. – Special signage regulations for certain locations and uses.

(A) *Applicability.* This section specifies signage regulations by type of use or location and supersedes all conflicting requirements of this article.

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(I) *PMUD-SL.* Any specific signage regulations established by the approved Development Design Guidelines (DDG) for properties zoned PMUD-SL supersede all conflicting requirements of article 505, Sign Regulations, except that signs prohibited by article 505 shall remain prohibited.

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ARTICLE 510. – PRINCIPAL ARTERIAL COMMERCIAL DESIGN STANDARDS

****

Sec. 510-20. – Applicability.

(A) This article shall apply to all commercially zoned properties that have frontage on any of the following roadways within the City of Dania Beach:

****

(E) Any design standards established pursuant to the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) shall supersede the standards of article 510 Principal Arterial Commercial Design Standards.

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ARTICLE 515. – GASOLINE SERVICE STATIONS

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Sec. 515-20. – Applicability.

(B) Modifications from the requirements of this article can be approved by the city commission as a variance pursuant to article 625 or as a component of the approved Development Design Guidelines (DDG) for a PMUD or PMUD-SL.

****

ARTICLE 520. – LARGE RETAIL ESTABLISHMENT STANDARDS

Sec. 520-10. – Applicability.

This article applies to the new construction of large retail establishments, as defined in section 725-30, within Dania Beach, which may include both "big box" stores and shopping centers, with the exception of such establishments located on property zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) with approved Development Design Guidelines (DDG) containing alternative standards. These requirements shall be in addition to requirements of articles 510 and 525.

****

ARTICLE 530. – PARKING STRUCTURE DESIGN

As referenced in section 500-20(B), design standards established in the approved Development Design Guidelines (DDG) for properties zoned planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) supersede the design standards of article 530, Parking Structure Design.

****

Section 9. That Part 6 "Development Review Procedures And Requirements," of the City of Dania Beach Land Development Code is amended to read as follows:

PART 6 DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

ARTICLE 600. – GENERAL PROVISIONS AND APPLICATION REQUIREMENTS

****

Sec. 600-20. – Applicability.

The development review procedures and requirements set forth in this part shall apply to all applications for development orders required or authorized in this code for land within the City of Dania Beach with the exception of those located within an approved planned mixed-use development district (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) for which any alternative procedures and requirements established in section 340-40 or in the approved Development Design Guidelines (DDG) shall apply.

****

ARTICLE 635. – SITE PLANS

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Sec. 635-40. – Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide the following materials in the quantity specified on the application form with the exception of site plans within an approved Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL), for which any alternative requirements established in the approved Development Design Guidelines (DDG) shall govern:

****

Sec. 635-50. – Site plan data requirements.

All site plans shall contain the following and any other information necessary to demonstrate compliance with all requirements of the code. Any alternative requirements established in the approved Development Design Guidelines (DDG) shall apply for site plans within a Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL). The community development director may waive particular submittal items upon a determination that such items are not applicable or not essential to a specific project.

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Sec. 635-70. – Site plan processing.

****

(E) *Planned Mixed-Use Development District (PMUD) and Planned Small Lot Mixed-Use Development District (PMUD-SL) site plans*. Site plans submitted for property zoned PMUD or PMUD-SL, whether for the entire site, individual portion(s), or in phases shall be reviewed for consistency with the approved Development Design Guidelines (DDG), including the master development plan.

(F) *Approval.* The director, planning and zoning board or city commission, as applicable, shall approve, approve with conditions or deny the proposed site plan based upon the standards for review contained in this code, with the exception of site plans within a Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL) for which any alternative procedures and standards for review established in section 340-40(D), 350-40(D), or the approved Development Design Guidelines (DDG) shall govern. All decisions of the planning and zoning board and city commission shall be made following a public hearing that is noticed pursuant to article 610, and after considering public input and the staff findings.

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Section 10. 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 11. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 12. 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 13. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on September 23, 2019.

PASSED AND ADOPTED on second reading on October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

June 24, 2019

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

Re: PMUD-SL Zoning Code Text Amendment Narrative

Dear City of Dania Beach,

On behalf of Dania Beach Marina Corp. ("Applicant"), we have prepared this supporting memorandum to provide justification for the proposed text amendment to the City of Dania Beach Code of Ordinances ("Code") proposing the creation of a new zoning district.

The Applicant owns the property generally located on the east side of Bryan Road between NW 1st Street and Stirling Road in the City of Dania Beach ("City"). The property can be further identified by Broward County Property Appraiser folio number 5042-33-51-0010 ("Subject Property"). The Subject Property is located within the City's Regional Activity Center ("RAC") and is currently designated with the C-3 zoning district. The Subject Property is located across Bryan Road to the east of the Dania Pointe PMUD currently under construction.

Section 340-30 of the Code establishes the Planned Mixed-Use Development ("PMUD") zoning district as an eligible zoning district for properties of at least 50 contiguous acres located within the City's RAC. The intent of this zoning district is to encourage and facilitate quality redevelopment and allow for an integrated network of complimentary mixed-use development. The Applicant recognizes the benefits of the PMUD zoning district regulations and believes that the flexibility permitted by this style of zoning district would benefit the redevelopment of properties less than 50 acres in size. As such, the Applicant is proposing the addition of a Planned Small Lot Mixed-Use Development ("PMUD-SL") zoning district that would include nearly identical regulations to the PMUD but would be applicable to developments of 10 acres or more.

The Applicant is confident that the proposed PMUD-SL zoning district provides the appropriate flexibility in development regulations by allowing for the creation and adoption of unique and complimentary PMUD-SL Development Design Guidelines

("DDGs"). The requirement for DDGs will afford City staff the opportunity to work closely with applicants requesting the PMUD-SL zoning district. Considering the Subject Property is located immediately adjacent to an established PMUD, the Applicant suggests the Subject Property and other properties adjacent to the established PMUD are an ideal location for a similar level of redevelopment that can only be achieved with the proposed PMUD-SL zoning district and unique DDGs. As such, the Applicant is proposing the addition of Section 350 Planned Small Lot Mixed-Use Development as seen in Exhibit A.

Based on the stated intent of the PMUD zoning district, it is believed that this style of zoning district will positively impact the redevelopment efforts of smaller parcels of 10 acres or more within the City's RAC. This proposed amendment is not expected to allow an overpopulation of such uses considering eligible applicants must request a rezoning to the PMUD-SL and adopt PMUD-SL DDGs in accordance with the regulations established in Article 350 of the Code. Based on these facts, the Applicant requests the City consider the proposed code amendment to create the PMUD-SL zoning district and unique DDGs for properties consisting of ten (10) or more contiguous acres.

Thank you for your review of the preceding. If you have any questions or would like to discuss anything further regarding the above, please contact me at (954) 527-6209.

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

June 10, 2019

VIA EMAIL
Marc LaFerrier
mlaferrier@daniabeachfl.gov
Community Development Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

Re: Dania Beach Marina Corp. — Request to Defer PMUD Code Amendment (TX-42-19) Application

Dear Mr. LaFerrier,

On behalf of Dania Beach Marina Corp. ("Applicant"), please consider this letter as an official request to defer the above referenced code amendment application to the PMUD (TX-42-19). This item is scheduled to be heard by the City of Dania Beach Planning & Zoning Board at the June 19, 2019 hearing. The Applicant is requesting to defer the application to the next available Planning & Zoning hearing on July 17, 2019.

Your time and efforts in the review of the above-referenced application and your attention to this request for deferral is greatly appreciated.

Sincerely,
GREENSPOON MARDER LLP

Dennis D. Mele, Esq.

CC: Corinne Lajoie (clajoie@daniabeachfl.gov)

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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:** Code Text Amendment *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

RECEIVED
MAR 19 2019
Planning

Date Rec'd: 3-18-19

Petition No.: TA-42-19

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: 90 N. Bryan Road, Dania Beach, FL 33004

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

Recorded Plat Name: Bryan Road Warehouses Plat (PB 170/112)

Folio Number(s): 5042-33-51-0010 Legal Description: Please see attached.

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

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

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

E-mail address: dennis.mele@gmlaw.com CC:tyler.woolsey@gmlaw.com

Name of Property Owner: Dania Beach Marina Corp.

Address of Property Owner: 90 N. Bryan Road, Dania Beach, FL 33004

Business Telephone: _____ 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: N/A Gross Acreage: N/A Prop. Square Footage: N/A

Existing Use: N/A Proposed Use: N/A

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 Greenspoon Marder LLP **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 14 **DAY OF** March, **20** 19

By:
Karin Nicolas
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary Karen Nicolas

(Signature of Notary Public – State of Florida **)**

Karin Nicolas
Notary Public
State of Florida
My Commission Expires 06/05/2022
Commission No. GG 225304

Personally known _____ **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = $4,000.00 plus $5.00 per flex, reserve or LAC/RAC unit or hotel room or $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Change of Land Use	Filing fee = $7,000.00, plus $500.00 per acre or portion of area *Includes Staff processing, 2 review cycles, advertising and notice costs*
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - $2,500.00 Greater than 2 acres - $6,000.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
Zoning Code Text Change	Changing the list of Permitted Uses - $6,000.00 General Text - $2,000.00 Includes Staff processing, 2 review cycles, advertising and notice costs
PLAT	(Perimeter) Filing fee = $2550.00 plus $50.00 per acre or portion of such area (Subdivision) Filing fee = $2550.00 plus $100 per acre or portion of such area *Includes Staff processing, 2 review cycles, advertising and notice costs*
Delegation Request	$1,500.00 *Includes Staff processing, 2 review cycles, advertising and notice costs*
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	**Filing fee** = $1,000.00 **PLUS** $10.00 per unit **Plus** an initial retainer for cost recovery of consultant services of $5,000.00. Additional consultant service fees may be required. **Minimum fee = $6,100.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
All other uses	**Filing fee** = $1,000.00 **PLUS** the following: $5.00 : 100 s.f. for 1st 10,000 s.f., $2.00 : 100 s.f. in excess of 10,000 s.f **Plus** an initial retainer for cost recovery of consultant services of $4,000.00. Additional consultant service fees may be required. **Minimum fee = $5,500.00** *Includes Staff processing, 2 review cycles, advertising and notice costs*
Site Plan Revisions	$2,500.00 - *Includes staff processing and up to 2 review cycles.* *Additional variances associated with any revision to a site plan are charged according to the associated variance type.*
Extension of Approval(s) (Site plan, variance, special exception requests)	$1,250.00 – Single Extension (**PLUS**) an additional $ 250.00 for each associated approval

City of Dania Beach
APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

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

Subject Property Legal Description

ALL OF PARCEL "A", OF "BRYAN ROAD WAREHOUSES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 112, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A 40 FOOT STRIP OF LAND LYING ADJACENT TO AND CONTIGUOUS WITH THE EASTERLY BOUNDARY OF SAID PARCEL "A".

PARCEL "A" ALSO DESCRIBED AS:

THE WEST HALF (W. ½) OF THE SOUTHWEST QUARTER (SW. ¼) OF THE NORTHEAST QUARTER (NE. ¼) OF THE SOUTHEAST QUARTER (SE. ¼) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS THOSE PORTIONS CONVEYED BY WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 802; OFFICIAL RECORDS BOOK 3559, PAGE 291 AND OFFICIAL RECORDS BOOK 5499, PAGE 397, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAY, COVENANTS, RESERVATIONS, AND RESTRICTIONS OF RECORDS, IF ANY.

SAID LAND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 102954.01 SQUARE FEET OR 2.36 ACRES MORE OR LESS.



LOCHRIE & CHAKAS P.A.

1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.779.1123
EMAIL: NCHAKAS@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

September 27, 2019

VIA E-MAIL - clajoie@daniabeachfl.gov

Corinne Lajoie, Principal City Planner
City of Dania Beach Planning and Zoning
100 W Dania Beach Blvd
Dania Beach, FL 33004

RE: Dania Beach Marina Corp. – Substitution of counsel/authorized agent
Zoning Text Amendment (TX-42-19)
Rezoning (RZ-104-19)

Dear Corinne,

Per your request, I am confirming that this Firm is now representing Dania Beach Marina Corp. in connection with the above applications. I've enclosed copies of authorization letters from the following:

Dania Beach Marina Corp.
RJ Marina Holdings LLC
NV Marina Holdings LLC
Dania Beach Boat Club Condominium Association, Inc.

Should you have any questions, please feel free to contact me.

Very Truly Yours,

Nectaria Chakas

Nectaria M. Chakas, Esq.

NMC/nk
Enclosures

cc: Michael M. Lally - via e-mail FlyLally@aol.com
Marc LaFerrier, Director - via e-mail MLaFerrier@daniabeachfl.gov
Thomas J. Ansbro, City Attorney – via e-mail TAnsbro@daniabeachfl.gov
Stephanie J. Toothaker, Esq. – via e-mail Stephanie@Toothaker.org

September 10, 2019

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Sincerely,

Dania Beach Marina Corp.

By: _____

Printed Name: MICHAEL M. LALLY

Title: President

Date: 9/20/2019

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Michael M. Lally who is the President of Dania Beach Marina Corp. and who is personally known to me or who has produced FL Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of September, 2019.

Notary Public State of Florida
Nicole M Kesler
My Commission GG 278982
Expires 11/25/2022

_____
Notary Public
Nicole M Kesler
Typed, printed or stamped name of Notary Public

My Commission Expires:

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 50 S. Bryan Road located in the City of Dania Beach, FL 33004 (Property Appraiser Folio No. 504233000600)

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 70 S. Bryan Road located in the City of Dania Beach, FL 33004.

Sincerely,

RJ MARINA HOLDINGS LLC

By: _____

Printed Name: ROGER MOORE

Title: M. MBR

Date: 9/20/19

STATE OF FL)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by ROGER MOORE who is the OWNER of RJ MARINA HOLDINGS LLC and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of SEPT, 2019.

SPENCER MILLIGAN
MY COMMISSION # GG 344906
EXPIRES: October 13, 2023
Bonded Thru Notary Public Underwriters

My Commission Expires:

_____
Notary Public

SPENCER MILLIGAN
Typed, printed or stamped name of Notary Public

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 50 S. Bryan Road located in the City of Dania Beach, FL 33004 (Property Appraiser Folio No. 504233320010)

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 50 S. Bryan Road located in the City of Dania Beach, FL 33004.

Sincerely,

NV MARINA HOLDINGS LLC

By: _____

Printed Name: ROGER MOORE

Title: M. MBR.

Date: 9/20/19

STATE OF FL)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by ROGER MOORE who is the OWNER of NV MARINA HOLDINGS LLC and who is ~~personally known~~ to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of SEPT, 2019.

SPENCER MILLIGAN
MY COMMISSION # GG 344906
EXPIRES: October 13, 2023
Bonded Thru Notary Public Underwriters

_____
Notary Public

SPENCER MILLIGAN
Typed, printed or stamped name of Notary Public

My Commission Expires:

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Sincerely,

DANIA BEACH BOAT CLUB CONDOMINIUM ASSOCIATION, INC.

By: _____

Printed Name: MICHAEL M. LALLY

Title: President

Date: 9/20/2019

STATE OF Florida)
) ss
COUNTY OF Broward)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Michael M. Lally who is the President of Dania Beach Boat Club Condominium Association, Inc. and who is personally known to me or who has produced FL Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of September, 2019.

Notary Public State of Florida
Nicole M Kesler
My Commission GG 278982
Expires 11/25/2022

_____
Notary Public

Nicole M. Kesler
Typed, printed or stamped name of Notary Public

My Commission Expires:

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; AMENDING PART 3 "SPECIAL ZONING DISTRICTS", SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM TX-114-19 2nd reading, O-2019- Text Amendment (TX-114-19) Liquor, Package Store as Permitted Accessory Use to Retail Use, Publix LDC app & backup OPT, Letter of Continuance

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **TX-114-19:** The applicant, Dennis D. Mele, Esq., on behalf of the property owner RK Dania, LLC, is requesting a text amendment to allow liquor, packages stores as an accessory use (SECOND READING).

Request

To allow liquor, package stores as an accessory use to retail sales of groceries.

Background

The applicant represents the Publix located on East Dania Beach Boulevard which is zoned East Dania Beach Boulevard Mixed-Use (EDBB-MU). The applicant is requesting to allow liquor, package stores as an accessory use to grocery stores in seven (7) zoning districts throughout the city, with conditions.

The applicant is added a condition of use to the existing list of conditions entitled 'Proximity of alcoholic beverage establishments to other establishments & uses'. The new condition states, "The sale of beer, wine and liquor for off-premises consumption only, conducted as an accessory use to a permitted grocery retail use of at least 20,000 square feet."

This amendment would allow the Publix grocery store on East Dania Beach Boulevard to operate a liquor store which is currently prohibited at this location.

On September 18, 2019 the Planning and Zoning Board recommended approval of the ordinance. On September 23, 2019 the City Commission continued this item on first reading to October 7, 2019.

Budgetary Impact

None

Recommendation

Continue this application to the December 10, 2019 City Commission meeting.

ORDINANCE NO. 2019-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; AMENDING PART 3 "SPECIAL ZONING DISTRICTS", SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; 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, FLORIDA[1]:

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

Section 2. That Part 1 "Use Regulations," 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.

		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											
Liquor, package stores accessory to grocery retail use of at least 20,000 square feet [subject to section 110-50]	NP	NP	A	A	A	A	NP	NP	A	A	A

***

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

(2) Restaurants and cafes (including outdoor or open-air cafes specifically approved by the city commission) serving beer, wine, and liquor, for consumption on the premises only, that are located within the Community Redevelopment Area form-based code districts; and

(3) Vendors operating in compliance with Design Development Guidelines (DDG) approved for property zoned Planned Mixed-Use Development District (PMUD).

(4) The sale of beer, wine, and liquor, for off-premises consumption only, conducted as an accessory use to a permitted grocery retail use of at least 20,000 square feet.

***

Section 3. That Part 3 "Special Zoning Districts," Subpart 1 "Community Redevelopment Area (CRA) Form-Based Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

SUBPART 1. – COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

***

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	NBHD-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)								
	Accessory uses	P	P	P	P	P	P	P	P
	Large retail establishment	P	P	NP	P	NP	P	NP	NP
	Retail sales	(7)	(7)	(7)	(7)	(20)	(7)	(7)	NP
	RESTRICTED COMMERCIAL								
	Accessory uses	P	P	P	P	P	P	P	P
	Liquor stores, package stores [subject to section 110-50]	NP	NP	NP	NP	NP	NP	NP	NP
	Liquor, package stores accessory to grocery retail use of at least 20,000 square feet [subject to section 110-50]	A	A	NP	A	NP	A	NP	NP

***

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

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

Section 6. That this Ordinance shall 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 7. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on _____, 2019.

PASSED AND ADOPTED on second reading on _____, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

GreenspoonMarder

Tyler Woolsey
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6209
Direct Fax: 954.333.4282
Email: tyler.woolsey@gmlaw.com

July 3, 2019

VIA HAND DELIVERY
City Dania Beach
Department of Community Development
100 W. Dania Beach Blvd.
Dania Beach, FL 33004
Attn: Corinne Lajoie

Re: Publix Dania Beach Code Text Amendments

Dear Corinne,

On behalf of Publix Super Market, Inc. ("Applicant"), please find the enclosed materials for review:

1) Check #20699 – Accessory Liquor Use Amendment Application Fee - $6,000.00
2) Check #20700 – Hours of Sale Amendment Application Fee - $2,000.00
3) 2 copies – Standard Development Application – Signed and Notarized
4) 2 copies – Subject Property Legal Description
5) 2 copies – Subject Property Aerial, Land Use, and Zoning Maps
6) 1 copy – Accessory Liquor Use Code Amendment Justification Narrative
7) 1 copy – Hours of Sale Code Amendment Justification Narrative
8) 1 copy – Redlined Accessory Liquor Use Code Amendments
9) 1 copy – Redlined Hours of Sale Code Amendments
10) 1 disk – Electronic Copy of Files Submitted

Please contact me at (954) 527-6209 should you have any questions or require additional information regarding the above.

Sincerely,
GREENSPOON MARDER LLP

Tyler Woolsey
Land Planner

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

July 3, 2019

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

Re: Accessory Liquor Sales - Code Text Amendment Narrative

Dear City of Dania Beach,

On behalf of Publix Super Market, Inc. ("Applicant"), we have prepared this supporting memorandum to provide justification for the proposed text amendments to the City of Dania Beach Code of Ordinances ("Code"). The proposed amendments seek to modify provisions of Section 110-20, 110-50, and 302-10 in order to permit a liquor, package store use as an accessory use to a primary retail grocery store of at least 20,000 square feet.

The Applicant is a tenant within the Beachway Plaza shopping center at 402 E. Dania Beach Boulevard in the City of Dania Beach ("City") which can be further identified by Broward County folio number 5042-3459-0010 ("Property"). The Property is generally located at the southwest corner of the intersection of Dania Beach Blvd. and SE 5th Avenue. The Property is designated with a Commercial land use and is located within the City's East Dania Beach Boulevard Mixed Use ("EDBB-MU") zoning district. Currently, liquor package stores are only permitted within commercial zoning districts and are not permitted within any of the City's mixed-use or CRA form-based zoning districts such as the EDBB-MU district applicable to the Property.

It is common for establishments such as Publix and other large grocers to provide an accompanying liquor store component separate from yet associated with the primary grocery store use. In many cases, such establishments are preferable to stand alone liquor stores considering the grocer associated liquor establishment maintains a consistent and widely recognized brand with standardized operational procedures that ensure a higher level of safety and consistency for customers.

As such, the Applicant is proposing a City-wide text amendment to the list of permitted uses contained in Section 110-20 of the Code that would allow a grocery

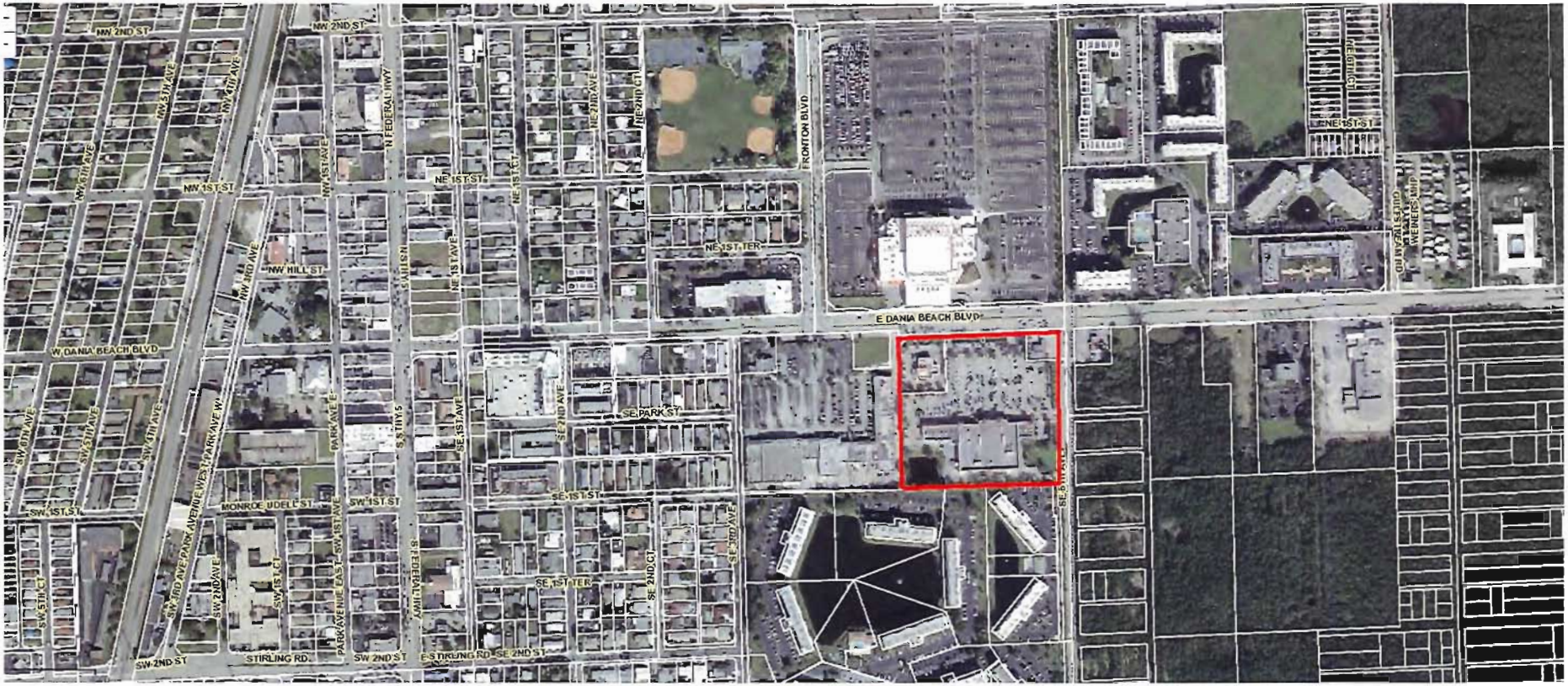
store use of 20,000 square feet or more to operate a liquor store as an accessory use within select CRA form-based districts. Further, the Applicant proposes a minor revision to the applicability provision of the distance separation requirements provided in Section 110-50(A) of the Code to exempt such accessory liquor establishments from the distance separation requirements of Section 110-50. For the sake of consistency, the Applicant is also proposing an amendment to the table of permitted uses specifically applicable to the CRA form-based zoning districts as provided in Section 302-10 of the Code. The proposed code amendments are indicated with red underlined text in the attached **Exhibit A**.

Based on previous communication with City staff in this regard, it is believed that the proposed code amendment as stated above would provide applicants with a reasonable mechanism to achieve a desired liquor store use in association with the establishment or operation of an eligible grocery store use of 20,000 square feet or more. This proposed amendment is not expected to allow an overpopulation of such uses considering the liquor component must be accessory to the primary grocery store use and must comply with additional regulations on liquor sales as provided in Section 110-50 and other areas of the Code. Based on these facts, the Applicant requests the City consider the proposed code amendment to permit the liquor, package store use as accessory to a grocery store within the CRA form-based districts and exempt such accessory liquor uses from the distance separation requirements of the Code.

Thank you for your review of the preceding. If you have any questions or would like to discuss anything further regarding the above, please contact me at (954) 527-6209. Please provide feedback on the proposed text amendment or indicate an alternative mechanism within the Code that would permit the requested relief.

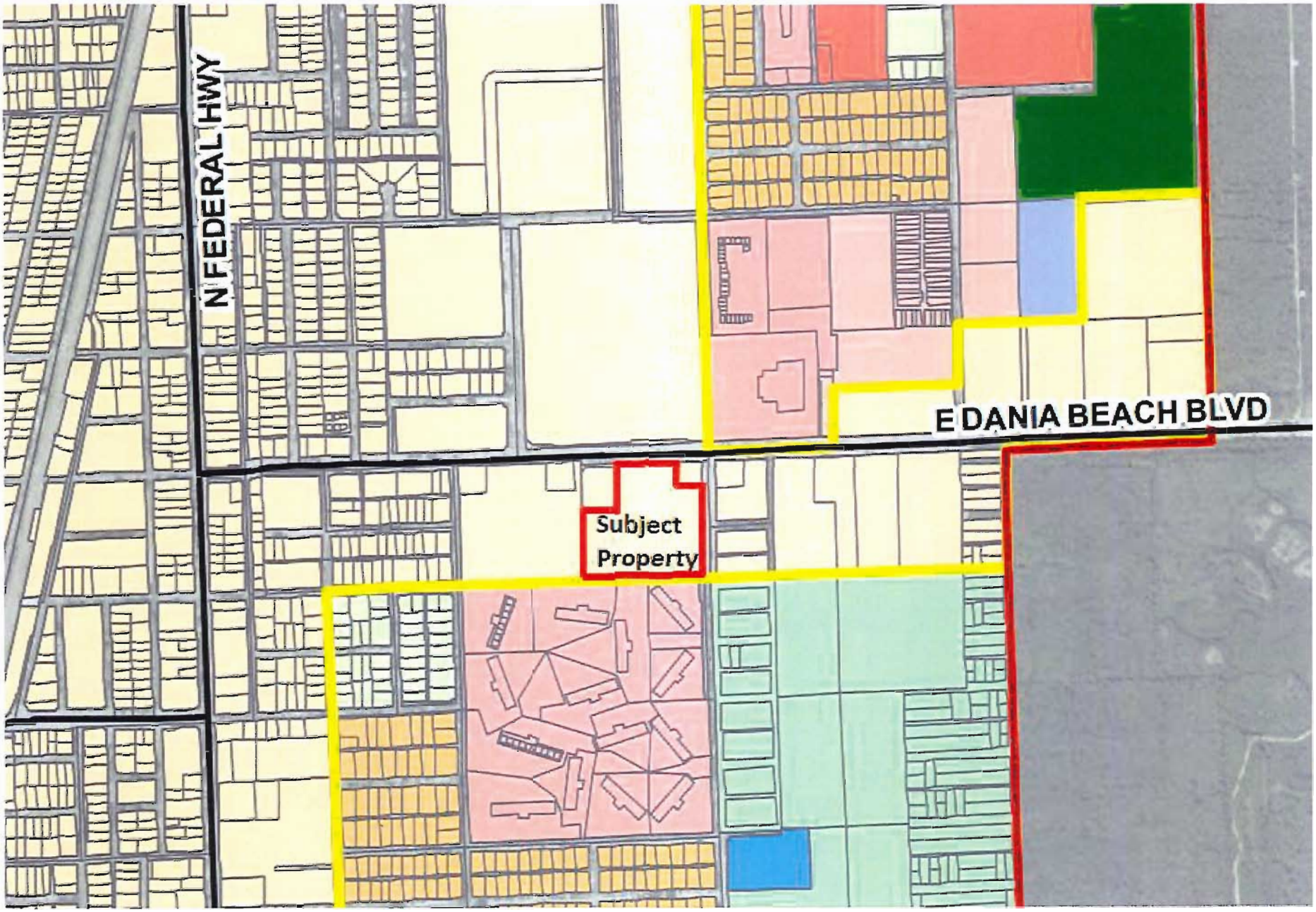
Sincerely,
GREENSPOON MARDER LLP

Dennis D. Mele, Esq.

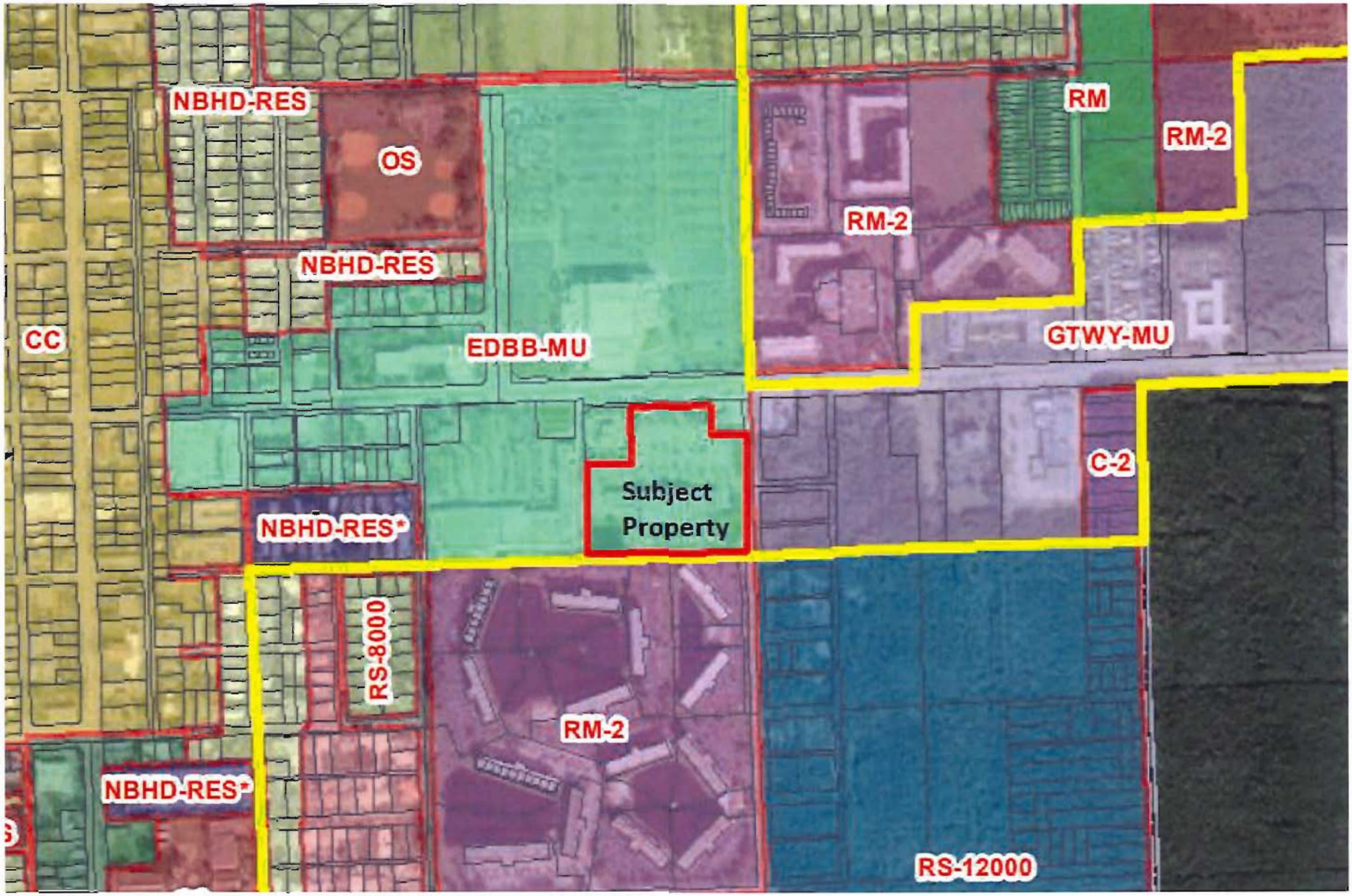


Scale 1”=600’

Subject Property Aerial Location Map



City of Dania Beach Land Use Map



City of Dania Beach Zoning Map

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

DANIA BEACH
SEE IT LIVE IT LOVE IT.

Standard Development Application



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

Date Rec'd: _____

Petition No.: TA-114-19

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: 402 E. Dania Beach Blvd.

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

Recorded Plat Name: Dania Beach Plaza Plat PB169, P31

Folio Number(s): 5042-34-59-0010 Legal Description: Please see attached.

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

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

Business Telephone: (954) 527-2409 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com CC:tyler.woolsey@gmlaw.com

Name of Property Owner: RK Dania, LLC

Address of Property Owner: 17100 Collins Ave, Ste 225, Sunny Isles Beach, FL 33160

Business Telephone: (305) 949-4110 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: N/A Gross Acreage: N/A Prop. Square Footage: N/A

Existing Use: N/A Proposed Use: N/A

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 Greenspoon Marder LLP **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 11 **DAY OF** June **, 20** 19

By:

DAN KATZ
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA **)**

DARREN ZIPKOWITZ
Notary Public - State of Florida
Commission # GG 254685
My Comm. Expires Sep 29, 2022
Bonded through National Notary Assn.

Personally known ✓ **or Produced Identification** _____

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

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

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A PORTION OF PARCEL "A", OF DANIA BEACH PLAZA PLAT, ACCORDING TO THE PLAT THEROF RECORDED IN PLAT BOOK 169, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS A PORTION DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 336,195 SQUARE FEET (7.72 ACRES) MORE OR LESS.

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

September 26, 2019

VIA EMAIL
Marc LaFerrier
mlaferrier@daniabeachfl.gov
Community Development Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

Re: Request to Defer Code Amendment (TX-114-19 and TX-115-19) Applications

Dear Mr. LaFerrier,

On behalf of RK Dania, LLC ("Applicant"), please consider this letter as an official request to defer the above referenced code amendment applications related to the accessory use of liquor, package stores in connection with a primary grocery store use and associated hours of sale amendment. The Applicant is requesting this deferral in order to prepare additional language in cooperation with City of Dania Beach staff as discussed at the September 18, 2019 Planning & Zoning Board hearing.

These items are scheduled to be heard by the City Commission at the October 7, 2019 hearing. The Applicant is requesting to defer the application to the City Commission hearing on November 12, 2019 for first reading and December 10, 2019 for second reading.

Your time and efforts in the review of the above-referenced application and your attention to this request for deferral is greatly appreciated.

Sincerely,
GREENSPOON MARDER LLP

Dennis D. Mele, Esq.

CC: Corinne Lajoie (clajoie@daniabeachfl.gov)
Tom Schneider (tschneider@daniabeachfl.gov)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 4 "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" MODIFYING THE HOURS OF PACKAGE SALES FOR LIQUOR, BEER AND WINE FOR OFF-SITE CONSUMPTION CONDUCTED AS AN ACCESSORY USE TO A RETAIL GROCERY STORE USE WITH A MINIMUM 20,000 SQUARE FEET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)**

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM TX-115-19 2nd reading, O-2019- Text Amendment (TX-115-19) Amending Sec. 4-18 to Allow Accessory Liquor Stores to Sell Alcohol on Sunday Mornings, Alcohol HOS app & backup OPT, Letter of Continuance

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **TX-115-19:** The applicant, Dennis D. Mele, Esq., on behalf of the property owner RK Dania, LLC, is requesting a text amendment to expand the hours of the sale of alcohol on Sundays (SECOND READING).

Request

To allow the sale of alcohol on Sundays between the hours of 7:00am – 12:00pm for liquor stores accessory to a grocery store; the Code of Ordinances currently prohibits all alcohol sales during this time.

Background

The applicant represents the Publix on East Dania Beach Boulevard, however the text amendment will be applied city-wide to all grocery stores with an accessory liquor store. Currently the Code of Ordinances prohibits the sale of alcohol for all off-site consumption (packaged sales) on Sunday between the hours of 7:00a.m. and 12:00p.m.

The applicant is also proposing, as a separate application, an amendment to allow liquor, package stores as an accessory use to retail sales of groceries, with conditions that include a minimum floor area of 20,000 square feet.

This application request will require two (2) public hearings with the City Commission. On September 23, 2019 the City Commission continued this item on first reading to October 7, 2019.

Budgetary Impact

None

Recommendation

Continue this application to the December 10, 2019 City Commission meeting.

ORDINANCE NO. 2019-017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 4 "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" MODIFYING THE HOURS OF PACKAGE SALES FOR LIQUOR, BEER AND WINE FOR OFF-SITE CONSUMPTION CONDUCTED AS AN ACCESSORY USE TO A RETAIL GROCERY STORE USE WITH A MINIMUM 20,000 SQUARE FEET; 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, the City Commission of the City of Dania Beach ("City Commission") finds it periodically necessary to amend its Code of Ordinances ("Code") in order to update regulations and procedures to implement municipal goals and objectives; 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, a public hearing was 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.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA[1]:

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 II "Operation Regulations," of the City of Dania Beach Code of Ordinances is amended to read as follows:

ARTICLE II. – OPERATION REGULATIONS

* * *

Sec. 4-18. – Hours of sale.

(a) No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 7:00 a.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m. Notwithstanding the foregoing prohibitions set forth in this section, liquor sales for off-site consumption conducted as an accessory use to a permitted grocery store of at least 20,000 square feet shall be permitted to sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, during standard store operating hours including between the hours of 7:00 a.m. and 12:00 p.m. on Sundays.

* * *

Section 3. 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 4. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 5. 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 6. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on _____, 2019.

PASSED AND ADOPTED on second reading on _____, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

July 3, 2019

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

Re: Section 4-18(a) Hours of Sale - Code Text Amendment Narrative

Dear City of Dania Beach,

On behalf of Publix Super Market, Inc. ("Applicant"), we have prepared this memorandum to provide justification for the proposed text amendment language to the City of Dania Beach Code of Ordinances ("Code") in regard to Section 4-18(a) regulating hours of sale for liquor store use.

The Applicant is a tenant within the Beachway Plaza shopping center at 402 E. Dania Beach Boulevard in the City of Dania Beach ("City") which can be further identified by Broward County folio number 5042-3459-0010 ("Property"). The Property is generally located at the southwest corner of the intersection of Dania Beach Blvd. and SE 5th Avenue. The Property is designated with a Commercial land use and is located within the City's East Dania Beach Boulevard Mixed Use ("EDBB-MU") zoning district. The Applicant operates a grocery store of approximately 40,000 square feet as the anchor tenant in the Beachway Plaza. Currently, Section 4-18(a) of the Code provides the following regulations in terms of hours of sale for establishments involved in the sale of alcoholic beverages.

> Section 4-18(a) - No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 7:00 a.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m.

Section 4-18(a) as stated above, prohibits the sale of liquor, beer, or wine between the hours of 2:00 a.m. and 12:00 p.m. on Sundays. The Applicant desires permission to conduct liquor sales in conjunction with the existing grocery store use on the Property. However, the Applicant's standard operating hours for Sundays are from 7:00 a.m. to 10:00 p.m. As such, the Applicant is proposing a revision to the restrictions for Sunday alcohol sales as follows:

> Section 4-18(a) - No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 7:00 a.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m. However, liquor sales for off-site consumption conducted as an accessory use to a permitted grocery store of at least 20,000 square feet shall be permitted to sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, during standard operating hours including between the hours of 7:00 a.m. and 12:00 p.m. on Sunday.

It is common for establishments such as Publix and other large grocers to provide an accompanying liquor store component separate from yet associated with grocery store use. In many cases, such establishments are preferable to stand alone liquor stores considering the grocer associated liquor establishment maintains a consistent and widely recognized brand with standardized operational procedures that ensure a higher level of safety and consistency for customers. As such, the Applicant is proposing a City-wide text amendment to Section Section 4-18(a) of the Code that would allow for the limited sale of alcoholic beverages for off-site consumption only during currently restricted hours on Sunday mornings.

Based on previous communication with City staff in this regard, it is believed that the proposed code amendment as stated above would permit qualified establishments to conduct liquor sales during reasonable operating hours in association with the operation of an eligible grocery store use. This proposed amendment is not expected to allow an overpopulation of such uses considering the requirement for strict association with a permitted grocery store use. Based on these facts, the Applicant requests the City consider the proposed code amendment to revise the hours of sale permitted for liquor sales in association with grocery store operations.

Thank you for your review of the preceding. If you have any questions or would like to discuss anything further regarding the above, please contact me at (954) 527-6209. Please provide feedback on the proposed text amendment or indicate an alternative mechanism within the Code that would permit the requested relief.

Sincerely,
GREENSPOON MARDER LLP



Dennis D. Mele, Esq.

Sec. 4-18. - Hours of sale.

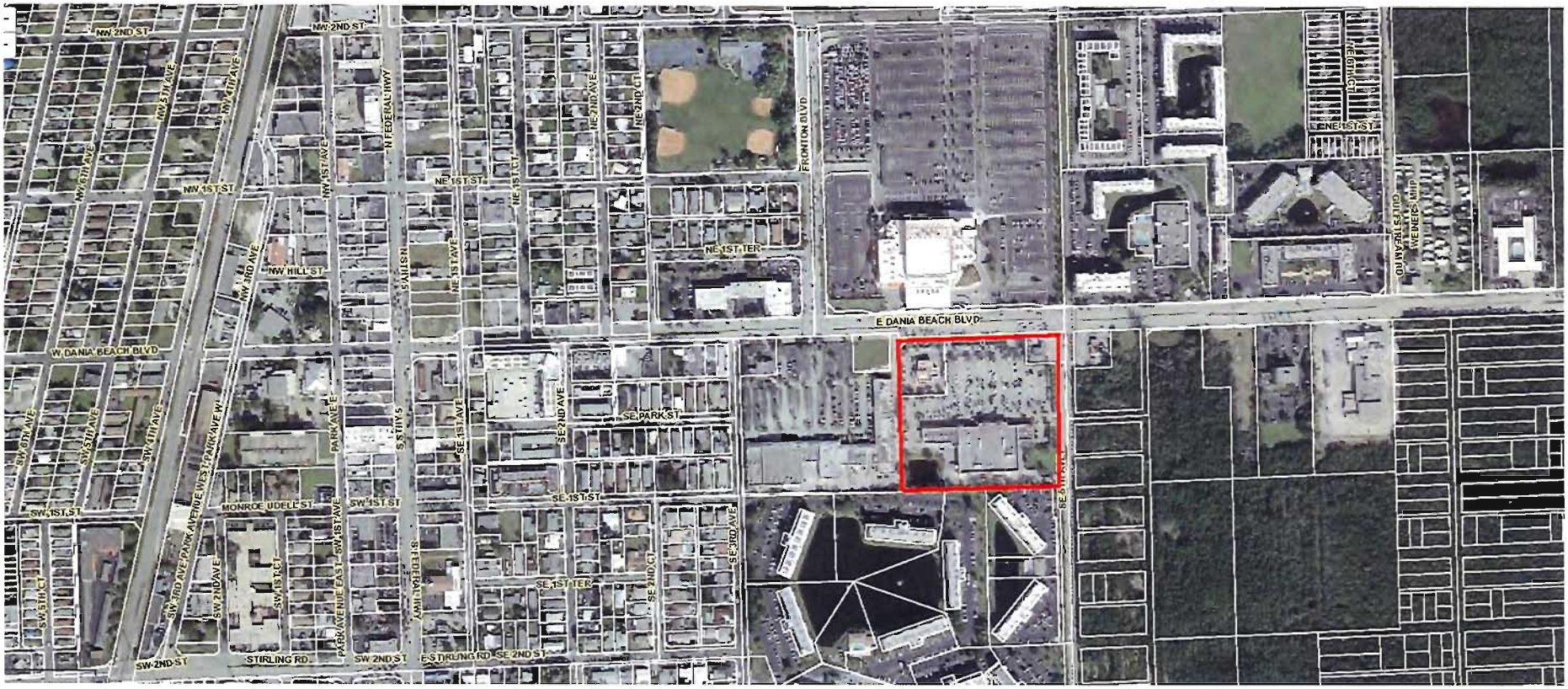
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(b) That the permission granted in subsection (a) hereof to operate in excess of the hours provided by Section 562.14 of the Florida Statutes, is terminable at the will of the city commission, such permission being in the form of a privilege and not a right.

(c) On a finding by the city commission, after public notice and after public hearing, that during the hours a vendor has been permitted to operate in excess of the state law, the operation of the premises resulted in or substantially contributed to the creation of a public nuisance by disturbing the peace and quiet of the neighborhood, the commission shall reduce or terminate in the entirety the permission of a vendor to operate the hours in excess of the hours provided by the state law. In determining whether the vendor's operation has created a public nuisance, the city commission shall consider the criteria listed in section 4-18.1 (c) and (d). At least ten (10) days prior to the public hearing the vendor shall be provided with the specific charges on which shall be based the allegations of public nuisance, which specific charges shall include the time and date of, and all known witnesses to the occurrences on which the charge is based.

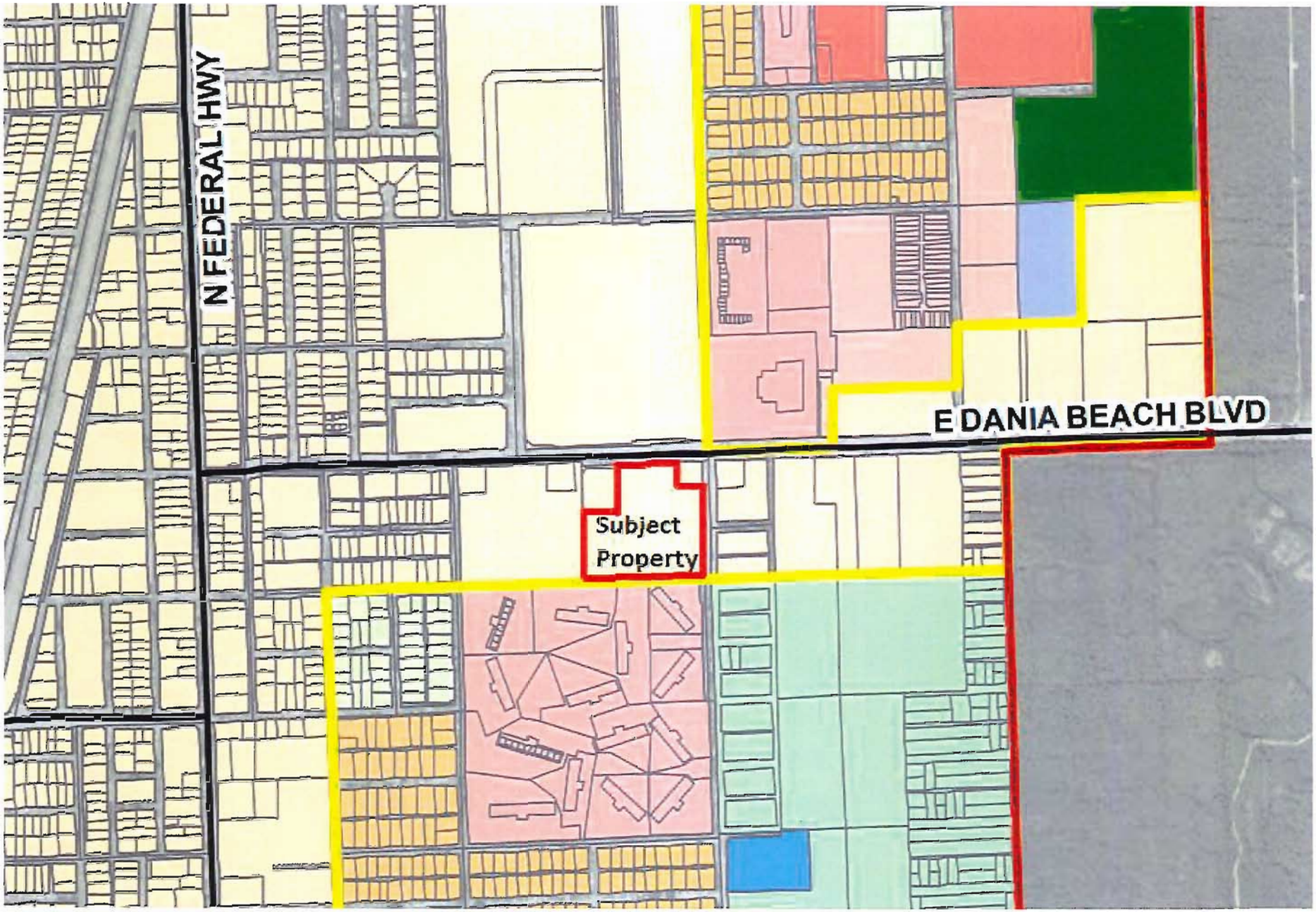
(Code 1971, § 3-48; Ord. No. 82, § 1, 12-2-75; Ord. No. 2-98, § 1, 1-13-98; Ord. No. 2002-029, § 1, 6-11-02; Ord. No. 2017-006, § 1, 3-14-17)

State Law reference— Authority to regulate hours of operation, F.S. § 562.45(2); state closing hours, F.S. § 562.14.

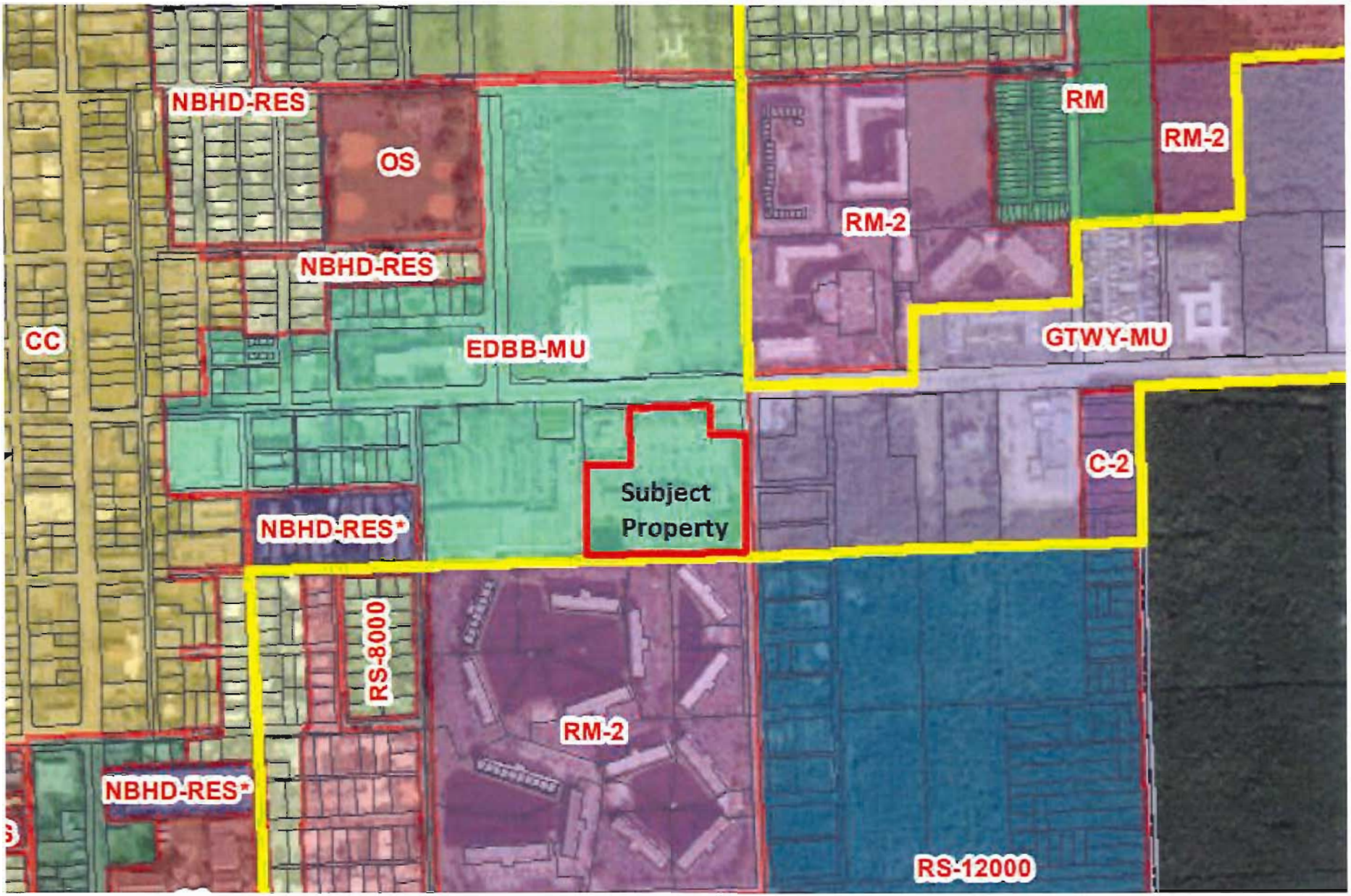


Scale 1”=600’

Subject Property Aerial Location Map



City of Dania Beach Land Use Map



City of Dania Beach Zoning Map

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

DANIA BEACH
SEE IT. LIVE IT. LOVE IT.

RECEIVED
JUL 03 2019
BY:

Standard Development Application

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

Date Rec'd: _____

Petition No.: TX-115-19

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 11 **DAY OF** June **, 20** 19

By:

DAN KATZ
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

DARREN ZIPKOWITZ
Notary Public - State of Florida
Commission # GG 254685
My Comm. Expires Sep 29, 2022
Bonded through National Notary Assn.

(Signature of Notary Public – State of FLORIDA **)**

Personally known _____ **or Produced Identification** _____

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

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

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Email: dennis.mele@gmlaw.com

September 26, 2019

VIA EMAIL
Marc LaFerrier
mlaferrier@daniabeachfl.gov
Community Development Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

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Sincerely,
GREENSPOON MARDER LLP

Dennis D. Mele, Esq.

CC: Corinne Lajoie (clajoie@daniabeachfl.gov)
Tom Schneider (tschneider@daniabeachfl.gov)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from: September 23, 2019

Requested Action (Identify appropriate Action or Motion)
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; AMENDING PART 3 "SPECIAL ZONING DISTRICTS", SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from September 23, 2019)***

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM TX-114-19 1st reading, O-2019-016 Text Amendment (TX-114-19) Liquor, Package Store as Permitted Accessory Use to Retail Use, Publix LDC app & backup OPT, Letter of Continuance

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **TX-114-19:** The applicant, Dennis D. Mele, Esq., on behalf of the property owner RK Dania, LLC, is requesting a text amendment to allow liquor, packages stores as an accessory use (FIRST READING).

Request

To allow liquor, package stores as an accessory use to retail sales of groceries.

Background

The applicant represents the Publix located on East Dania Beach Boulevard which is zoned East Dania Beach Boulevard Mixed-Use (EDBB-MU). The applicant is requesting to allow liquor, package stores as an accessory use to grocery stores in seven (7) zoning districts throughout the city, with conditions.

The applicant is added a condition of use to the existing list of conditions entitled 'Proximity of alcoholic beverage establishments to other establishments & uses'. The new condition states, "The sale of beer, wine and liquor for off-premises consumption only, conducted as an accessory use to a permitted grocery retail use of at least 20,000 square feet."

This amendment would allow the Publix grocery store on East Dania Beach Boulevard to operate a liquor store which is currently prohibited at this location.

This application request will require two (2) public hearings with the City Commission. This item as continued from the September 23, 2019 City Commission meeting at the applicant's request.

Budgetary Impact

None

Recommendation

Continue first reading of this item to the November 12, 2019 City Commission meeting.

ORDINANCE NO. 2019-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, THE "LAND DEVELOPMENT CODE," OF THE CITY'S CODE OF ORDINANCES BY AMENDING PART 1 "USE REGULATIONS," ARTICLE 110 "USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; AMENDING PART 3 "SPECIAL ZONING DISTRICTS", SUBPART 1 "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS" TO PROVIDE FOR LIQUOR, PACKAGE STORE AS A PERMITTED ACCESSORY USE TO A RETAIL USE; 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, FLORIDA[1]:

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

Section 2. That Part 1 "Use Regulations," 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.

		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											
Liquor, package stores accessory to grocery retail use of at least 20,000 square feet [subject to section 110-50]	NP	NP	A	A	A	A	NP	NP	A	A	A

***

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

(2) Restaurants and cafes (including outdoor or open-air cafes specifically approved by the city commission) serving beer, wine, and liquor, for consumption on the premises only, that are located within the Community Redevelopment Area form-based code districts; and

(3) Vendors operating in compliance with Design Development Guidelines (DDG) approved for property zoned Planned Mixed-Use Development District (PMUD).

(4) The sale of beer, wine, and liquor, for off-premises consumption only, conducted as an accessory use to a permitted grocery retail use of at least 20,000 square feet.

***

Section 3. That Part 3 "Special Zoning Districts," Subpart 1 "Community Redevelopment Area (CRA) Form-Based Zoning Districts" of the City of Dania Beach Land Development Code is amended to read as follows:

SUBPART 1. – COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

***

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	NBHD-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)								
	Accessory uses	P	P	P	P	P	P	P	P
	Large retail establishment	P	P	NP	P	NP	P	NP	NP
	Retail sales	(7)	(7)	(7)	(7)	(20)	(7)	(7)	NP
	RESTRICTED COMMERCIAL								
	Accessory uses	P	P	P	P	P	P	P	P
	Liquor stores, package stores [subject to section 110-50]	NP	NP	NP	NP	NP	NP	NP	NP
	Liquor, package stores accessory to grocery retail use of at least 20,000 square feet [subject to section 110-50]	A	A	NP	A	NP	A	NP	NP

***

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

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

Section 6. That this Ordinance shall 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 7. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on _____, 2019.

PASSED AND ADOPTED on second reading on _____, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

GreenspoonMarder

Tyler Woolsey
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6209
Direct Fax: 954.333.4282
Email: tyler.woolsey@gmlaw.com

July 3, 2019

VIA HAND DELIVERY
City Dania Beach
Department of Community Development
100 W. Dania Beach Blvd.
Dania Beach, FL 33004
Attn: Corinne Lajoie

Re: Publix Dania Beach Code Text Amendments

Dear Corinne,

On behalf of Publix Super Market, Inc. ("Applicant"), please find the enclosed materials for review:

1) Check #20699 – Accessory Liquor Use Amendment Application Fee - $6,000.00
2) Check #20700 – Hours of Sale Amendment Application Fee - $2,000.00
3) 2 copies – Standard Development Application – Signed and Notarized
4) 2 copies – Subject Property Legal Description
5) 2 copies – Subject Property Aerial, Land Use, and Zoning Maps
6) 1 copy – Accessory Liquor Use Code Amendment Justification Narrative
7) 1 copy – Hours of Sale Code Amendment Justification Narrative
8) 1 copy – Redlined Accessory Liquor Use Code Amendments
9) 1 copy – Redlined Hours of Sale Code Amendments
10) 1 disk – Electronic Copy of Files Submitted

Please contact me at (954) 527-6209 should you have any questions or require additional information regarding the above.

Sincerely,
GREENSPOON MARDER LLP

Tyler Woolsey
Land Planner

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

July 3, 2019

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

Re: Accessory Liquor Sales - Code Text Amendment Narrative

Dear City of Dania Beach,

On behalf of Publix Super Market, Inc. ("Applicant"), we have prepared this supporting memorandum to provide justification for the proposed text amendments to the City of Dania Beach Code of Ordinances ("Code"). The proposed amendments seek to modify provisions of Section 110-20, 110-50, and 302-10 in order to permit a liquor, package store use as an accessory use to a primary retail grocery store of at least 20,000 square feet.

The Applicant is a tenant within the Beachway Plaza shopping center at 402 E. Dania Beach Boulevard in the City of Dania Beach ("City") which can be further identified by Broward County folio number 5042-3459-0010 ("Property"). The Property is generally located at the southwest corner of the intersection of Dania Beach Blvd. and SE 5th Avenue. The Property is designated with a Commercial land use and is located within the City's East Dania Beach Boulevard Mixed Use ("EDBB-MU") zoning district. Currently, liquor package stores are only permitted within commercial zoning districts and are not permitted within any of the City's mixed-use or CRA form-based zoning districts such as the EDBB-MU district applicable to the Property.

It is common for establishments such as Publix and other large grocers to provide an accompanying liquor store component separate from yet associated with the primary grocery store use. In many cases, such establishments are preferable to stand alone liquor stores considering the grocer associated liquor establishment maintains a consistent and widely recognized brand with standardized operational procedures that ensure a higher level of safety and consistency for customers.

As such, the Applicant is proposing a City-wide text amendment to the list of permitted uses contained in Section 110-20 of the Code that would allow a grocery

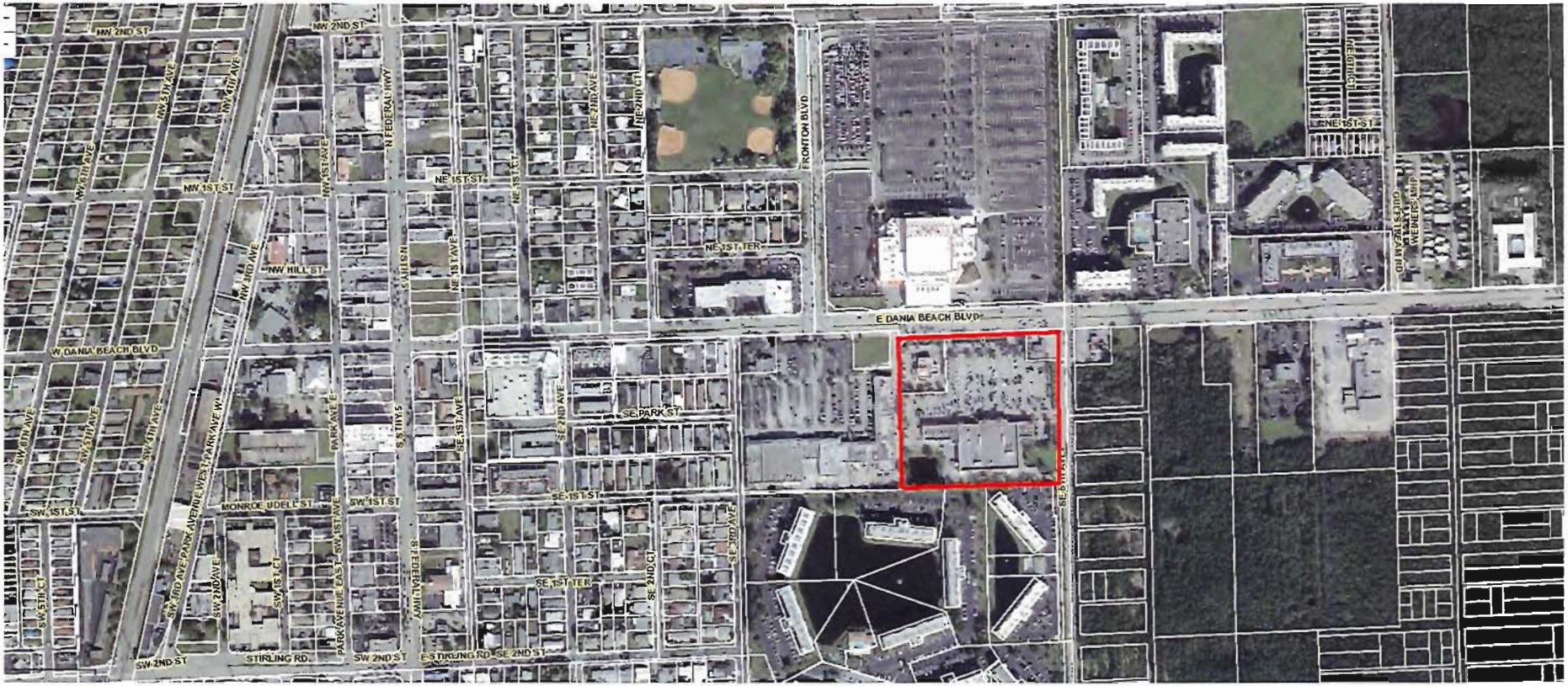
store use of 20,000 square feet or more to operate a liquor store as an accessory use within select CRA form-based districts. Further, the Applicant proposes a minor revision to the applicability provision of the distance separation requirements provided in Section 110-50(A) of the Code to exempt such accessory liquor establishments from the distance separation requirements of Section 110-50. For the sake of consistency, the Applicant is also proposing an amendment to the table of permitted uses specifically applicable to the CRA form-based zoning districts as provided in Section 302-10 of the Code. The proposed code amendments are indicated with red underlined text in the attached **Exhibit A**.

Based on previous communication with City staff in this regard, it is believed that the proposed code amendment as stated above would provide applicants with a reasonable mechanism to achieve a desired liquor store use in association with the establishment or operation of an eligible grocery store use of 20,000 square feet or more. This proposed amendment is not expected to allow an overpopulation of such uses considering the liquor component must be accessory to the primary grocery store use and must comply with additional regulations on liquor sales as provided in Section 110-50 and other areas of the Code. Based on these facts, the Applicant requests the City consider the proposed code amendment to permit the liquor, package store use as accessory to a grocery store within the CRA form-based districts and exempt such accessory liquor uses from the distance separation requirements of the Code.

Thank you for your review of the preceding. If you have any questions or would like to discuss anything further regarding the above, please contact me at (954) 527-6209. Please provide feedback on the proposed text amendment or indicate an alternative mechanism within the Code that would permit the requested relief.

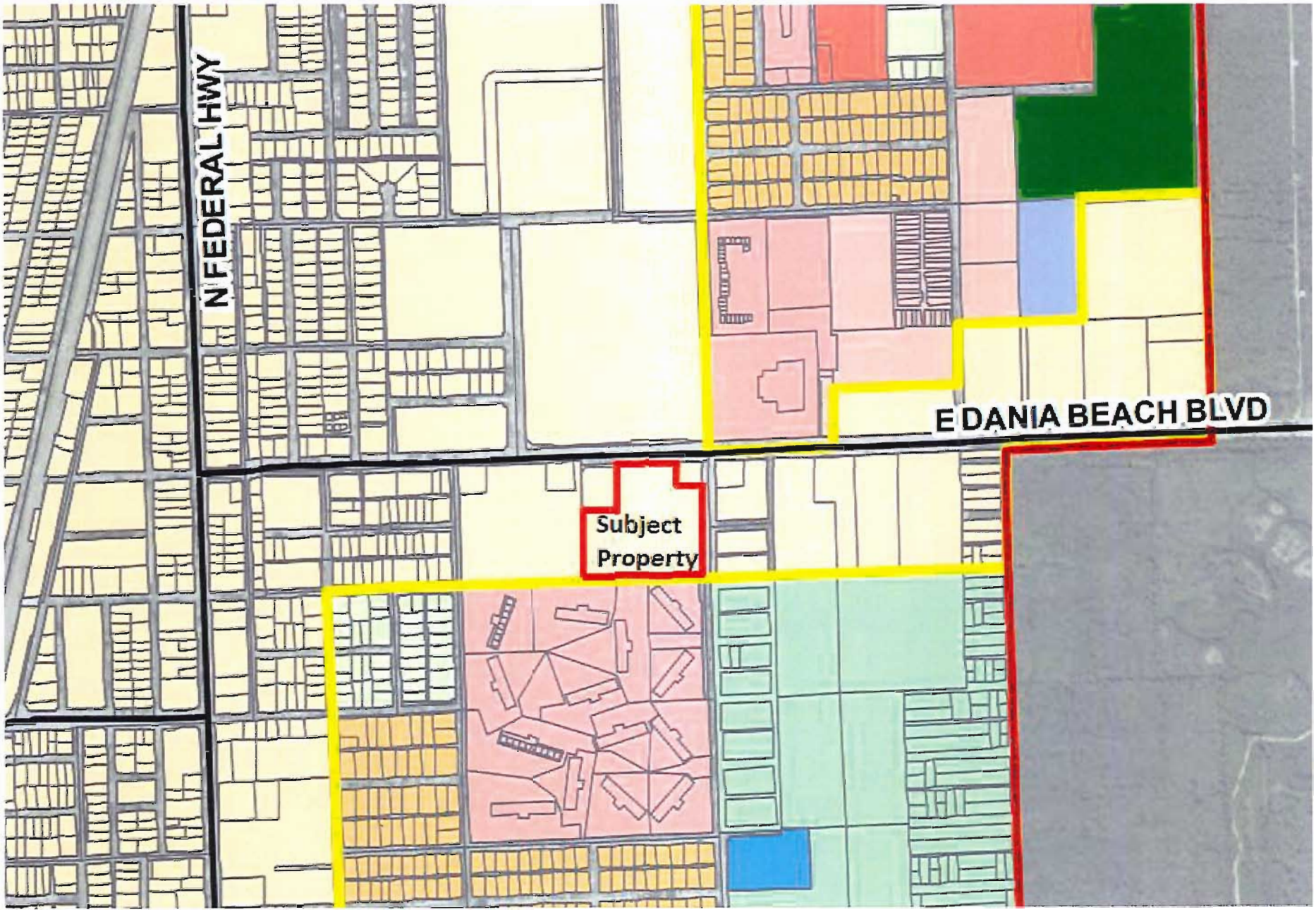
Sincerely,
GREENSPOON MARDER LLP

Dennis D. Mele, Esq.

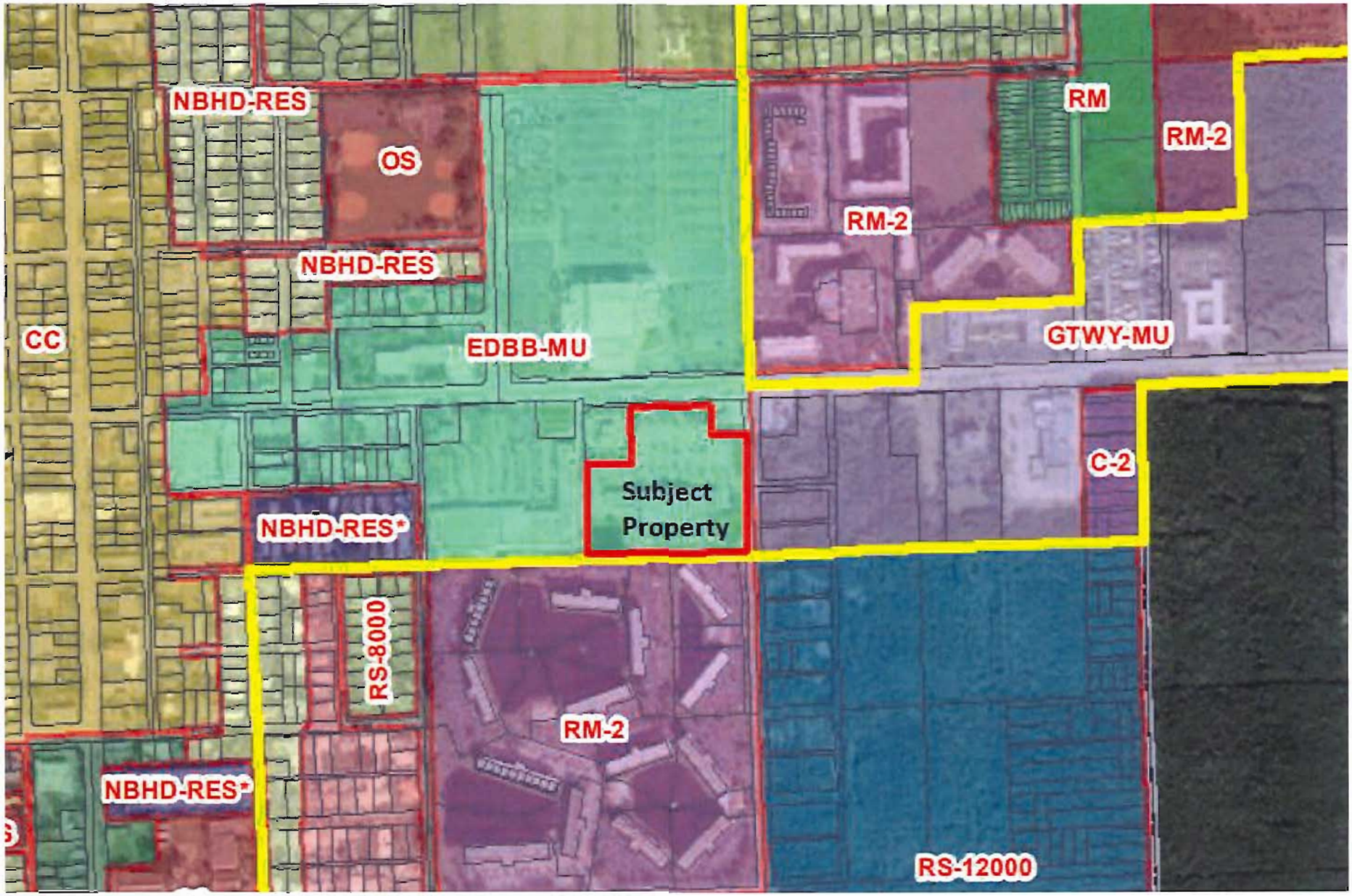


Scale 1”=600’

Subject Property Aerial Location Map



City of Dania Beach Land Use Map



City of Dania Beach Zoning Map

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

DANIA BEACH
SEE IT LIVE IT LOVE IT.

Standard Development Application



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

Date Rec'd: _____

Petition No.: TA-114-19

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: 402 E. Dania Beach Blvd.

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

Recorded Plat Name: Dania Beach Plaza Plat PB169, P31

Folio Number(s): 5042-34-59-0010 Legal Description: Please see attached.

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

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

Business Telephone: (954) 527-2409 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com CC:tyler.woolsey@gmlaw.com

Name of Property Owner: RK Dania, LLC

Address of Property Owner: 17100 Collins Ave, Ste 225, Sunny Isles Beach, FL 33160

Business Telephone: (305) 949-4110 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: N/A Gross Acreage: N/A Prop. Square Footage: N/A

Existing Use: N/A Proposed Use: N/A

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 Greenspoon Marder LLP **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 11 **DAY OF** June **, 20** 19

By:

DAN KATZ
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA **)**

DARREN ZIPKOWITZ
Notary Public - State of Florida
Commission # GG 254685
My Comm. Expires Sep 29, 2022
Bonded through National Notary Assn.

Personally known ✓ **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", OF DANIA BEACH PLAZA PLAT, ACCORDING TO THE PLAT THEROF RECORDED IN PLAT BOOK 169, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS A PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 388.33 FEET TO THE POINT OF BEGINNING, THENCE NORTH, A DISTANCE OF 193.57 FEET; THENCE NORTHEAST, A DISTANCE OF 42.73 FEET; THENCE EAST, A DISTANCE OF 155.64 FEET; THENCE SOUTHEAST, A DISTANCE OF 223.56 FEET; THENCE WEST, A DISTANCE OF 189.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 336,195 SQUARE FEET (7.72 ACRES) MORE OR LESS.

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

September 26, 2019

VIA EMAIL
Marc LaFerrier
mlaferrier@daniabeachfl.gov
Community Development Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

Re: Request to Defer Code Amendment (TX-114-19 and TX-115-19) Applications

Dear Mr. LaFerrier,

On behalf of RK Dania, LLC ("Applicant"), please consider this letter as an official request to defer the above referenced code amendment applications related to the accessory use of liquor, package stores in connection with a primary grocery store use and associated hours of sale amendment. The Applicant is requesting this deferral in order to prepare additional language in cooperation with City of Dania Beach staff as discussed at the September 18, 2019 Planning & Zoning Board hearing.

These items are scheduled to be heard by the City Commission at the October 7, 2019 hearing. The Applicant is requesting to defer the application to the City Commission hearing on November 12, 2019 for first reading and December 10, 2019 for second reading.

Your time and efforts in the review of the above-referenced application and your attention to this request for deferral is greatly appreciated.

Sincerely,
GREENSPOON MARDER LLP

Dennis D. Mele, Esq.

CC: Corinne Lajoie (clajoie@daniabeachfl.gov)
Tom Schneider (tschneider@daniabeachfl.gov)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from: September 23, 2019

Requested Action (Identify appropriate Action or Motion)
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 4 "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" MODIFYING THE HOURS OF PACKAGE SALES FOR LIQUOR, BEER AND WINE FOR OFF-SITE CONSUMPTION CONDUCTED AS AN ACCESSORY USE TO A RETAIL GROCERY STORE USE WITH A MINIMUM 20,000 SQUARE FEET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from September 23, 2019)***

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM TX-115-19 1st Reading, O-2019-017 Text Amendment (TX-115-19) Amending Sec. 4-18 to Allow Accessory Liquor Stores to Sell Alcohol on Sunday Mornings, Alcohol HOS app & backup OPT, Letter of Continuance

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **TX-115-19:** The applicant, Dennis D. Mele, Esq., on behalf of the property owner RK Dania, LLC, is requesting a text amendment to expand the hours of the sale of alcohol on Sundays (FIRST READING).

Request

To allow the sale of alcohol on Sundays between the hours of 7:00am – 12:00pm for liquor stores accessory to a grocery store; the Code of Ordinances currently prohibits all alcohol sales during this time.

Background

The applicant represents the Publix on East Dania Beach Boulevard, however the text amendment will be applied city-wide to all grocery stores with an accessory liquor store. Currently the Code of Ordinances prohibits the sale of alcohol for all off-site consumption (packaged sales) on Sunday between the hours of 7:00a.m. and 12:00p.m.

The applicant is also proposing, as a separate application, an amendment to allow liquor, package stores as an accessory use to retail sales of groceries, with conditions that include a minimum floor area of 20,000 square feet.

This application request will require two (2) public hearings with the City Commission. This item was continued from the September 23, 2019 City Commission meeting at the applicant's request.

Budgetary Impact

None

Recommendation

Continue first reading of this item to the November 12, 2019 City Commission meeting.

ORDINANCE NO. 2019-017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 4 "ALCOHOLIC BEVERAGES," OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" MODIFYING THE HOURS OF PACKAGE SALES FOR LIQUOR, BEER AND WINE FOR OFF-SITE CONSUMPTION CONDUCTED AS AN ACCESSORY USE TO A RETAIL GROCERY STORE USE WITH A MINIMUM 20,000 SQUARE FEET; 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, the City Commission of the City of Dania Beach ("City Commission") finds it periodically necessary to amend its Code of Ordinances ("Code") in order to update regulations and procedures to implement municipal goals and objectives; 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, a public hearing was 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.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA[1]:

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 II "Operation Regulations," of the City of Dania Beach Code of Ordinances is amended to read as follows:

ARTICLE II. – OPERATION REGULATIONS

* * *

Sec. 4-18. – Hours of sale.

(a) No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 7:00 a.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m. Notwithstanding the foregoing prohibitions set forth in this section, liquor sales for off-site consumption conducted as an accessory use to a permitted grocery store of at least 20,000 square feet shall be permitted to sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, during standard store operating hours including between the hours of 7:00 a.m. and 12:00 p.m. on Sundays.

* * *

Section 3. 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 4. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to such extent of the conflict.

Section 5. 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 6. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on _____, 2019.

PASSED AND ADOPTED on second reading on _____, 2019.

ATTEST:

_____	_____
THOMAS SCHNEIDER, CMC	LORI LEWELLEN
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

July 3, 2019

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

Re: Section 4-18(a) Hours of Sale - Code Text Amendment Narrative

Dear City of Dania Beach,

On behalf of Publix Super Market, Inc. ("Applicant"), we have prepared this memorandum to provide justification for the proposed text amendment language to the City of Dania Beach Code of Ordinances ("Code") in regard to Section 4-18(a) regulating hours of sale for liquor store use.

The Applicant is a tenant within the Beachway Plaza shopping center at 402 E. Dania Beach Boulevard in the City of Dania Beach ("City") which can be further identified by Broward County folio number 5042-3459-0010 ("Property"). The Property is generally located at the southwest corner of the intersection of Dania Beach Blvd. and SE 5th Avenue. The Property is designated with a Commercial land use and is located within the City's East Dania Beach Boulevard Mixed Use ("EDBB-MU") zoning district. The Applicant operates a grocery store of approximately 40,000 square feet as the anchor tenant in the Beachway Plaza. Currently, Section 4-18(a) of the Code provides the following regulations in terms of hours of sale for establishments involved in the sale of alcoholic beverages.

> Section 4-18(a) - No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 7:00 a.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m.

Section 4-18(a) as stated above, prohibits the sale of liquor, beer, or wine between the hours of 2:00 a.m. and 12:00 p.m. on Sundays. The Applicant desires permission to conduct liquor sales in conjunction with the existing grocery store use on the Property. However, the Applicant's standard operating hours for Sundays are from 7:00 a.m. to 10:00 p.m. As such, the Applicant is proposing a revision to the restrictions for Sunday alcohol sales as follows:

> Section 4-18(a) - No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 7:00 a.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m. However, liquor sales for off-site consumption conducted as an accessory use to a permitted grocery store of at least 20,000 square feet shall be permitted to sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, during standard operating hours including between the hours of 7:00 a.m. and 12:00 p.m. on Sunday.

It is common for establishments such as Publix and other large grocers to provide an accompanying liquor store component separate from yet associated with grocery store use. In many cases, such establishments are preferable to stand alone liquor stores considering the grocer associated liquor establishment maintains a consistent and widely recognized brand with standardized operational procedures that ensure a higher level of safety and consistency for customers. As such, the Applicant is proposing a City-wide text amendment to Section Section 4-18(a) of the Code that would allow for the limited sale of alcoholic beverages for off-site consumption only during currently restricted hours on Sunday mornings.

Based on previous communication with City staff in this regard, it is believed that the proposed code amendment as stated above would permit qualified establishments to conduct liquor sales during reasonable operating hours in association with the operation of an eligible grocery store use. This proposed amendment is not expected to allow an overpopulation of such uses considering the requirement for strict association with a permitted grocery store use. Based on these facts, the Applicant requests the City consider the proposed code amendment to revise the hours of sale permitted for liquor sales in association with grocery store operations.

Thank you for your review of the preceding. If you have any questions or would like to discuss anything further regarding the above, please contact me at (954) 527-6209. Please provide feedback on the proposed text amendment or indicate an alternative mechanism within the Code that would permit the requested relief.

Sincerely,
GREENSPOON MARDER LLP



Dennis D. Mele, Esq.

Sec. 4-18. - Hours of sale.

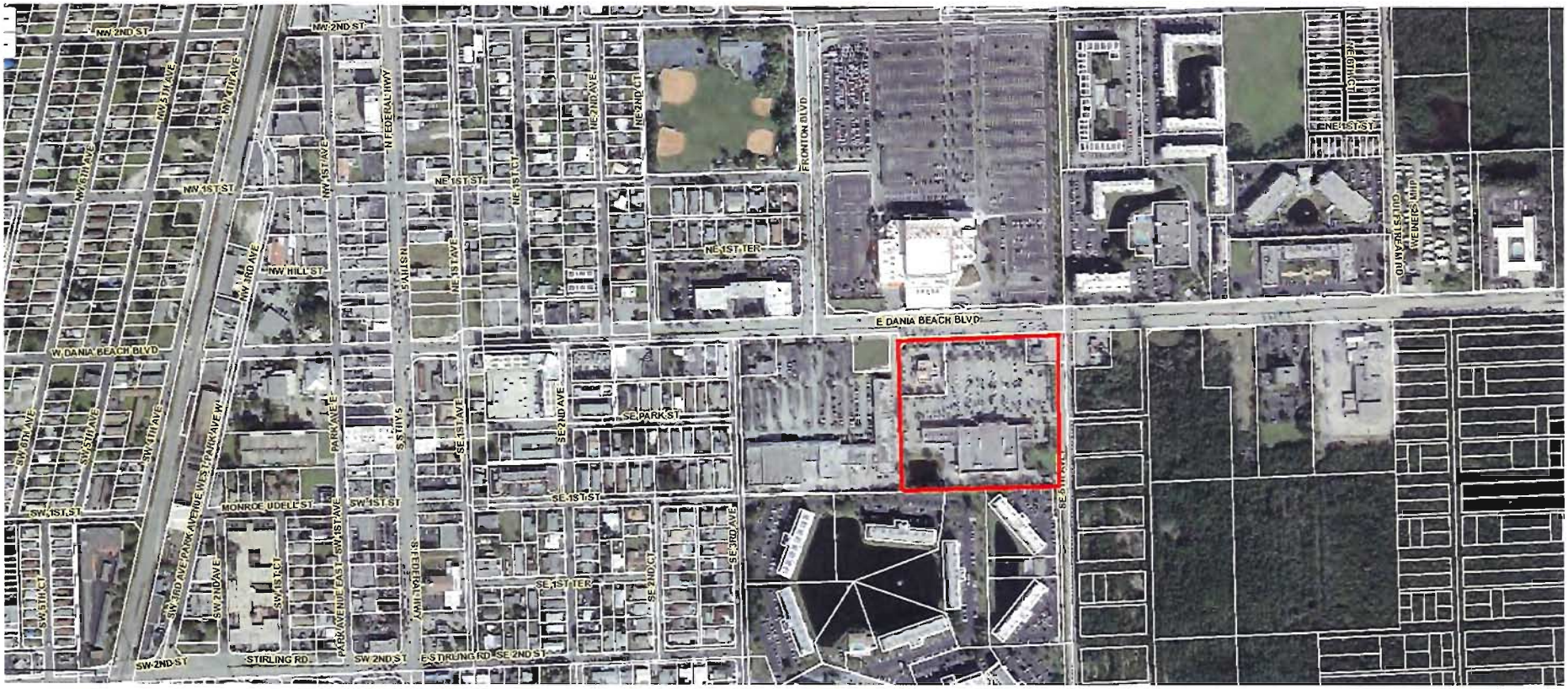
(a) No person, vendor or distributor, shall sell or offer for sale or deliver or serve or permit to be consumed upon the premises of such person, vendor or distributor, any liquor, beer or wine regardless of the alcoholic content, on any weekday between the hours of 3:00 a.m. and 7:00 a.m., or on Sunday between the hours of 3:00 a.m. and 7:00 a.m., except as provided in this section. No person, vendor or distributor shall sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, between the hours of 2:00 a.m. and 12:00 p.m. on Sunday or any weekday between the hours of 2:00 a.m. and 7:00 a.m. However, liquor sales for off-site consumption conducted as an accessory use to a permitted grocery store of at least 20,000 square feet shall be permitted to sell or offer for sale or deliver any liquor, beer or wine by package, bottle or container, during standard operating hours including between the hours of 7:00 a.m. and 12:00 p.m. on Sunday.

(b) That the permission granted in subsection (a) hereof to operate in excess of the hours provided by Section 562.14 of the Florida Statutes, is terminable at the will of the city commission, such permission being in the form of a privilege and not a right.

(c) On a finding by the city commission, after public notice and after public hearing, that during the hours a vendor has been permitted to operate in excess of the state law, the operation of the premises resulted in or substantially contributed to the creation of a public nuisance by disturbing the peace and quiet of the neighborhood, the commission shall reduce or terminate in the entirety the permission of a vendor to operate the hours in excess of the hours provided by the state law. In determining whether the vendor's operation has created a public nuisance, the city commission shall consider the criteria listed in section 4-18.1 (c) and (d). At least ten (10) days prior to the public hearing the vendor shall be provided with the specific charges on which shall be based the allegations of public nuisance, which specific charges shall include the time and date of, and all known witnesses to the occurrences on which the charge is based.

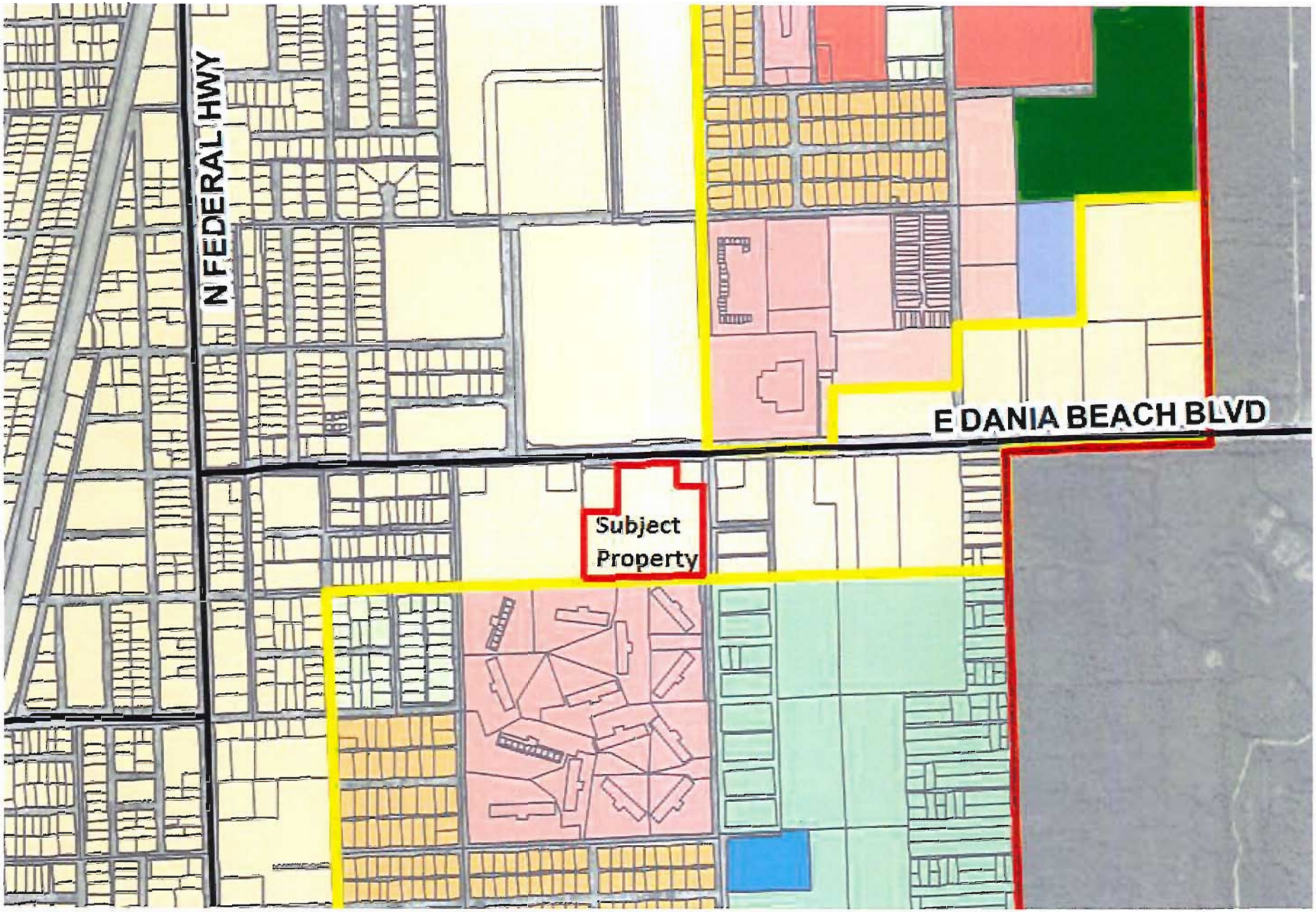
(Code 1971, § 3-48; Ord. No. 82, § 1, 12-2-75; Ord. No. 2-98, § 1, 1-13-98; Ord. No. 2002-029, § 1, 6-11-02; Ord. No. 2017-006, § 1, 3-14-17)

State Law reference— Authority to regulate hours of operation, F.S. § 562.45(2); state closing hours, F.S. § 562.14.

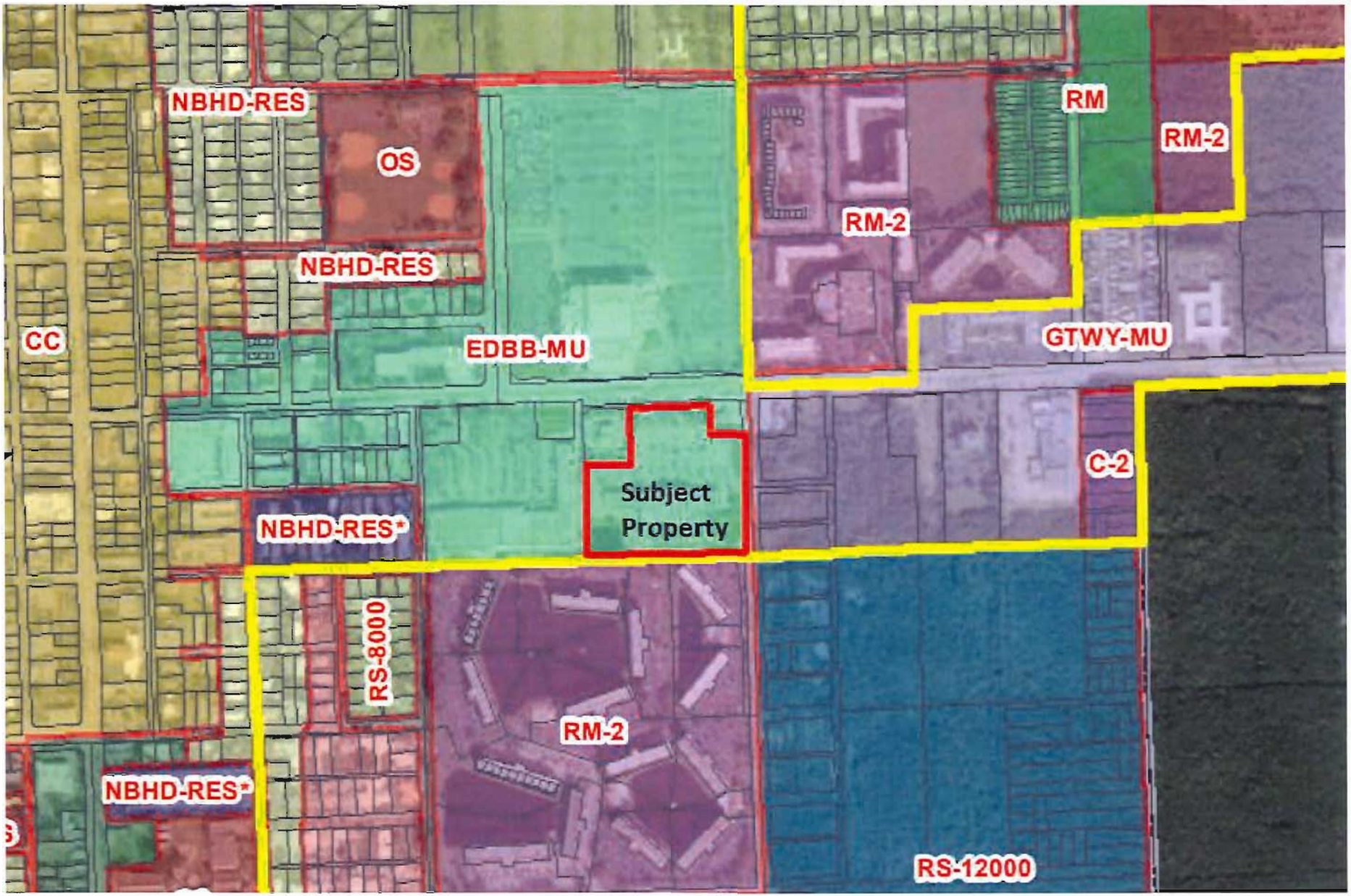


Scale 1”=600’

Subject Property Aerial Location Map



City of Dania Beach Land Use Map



City of Dania Beach Zoning Map

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

DANIA BEACH
SEE IT. LIVE IT. LOVE IT.

RECEIVED
JUL 03 2019
BY:

Standard Development Application

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

Date Rec'd: _____

Petition No.: TX-115-19

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: 402 E. Dania Beach Blvd.

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

Recorded Plat Name: Dania Beach Plaza Plat PB169, P31

Folio Number(s): 5042-34-59-0010 Legal Description: Please see attached.

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

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

Business Telephone: (954) 527-2409 Home: _____ Fax: _____

E-mail address: dennis.mele@gmlaw.com CC:tyler.woolsey@gmlaw.com

Name of Property Owner: RK Dania, LLC

Address of Property Owner: 17100 Collins Ave, Ste 225, Sunny Isles Beach, FL 33160

Business Telephone: (305) 949-4110 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: N/A Gross Acreage: N/A Prop. Square Footage: N/A

Existing Use: N/A Proposed Use: N/A

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 Greenspoon Marder LLP **(individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.**

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 11 **DAY OF** June **, 20** 19

By:

DAN KATZ
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

DARREN ZIPKOWITZ
Notary Public - State of Florida
Commission # GG 254685
My Comm. Expires Sep 29, 2022
Bonded through National Notary Assn.

(Signature of Notary Public – State of FLORIDA **)**

Personally known _____ **or Produced Identification** _____

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", OF DANIA BEACH PLAZA PLAT, ACCORDING TO THE PLAT THEROF RECORDED IN PLAT BOOK 169, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS A PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 388.33 FEET TO THE POINT OF BEGINNING, THENCE NORTH, A DISTANCE OF 193.57 FEET; THENCE NORTHEAST, A DISTANCE OF 42.73 FEET; THENCE EAST, A DISTANCE OF 155.64 FEET; THENCE SOUTHEAST, A DISTANCE OF 223.56 FEET; THENCE WEST, A DISTANCE OF 189.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 336,195 SQUARE FEET (7.72 ACRES) MORE OR LESS.

GreenspoonMarder LLP

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

September 26, 2019

VIA EMAIL
Marc LaFerrier
mlaferrier@daniabeachfl.gov
Community Development Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

Re: Request to Defer Code Amendment (TX-114-19 and TX-115-19) Applications

Dear Mr. LaFerrier,

On behalf of RK Dania, LLC ("Applicant"), please consider this letter as an official request to defer the above referenced code amendment applications related to the accessory use of liquor, package stores in connection with a primary grocery store use and associated hours of sale amendment. The Applicant is requesting this deferral in order to prepare additional language in cooperation with City of Dania Beach staff as discussed at the September 18, 2019 Planning & Zoning Board hearing.

These items are scheduled to be heard by the City Commission at the October 7, 2019 hearing. The Applicant is requesting to defer the application to the City Commission hearing on November 12, 2019 for first reading and December 10, 2019 for second reading.

Your time and efforts in the review of the above-referenced application and your attention to this request for deferral is greatly appreciated.

Sincerely,
GREENSPOON MARDER LLP

Dennis D. Mele, Esq.

CC: Corinne Lajoie (clajoie@daniabeachfl.gov)
Tom Schneider (tschneider@daniabeachfl.gov)

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from: September 23, 2019

Requested Action (Identify appropriate Action or Motion)
ADOPT ORDINANCE APPROVING THE REQUEST, MADE BY STEPHANIE J. TOOTHAKER, ESQ. P.A. (TOOTHAKER.ORG) AND GREENSPOON MARDER, ON BEHALF OF DANIA BEACH MARINA CORP, NV MARINA HOLDINGS LLC, RJ MARINA HOLDINGS LLC, AND PROJECT USA LLC, TO REZONE (RZ-104-19) THE PROPERTIES GENERALLY LOCATED AT 90 NORTH BRYAN ROAD, 50 SOUTH BRYAN ROAD, 70 SOUTH BRYAN ROAD, AND 150 SOUTH BRYANIN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) AND GENERAL BUSINESS (C-3) TO PLANNED SMALL LOT MIXED-USE DEVELOPMENT (PMUD-SL), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** ***(Continued from September 23, 2019)***

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

Fiscal Impact/Cost Summary

Exhibits Attached
CM Bryan Road Rezoning 1st reading OPT, SR Bryan Road rezoning 1st reading OPT, O-2019-018 DB Marina Corp, NV Marina Holdings, RJ Marina Holdings, and Project USA Rezoning (RZ-104-19) to PMUD-SL, RZ-104-19 Location Map , Bryan Rd Rezoning app & backup, Rep letter OPT

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

BY: Marc LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **RZ-104-19:** The applicant, Stephanie J. Toothaker, Esq., on behalf of the property owners, Dania Beach Marina Corp., NV Marina Holdings LLC., RJ Marina Holdings LLC, and Project USA LLC., request to rezone the properties located at 90 North Bryan Road, 50, 70, & 150 South Bryan Road (FIRST READING).

Request

To rezone the properties from Industrial, Research, Office, Marine (IROM) and General Business (C-3) to Planned Small Lot Mixed-Use (PMUD-SL).

Background

The subject properties are located on the east side of Bryan Road north of Stirling Road and south of NW 1 Street. Together the properties are approximately eleven (11) acres. This rezoning application is being requested in preparation of redeveloping these properties. At this time there is a site plan submitted on the southernmost property, at 150 South Bryan Road, for an eight (8) story mixed-use building. The existing zoning designation does not permit the proposed development, hence the need for the rezoning.

Budgetary Impact

Rezoning the properties will allow for redevelopment of the sites in a form compatible with the neighboring Dania Pointe project.

Recommendation

Approve the ordinance on first reading.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

FROM: Marc LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager

SUBJECT: **RZ-104-19:** The applicant, Stephanie J. Toothaker, Esq., on behalf of the property owners, Dania Beach Marina Corp., NV Marina Holdings LLC., RJ Marina Holdings LLC, and Project USA LLC., request to rezone the properties located at 90 North Bryan Road, 50, 70, & 150 South Bryan Road (FIRST READING).

Request

REZONING

To rezone the properties from Industrial, Research, Office, Marine (IROM) and General Business (C-3) to Planned Small Lot Mixed-Use (PMUD-SL).

PROPERTY INFORMATION

EXISTING ZONING:	Industrial, Research, Office, Marine (IROM) & General Business (C-3)
PROPOSED ZONING	Planned Small Lot Mixed Use (PMUD-SL)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

CODE VIOLATIONS

There are no open violations on the subject properties.

PUBLIC HEARING NOTICE

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

Background

The subject properties are located on the east side of Bryan Road north of Stirling Road and south of NW 1 Street. Together the properties are approximately eleven (11) acres. This rezoning application is being requested in preparation of redeveloping these properties. At this time there is a site plan submitted on the southernmost property, at 150 South Bryan Road, for an eight (8) story mixed-use building. The existing zoning designation does not permit the proposed development, hence the need for the rezoning.

The PMUD-SL zoning district requires submission of a master plan with a rezoning application for designation to PMUD-SL. Section 305-40 identifies that the Master Plan shall include a graphically depicting the general location of land uses in building areas, building types, landscaped areas, vehicular use areas, access points from roads and waterways, street network and street types, and pedestrian and multimodal systems as applicable.

The attached master plan shows project boundary, access points, sidewalk along the west property line, and street cross section. Staff has requested the following changes to the master plan to meet the requirements of the PMUD-SL zoning district:

- Add office use to the list of uses on each property of the project.
- Identify a pedestrian easement along the east property line of the project.
- Shade the publicly owned land, identified as Dania Beach Boulevard, grey.
- Identify what the difference is between District 1 & District 2.
- Enlarge the ROW cross section large enough to read, and show the changes between District 1 & District 2.
- Show an expanded Right-of-Way sufficient to accommodate a 4-lane roadway along Bryan Road.
- Identify front building setback line.
- Amend the legend to include the following:
    - Street canopy & ornamental trees
    - Minimum 6' wide sidewalk
    - Ornate trash receptacles & benches
    - Bus stop shelters
    - Pedestrian lighting

Article 645 of the City's LDC states, requests for rezoning shall be referred to the Planning and Zoning Board for recommendation and the City Commission shall determine if the application meets the criteria identify in Section 645-40, which are identified below.

(A) An application for a rezoning shall be reviewed in accordance with the following criteria:

(1) The request is consistent with the city's comprehensive plan; and

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

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

a. The request furthers the city's adopted community redevelopment plan, if applicable; or

b. An error or ambiguity must be corrected; or

c. There exists changed or changing conditions which make approval of the request appropriate; or

d. Substantial reasons exist why the property cannot be used in accordance with the existing zoning; or

e. The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.

The applicant has provided a justification statement identifying how their request is consistent with these criteria.

PLANNING AND ZONING BOARD ACTION
On September 18, 2019 the Planning and Zoning Board recommended approval of the rezoning request.

Recommendation
Approve the ordinance on first reading.

ORDINANCE NO. 2019–018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST, MADE BY STEPHANIE J. TOOTHAKER, ESQ. P.A. (TOOTHAKER.ORG) AND GREENSPOON MARDER, ON BEHALF OF DANIA BEACH MARINA CORP, NV MARINA HOLDINGS LLC, RJ MARINA HOLDINGS LLC, AND PROJECT USA LLC, TO REZONE (RZ-104-19) THE PROPERTIES GENERALLY LOCATED AT 90 NORTH BRYAN ROAD, 50 SOUTH BRYAN ROAD, 70 SOUTH BRYAN ROAD, AND 150 SOUTH BRYAN ROAD IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE, FROM INDUSTRIAL RESEARCH OFFICE MARINE (IROM) AND GENERAL BUSINESS (C-3) TO PLANNED SMALL LOT MIXED-USE DEVELOPMENT (PMUD-SL), SUBJECT TO CERTAIN RESTRICTIONS, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, entitled "Land Development Code," (LDC) of Part 6, entitled "Development Review Procedures and Requirements," Article 645 "Rezoning" (the "City Code"), Dania Beach Marina Corp, NV Marina Holdings LLC, RJ Marina Holdings LLC, and Project USA LLC (the "Applicants") have applied to the City of Dania Beach (the "City") for approval of a Rezoning (RZ-104-19) from IROM and C-3 to PMUD-SL for property generally located at 90 North Bryan Road, 50 South Bryan Road, 70 South Bryan Road, and 150 South Bryan, as legally described in Exhibit "A;" and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency (the "LPA"), held a duly advertised public hearing on September 18, 2019 and recommended approval of the Rezoning (RZ-104-19) request; and

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

WHEREAS, the City Commission finds that the approval of the proposed Rezoning (RZ-104-19) will protect the public health, safety, and welfare of the residents of the City, and further the purpose, goals, objectives and policies of the Comprehensive Plan.

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

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

Section 2. That pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 645 "Rezoning," the Rezoning request (RZ-104-19) from IROM and C-3 to PMUD-SL, for the property generally located at 90 North Bryan Road, 50 South Bryan Road, 70 South Bryan Road, and 150 South Bryan, as legally described in Exhibit "A," is approved.

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

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

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

Section 6. That this Ordinance shall be effective immediately upon its passage and adoption on second reading.

PASSED on first reading on October 7, 2019.

PASSED AND ADOPTED on second reading on _____, 2019.

ATTEST:

_____
THOMAS SCHNEIDER, CMC
CITY CLERK

_____
LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS ALL OF THAT PORTION LYING EASTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEAR SOUTH 87 DEGREES 26 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SE 1/4 (CENTERLINE OF NW 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 1674.9 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE , SOUTH 89 DEGREES, 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 118 FEET FROM THE LAST POINT OF DEFLECTION; THENCE, NORTH 87 DEGREES 05 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.0 FEET; THENCE, SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 70 FEET; MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALSO LESS THE WEST 30.0 FEET OF THE SOUTH HALF (5 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

ALSO LESS ALL THAT PORTION OF THE SOUTH 10.0 FEET OF THE SOUTH HALF (3 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)

OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-10 RIGHT OF WAY.

AND

THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST. LESS ALL OF THAT PORTION LYING EASTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEAR SOUTH 87 DEGREES 26 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SE 1/4 (CENTERLINE OF N.W. 2ND STREET), A DISTANCE OF 1111.05 FEET; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 1674.9 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SE 1/4 OF SAID SECTION; THENCE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE, SOUTH 89 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE, SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SE 1/4 OF SAID SECTION AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALSO LESS THE WEST 30.0 FEET OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

TOGETHER WITH (CANAL PORTION)

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE SOUTH 8726'41" WEST (BASIS OF BEARING), ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 (CENTERLINE OF NORTHWEST 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 00'50'21" EAST, A DISTANCE OF 1677.24 FEET, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE, NORTH 87°23'42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87'23'42" EAST, A DISTANCE OF 28.82 FEET; THENCE SOUTH 01'58'30" EAST, A DISTANCE OF 201.92 FEET; THENCE SOUTH 15'11'27" WEST, A DISTANCE OF 92.10 FEET; THENCE SOUTH 04'24'06" WEST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 87'25'33" WEST, A DISTANCE OF 49.86 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT C-10 CANAL RIGHT OF WAY; THENCE NORTH 02'46'39" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.99 FEET; THENCE SOUTH 8713'21" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 02'4699" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 118.00 FEET; THENCE NORTH 89'09'52" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.50 FEET; THENCE NORTH 00°50'08" WEST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY UNE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL A OF "CLARKE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 33; THENCE NORTH 01°17'46" WEST ALONG THE EAST LINE OF SAID

SECTION 33 FOR A DISTANCE OF 1,340.78 FEET; THENCE SOUTH 8730'33" WEST FOR A DISTANCE OF 1,118.51 FEET TO THE NORTHEAST (NE) CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 8775, PAGE 400 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01'26'53" EAST ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AFORESAID LINE FOR A DISTANCE OF 25.00 FEET TO THE SOUTHEAST (SE) CORNER OF SAID PARCEL, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL A OF "CLARKE SUBDIVISION" AS RECORDED IN PLAT BOOK 101, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY,FLORIDA); THENCE SOUTH 87°30'33" WEST ALONG THE SOUTH LINE OF AFOREMENTIONED PARCEL (SAID LINE ALSO BEING THE NORTH LINE OF SAID "CLARKE SUBDIVISION" PLAT) FOR A DISTANCE OF 186.10 FEET TO THE NORTHWEST (NW) CORNER OF PARCEL A OF SAID PLAT; THENCE NORTH 4290'48" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 873093" EAST ALONG A LINE 25 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID "CLARKE SUBDIVISION" A DISTANCE OF 161.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A", "SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 02°54'17" EAST ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT "A" 10.04 FEET TO A POINT ON A LINE 10.00 FEET NORTH OF AND PARALLEL TO THE AFOREMENTIONED SOUTH LINE; THENCE SOUTH 87°32'09" WEST ON SAID PARALLEL LINE 170.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH BRYAN ROAD; THENCE SOUTH 01°29'32" EAST ON SAID RIGHT-OF--WAY LINE 10.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE,

ALSO BEING THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 87°32'09" EAST ON SAID SOUTH LINE, SAID WESTERLY EXTENSION AND SAID NORTH LINE 169.46 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE S.E.1/4 OF SAID SECTION 33; THENCE RUN SOUTH 87°34'20" WEST (ON AN ASSUMED BEARING) 1183 FEET ALONG THE SOUTH LINE OF SAID S.E. 1/4 TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT CANAL C-10, AND THE POINT OF BEGINNING; THENCE RUN NORTH 2°25'40" WEST 94.19 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION; THENCE RUN NORTH 2°54'17" EAST 577.86 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4: THENCE RUN SOUTH 87°32'21" WEST 169.49 FEET ALONG SAID NORTH LINE, TO AN INTERSECTION WITH A LINE 30 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE WEST LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4; THENCE RUN SOUTH 1°29'38" EAST 669.54 FEET ALONG SAID PARALLEL LINE, ALSO FORMING THE EASTERLY RIGHT OF WAY LINE OF BRYAN ROAD, TO AN INTERSECTION WITH SAID SOUTH LINE OF THE S.E. 1/4 OF SECTION 33; THENCE RUN NORTH 87°34’20" EAST 126.70 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN BROWARD COUNTY. FLORIDA.

TRACT "A", OF "SYMONS PLAT" ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 82, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY.FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'A", THENCE SOUTH 87°55'33" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 14.00 FEET; THENCE NORTH 21°13'56" EAST A DISTANCE OF 35.39 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°44'22" EAST

ALONG SAID EAST LINE A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL LYING IN SOUTH FLORIDA WATER MANAGEMENT DISTRICTS C=10 CANAL RIGHT-OF-WAY, SAID RIHGT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1917,PAGE 535. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL BEING IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST;

THENCE SOUTH 87°34'20" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1182.94 FEET TO A POINT, SAID POINT AND THE FOLLOWING 3 COURSES AND DISTANCES BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S C-10 CANAL: (1)THENCE NORTH 02°25'40" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD AND THE SOUTHEAST CORNER OF TRACT A" OF SYMONS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

(2) THENCE CONTINUE NORTH 02°25'40" WEST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 39.19 FEET;

(3) THENCE NORTH 02°54'17" EAST ALONG THE EAST LNE OF SAID TRACT "A", A

DISTANCE OF 520.19 FEET;

THENCE SOUTH 44°17'40" EAST A DISTANCE OF 8.83 FEET;

THENCE SOUTH 87°0543" EAST, A DISTANCE OF 32.02 FEET;

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 101.00 FEET;

THENCE SOUTH 87°05'43" EAST, A DISTANCE OF 21.00 FEET;

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 188.33 FEET;

THENCE NORTH 87°05'43" WEST. A DISTANCE OF 22.00 FEET,

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 84.67 FEET;

THENCE NORTH 87°05'43" WEST. A DISTANCE OF 14.00 FEET;

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 177.35 FEET TO A POINT, SAID POINT

BEING ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD.

THENCE SOUTH 87°34'20" WEST ALONG SAID RIGHT-OF-WAY OF STIRLING ROAD, A

DISTANCE OF 19.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DANIA, BROWARD COUNTY, FLORIDA.

LOCATION MAP

RZ-104-19

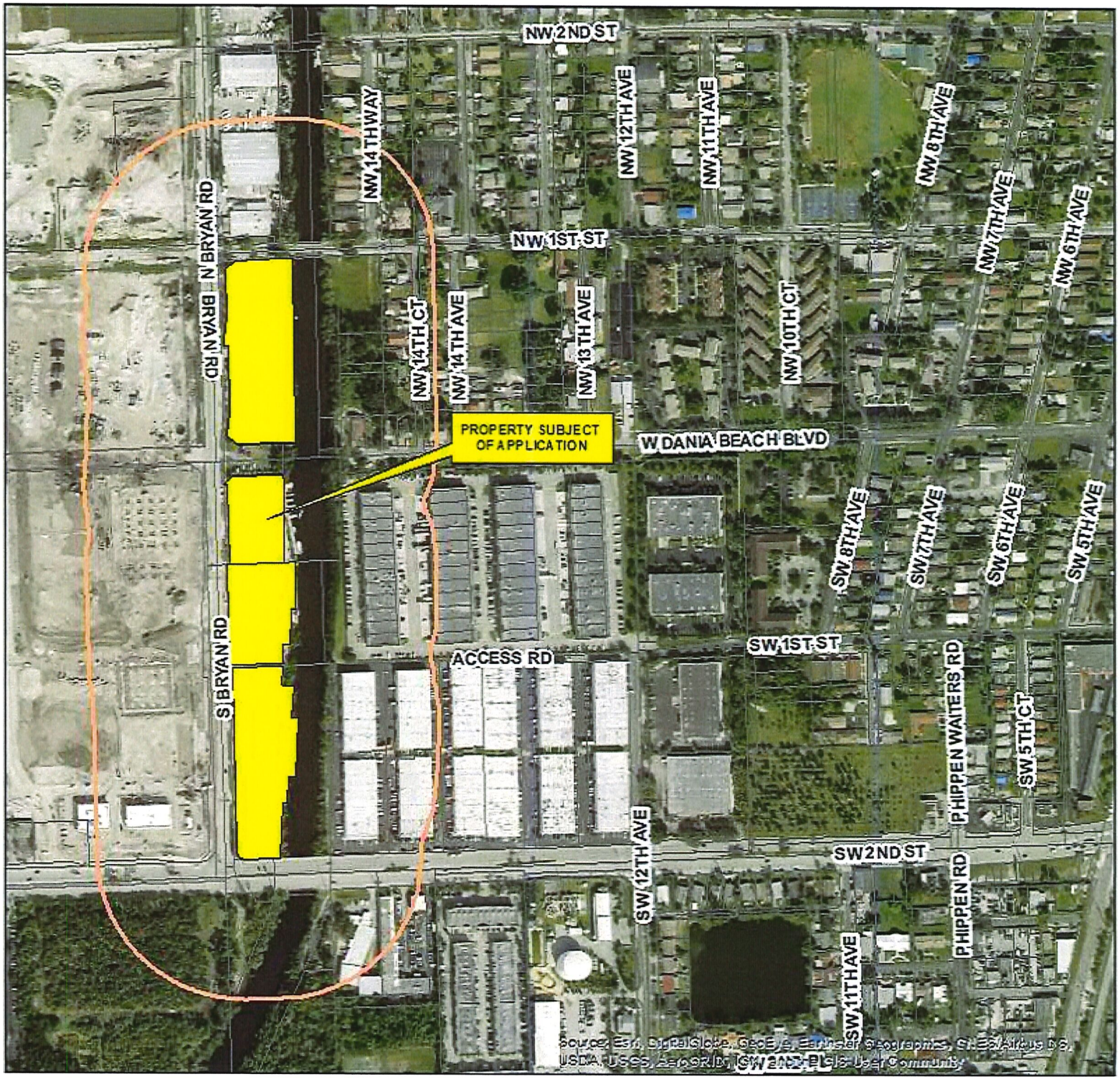
REZONING

BRYAN MULTI-FAMILY
90 N BRYAN RD,
50 S BRYAN RD,
70 S BRYAN RD AND
150 S BRYAN RD

Legend
- 450' BUFFER
- SUBJECT PROPERTY

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 105 210 420 630 840 Feet



Lajoie, Corinne

From: Lajoie, Corinne
Sent: Tuesday, September 10, 2019 6:08 PM
To: Stephanie Toothaker (stephanie@toothaker.org)
Cc: Estefanía Mayorga (estefania@toothaker.org); LaFerrier, Marc
Subject: FW: PMUD-SL Rezoning [IWOV-Active.FID11581088]

FYI – I am still waiting on these revisions to the Master Plan which is required to accompany the Rezoning application.

From: Lajoie, Corinne
Sent: Monday, August 26, 2019 2:45 PM
To: 'Tyler Woolsey'; Alicia Lewis; Dennis Mele; Stephanie Toothaker (stephanie@toothaker.org)
Cc: LaFerrier, Marc; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Thank you.
Marc reviewed and asked for the following:

- Written narrative
- Typical street scape including, but not limited to plant/tree species & maximum spacing between trees
- Show location of cross pedestrian connection on water side, as discussed

Thank you.

From: Tyler Woolsey [mailto:Tyler.Woolsey@gmlaw.com]
Sent: Monday, August 26, 2019 1:47 PM
To: Lajoie, Corinne; Alicia Lewis; Dennis Mele; Stephanie Toothaker (stephanie@toothaker.org)
Cc: LaFerrier, Marc; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Good Afternoon,

Please see attached Master Development Plan graphics. Please let us know if you have any comments or concerns related to these materials.

Thank you,

GreenspoonMarder
Tyler Woolsey
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: (954) 527-6209
Direct Fax: (954) 333-4282
Tyler.Woolsey@gmlaw.com
www.gmlaw.com

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Monday, August 26, 2019 1:45 PM
To: Tyler Woolsey <Tyler.Woolsey@gmlaw.com>; Alicia Lewis <Alicia.Lewis@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com>; Stephanie Toothaker (stephanie@toothaker.org) <stephanie@toothaker.org>
Cc: LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails <{F11581088}.Active@gmlaw.imanage.work>
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Can you please resend them to me?
Thank you.

From: Tyler Woolsey [mailto:Tyler.Woolsey@gmlaw.com]
Sent: Monday, August 26, 2019 11:19 AM
To: Lajoie, Corinne; Alicia Lewis; Dennis Mele; Stephanie Toothaker (stephanie@toothaker.org)
Cc: LaFerrier, Marc; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Good Morning,

The master plan graphics were submitted along with the rezoning application on August 19, 2019. Please let me know if you need additional copies.

Thank you,

GreenspoonMarder
Tyler Woolsey
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: (954) 527-6209
Direct Fax: (954) 333-4282
Tyler.Woolsey@gmlaw.com
www.gmlaw.com

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Monday, August 26, 2019 10:34 AM
To: Tyler Woolsey <Tyler.Woolsey@gmlaw.com>; Alicia Lewis <Alicia.Lewis@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com>; Stephanie Toothaker (stephanie@toothaker.org) <stephanie@toothaker.org>
Cc: LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>
Subject: PMUD-SL Rezoning
Importance: High

Good morning.
Today is our deadline to advertise this item in the newspaper, however, I do not have a Master Plan that is required to rezoning to PMUD-SL and therefore cannot proceed.

Please advise.

GREENSPOON MARDER LLP LEGAL NOTICE

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

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

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

Lajoie, Corinne

From: Lajoie, Corinne
Sent: Tuesday, September 10, 2019 5:33 PM
To: 'Stephanie Toothaker'; Estefanía Mayorga
Cc: LaFerrier, Marc
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

I still have not received the Lien Search results for the 3 other properties. This cannot to public hearing without this. Thank you.

From: Stephanie Toothaker [mailto:stephanie@toothaker.org]
Sent: Wednesday, September 04, 2019 4:16 PM
To: Lajoie, Corinne; Estefanía Mayorga
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Corinne
I forwarded your email to Dennis and his team to respond as to the other three properties.

stephanie j. toothaker, esq.
stephanie@toothaker.org
c. 954.648.9376

TOOTHAKER.org
land use . development .
political . strategy . procurement

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Wednesday, September 4, 2019 2:24 PM
To: Estefanía Mayorga <estefania@toothaker.org>
Cc: Stephanie Toothaker <stephanie@toothaker.org>
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Thank you.
What about the other 3 properties?

From: Estefanía Mayorga [mailto:estefania@toothaker.org]
Sent: Wednesday, September 04, 2019 12:23 PM
To: Lajoie, Corinne
Cc: Stephanie Toothaker
Subject: Fw: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Good afternoon Corinne:

Please see the attached lien search results for 150 S Bryan Road.

estefanía mayorga

lead planner, research, & concepts

estefania@toothaker.org

c. 561.777.0276

TOOTHAKER.org

land use. development.

political. strategy. procurement

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Thursday, August 29, 2019 4:11 PM
To: Stephanie Toothaker (stephanie@toothaker.org) <stephanie@toothaker.org>
Cc: LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; Tyler Woolsey <Tyler.Woolsey@gmlaw.com>; Alicia Lewis <Alicia.Lewis@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com>
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]
Importance: High

Good afternoon.
I need the following information for this Rezoning applicant to proceed. I need the mailing labels

- Mailing labels (for each application) – see attached We want to send the mailers out tomorrow. We could wait until Tuesday the 3rd, but I am not sure we will be working that day due to the hurricane. If we are unable to send out the mailed notice in time, the item will be removed from the September 23rd City Commission meeting to the October 7th meeting. Sorry for the short notice. We just noticed the labels are missing when we were ready to apply them to the envelops.
- Lien Search results from Finance Department
- Master Plan with the following information:
  - Written narrative
  - Typical street scape including, but not limited to plant/tree species & maximum spacing between trees
  - Show location of cross pedestrian connection on water side, as discussed

From: Tyler Woolsey [mailto:Tyler.Woolsey@gmlaw.com]
Sent: Monday, August 26, 2019 3:42 PM
To: Lajoie, Corinne; Alicia Lewis; Dennis Mele; Stephanie Toothaker (stephanie@toothaker.org)
Cc: LaFerrier, Marc; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Good Afternoon,

Please see the attached version sent over on August 21, 2019 in response to your most recent requests for additional language regarding the rezoning process and requirements.

Thank you,

GreenspoonMarder

Tyler Woolsey
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: (954) 527-6209
Direct Fax: (954) 333-4282
Tyler.Woolsey@gmlaw.com
www.gmlaw.com

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Cc: LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails <{F11581088}.Active@gmlaw.imanage.work>
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

I need a draft ordinance for the rezoning request ASAP.
I thought I had it but am unable to find it.
Thank you.

From: Tyler Woolsey [mailto:Tyler.Woolsey@gmlaw.com]
Sent: Monday, August 26, 2019 1:47 PM
To: Lajoie, Corinne; Alicia Lewis; Dennis Mele; Stephanie Toothaker (stephanie@toothaker.org)
Cc: LaFerrier, Marc; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Good Afternoon,

Please see attached Master Development Plan graphics. Please let us know if you have any comments or concerns related to these materials.

Thank you,

GreenspoonMarder

Tyler Woolsey
Land Planner
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From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Monday, August 26, 2019 1:45 PM
To: Tyler Woolsey <Tyler.Woolsey@gmlaw.com>; Alicia Lewis <Alicia.Lewis@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com>; Stephanie Toothaker (stephanie@toothaker.org) <stephanie@toothaker.org>
Cc: LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails <{F11581088}.Active@gmlaw.imanage.work>
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

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Sent: Monday, August 26, 2019 11:19 AM
To: Lajoie, Corinne; Alicia Lewis; Dennis Mele; Stephanie Toothaker (stephanie@toothaker.org)
Cc: LaFerrier, Marc; 53212_0001 _Dania Beach Marina Corp_ _ Permitting with City of Dania Beach_ Emails
Subject: RE: PMUD-SL Rezoning [IWOV-Active.FID11581088]

Good Morning,

The master plan graphics were submitted along with the rezoning application on August 19, 2019. Please let me know if you need additional copies.

Thank you,

GreenspoonMarder
Tyler Woolsey
Land Planner
Greenspoon Marder LLP
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Fort Lauderdale, Florida 33301
Direct Phone: (954) 527-6209
Direct Fax: (954) 333-4282
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From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Monday, August 26, 2019 10:34 AM
To: Tyler Woolsey <Tyler.Woolsey@gmlaw.com>; Alicia Lewis <Alicia.Lewis@gmlaw.com>; Dennis Mele <dennis.mele@gmlaw.com>; Stephanie Toothaker (stephanie@toothaker.org) <stephanie@toothaker.org>
Cc: LaFerrier, Marc <mLaFerrier@daniabeachfl.gov>
Subject: PMUD-SL Rezoning
Importance: High

Good morning.
Today is our deadline to advertise this item in the newspaper, however, I do not have a Master Plan that is required to rezoning to PMUD-SL and therefore cannot proceed.

Please advise.

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

DANIA BEACH
SEA IT LIVE IT LOVE IT

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

RECEIVED
AUG 19 2019
Planning Department

Standard Development Application

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

Date Rec'd: _____

Petition No.: _____

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: Please see attached.

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

Recorded Plat Name: Please see attached.

Folio Number(s): Please see attached. Legal Description: Please see attached.

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

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

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

E-mail address: dennis.mele@gmlaw.com CC:tyler.woolsey@gmlaw.com

Name of Property Owner: Dania Beach Marina Corp., Project USA LLC, RJ Marina Holdings LLC, & NV Marina Holdings, LLC

Address of Property Owner: Please see attached.

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Please see the 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: 8.35 Gross Acreage: 11.06 Prop. Square Footage: N/A

Existing Use: Marina/Vacant Proposed Use: Mixed-Use

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 14th **DAY OF** August**, 20** 19

By:

_____ _____
(Print name of person acknowledging) **(Joint owner signature if applicable)**

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

JANICE L SAUNDERS
Notary Public - State of Florida
Commission # GG 257599
My Comm. Expires Sep 11, 2022
Bonded through National Notary Assn.

Personally known _____ **or Produced Identification** ✓

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

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

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

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged

By: _____
(Owner / Agent signature*)
NV MARINA HOLDINGS, LLC
RJ MARINA HOLDINGS, LLC

BEFORE ME THIS 14 **DAY OF** AUGUST, **20** 19.

By:

ROGER MOORE
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA **)**

Notary Public State of Florida
Spencer Milligan
My Commission FF 926809
Expires 10/13/2019

Personally known _____ **or Produced Identification** _____

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

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

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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*)
DANIA BEACH MARINA, INC. CORP
PRESIDENT

BEFORE ME THIS 14 **DAY OF** AUGUST, **20**19

By:

MICHAEL LACEY
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA **)**

Notary Public State of Florida
Spencer Milligan
My Commission FF 926809
Expires 10/13/2019

Personally known _____ **or Produced Identification** _____

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

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

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

GreenspoonMarder LLP

RECEIVED
AUG 19 2019
Planning Department

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

Attachment to Development Application – Rezoning

Dania Beach Marina Corp.	
Location Address	90 N. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	Bryan Road Warehouses Plat (PB 170/112)
Folio Number	5042-33-00-0610
Legal Description	Please see the attached legal description.
Name of Property Owner	Dania Beach Marina Corp.
Address of Property Owner	90 N. Bryan Road, Dania Beach, FL 33004
Business Telephone	786-344-6032

NV Marina Holdings LLC	
Location Address	50 S. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	Clarke Subdivision (PB 101-32)
Folio Number	504233320010
Legal Description	Please see the attached legal description.
Name of Property Owner	NV Marina Holdings LLC
Address of Property Owner	50 S. Bryan Road, Dania Beach, FL 33004
Business Telephone	786-344-6032

RJ Marina Holdings LLC	
Location Address	70 S. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	To be Platted
Folio Number	504233000600 & 504233000611
Legal Description	Please see the attached legal description.
Name of Property Owner	RJ Marina Holdings, LLC
Address of Property Owner	70 S. Bryan Road, Dania Beach, FL 33004
Business Telephone	786-344-6032

Project USA LLC	
Location Address	150 S. Bryan Road, Dania Beach, FL 33004
Recorded Plat Name	Symons Plat (PB 82/49)
Folio Number	504233270010
Legal Description	Please see the attached legal description.
Name of Property Owner	Project USA LLC
Address of Property Owner	150 S. Bryan Road, Dania Beach, FL 33004
Business Telephone	305-573-8700

RECEIVED
AUG 19 2019
Planning Department

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LESS ALL OF THAT PORTION LYING EASTERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:

COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEAR SOUTH 87 DEGREES 26 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SE 1/4 (CENTERLINE OF NW 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 1674.9 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE, NORTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET; THENCE, SOUTH 0 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE , SOUTH 89 DEGREES, 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 118 FEET FROM THE LAST POINT OF DEFLECTION; THENCE, NORTH 87 DEGREES 05 MINUTES 43 SECONDS WEST, A DISTANCE OF 20.0 FEET; THENCE, SOUTH 2 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 70 FEET; MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

ALSO LESS THE WEST 30.0 FEET OF THE SOUTH HALF (5 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

ALSO LESS ALL THAT PORTION OF THE SOUTH 10.0 FEET OF THE SOUTH HALF (3 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50

(BASIS OF BEARING), ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 (CENTERLINE OF NORTHWEST 2ND STREET) A DISTANCE OF 1111.05 FEET; THENCE SOUTH 00'50'21" EAST, A DISTANCE OF 1677.24 FEET, TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE, NORTH 87°23'42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87'23'42" EAST, A DISTANCE OF 28.82 FEET; THENCE SOUTH 01'58'30" EAST, A DISTANCE OF 201.92 FEET; THENCE SOUTH 15'11'27" WEST, A DISTANCE OF 92.10 FEET; THENCE SOUTH 04'24'06" WEST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 87'25'33" WEST, A DISTANCE OF 49.86 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT C-10 CANAL RIGHT OF WAY; THENCE NORTH 02'46'39" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.99 FEET; THENCE SOUTH 8713'21" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 02'4699" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 118.00 FEET; THENCE NORTH 89'09'52" EAST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.50 FEET; THENCE NORTH 00°50'08" WEST ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY UNE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL A OF "CLARKE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 101, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 33; THENCE NORTH 01°17'46" WEST ALONG THE EAST LINE OF SAID SECTION 33 FOR A DISTANCE OF 1,340.78 FEET; THENCE SOUTH 8730'33" WEST FOR A DISTANCE OF 1,118.51 FEET TO THE NORTHEAST

LINE, SAID WESTERLY EXTENSION AND SAID NORTH LINE 169.46 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE S.E.1/4 OF SAID SECTION 33; THENCE RUN SOUTH 87°34'20" WEST (ON AN ASSUMED BEARING) 1183 FEET ALONG THE SOUTH LINE OF SAID S.E. 1/4 TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT CANAL C-10, AND THE POINT OF BEGINNING; THENCE RUN NORTH 2°25'40" WEST 94.19 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION; THENCE RUN NORTH 2°54'17" EAST 577.86 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4: THENCE RUN SOUTH 87°32'21" WEST 169.49 FEET ALONG SAID NORTH LINE, TO AN INTERSECTION WITH A LINE 30 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE WEST LINE OF SAID S.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4; THENCE RUN SOUTH 1°29'38" EAST 669.54 FEET ALONG SAID PARALLEL LINE, ALSO FORMING THE EASTERLY RIGHT OF WAY LINE OF BRYAN ROAD, TO AN INTERSECTION WITH SAID SOUTH LINE OF THE S.E. 1/4 OF SECTION 33; THENCE RUN NORTH 87°34’20" EAST 126.70 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN BROWARD COUNTY. FLORIDA.

TRACT "A", OF "SYMONS PLAT" ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 82, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY.FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'A", THENCE SOUTH 87°55'33" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 14.00 FEET; THENCE NORTH 21°13'56" EAST A DISTANCE OF 35.39 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°44'22" EAST ALONG SAID EAST LINE A DISTANCE OF 32.50 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 188.33 FEET;

THENCE NORTH 87°05'43" WEST. A DISTANCE OF 22.00 FEET,

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 84.67 FEET;

THENCE NORTH 87°05'43" WEST. A DISTANCE OF 14.00 FEET;

THENCE SOUTH 02°54'17" WEST, A DISTANCE OF 177.35 FEET TO A POINT, SAID POINT

BEING ON THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD.

THENCE SOUTH 87°34'20" WEST ALONG SAID RIGHT-OF-WAY OF STIRLING ROAD, A

DISTANCE OF 19.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF DANIA, BROWARD COUNTY, FLORIDA.

GreenspoonMarder LLP

RECEIVED
AUG 19 2019
Planning Department

Dennis D. Mele, Esq.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.2409
Direct Fax: 954.333.4009
Email: dennis.mele@gmlaw.com

PMUD-SL Rezoning Justification Narrative

Dania Beach Marina Corp, NV Marina Holdings LLC, RJ Marina Holdings LLC, and Project USA LLC ("Applicants") are proposing to construct a mixed-use development on approximately 11.06 gross acres of land generally located along the eastern corridor of Bryan Road between Stirling Road and Northwest 1st Street ("Property") in the City of Dania Beach ("City"). The Applicants are proposing to develop the Property with a mix of residential and commercial uses to improve the housing options and commercial opportunities within this area of the City in accordance with the goals, objectives, and policies of the adopted comprehensive plan. The proposed redevelopment is consistent and compatible with the existing and developing properties within the surrounding area and the City's Regional Activity Center ("RAC") land use designation.

The accompanying Master Development Plan ("MDP") provides conceptual graphics to designate elements of the proposed development including building envelopes, site access, and streetscape design. In connection with the proposed redevelopment, the Applicants seek to rezone the Property from Industrial Research Office Marine ("IROM") and General Business ("C-3") districts to the Planned Small Lot Mixed-Use Development ("PMUD-SL") district. As explained in further detail below, the rezoning request is consistent with the rezoning criteria established in Section 645-40 of the City Land Development Code ("Code") and will therefore facilitate development of an appropriate use of the Property.

1. **The request is consistent with the city's comprehensive plan; and**

The proposed rezoning is consistent with the goals, objectives, and policies of the land use element of the City's Comprehensive Plan. The current land use designation of the Property is RAC, for which the PMUD-SL is an intended zoning district. The RAC land use and PMUD-SL zoning are intended to foster a mix of neighborhood, community, and regional commercial uses functionally integrated with residential and recreational uses. The Applicants are proposing to develop the Property in a manner that is consistent with the directives of the Future Land Use Element of the Comprehensive Plan as stated below.

- Objective 1 - Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

- The proposed rezoning will allow for mixed-use redevelopment that will increase the number and mix of housing options within a highly developed area of the City. The PMUD-SL district will encourage enhanced streetscape design and complimentary mixing of uses that will contribute to a walkable urban environment and an increased quality of life.

- Objective 8 – New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.
  - The Property included in this rezoning request is located in a highly developed and developing area of the City's RAC in which services are available to allow for infill development and redevelopment. Further, mixed use development limits distances between uses to mitigate harmful externalities associated with urban sprawl such as traffic.
- Policy 9.1 – All proposed development and future land uses shall be compatible with adjacent land uses.
  - The proposed development enabled by the PMUD-SL zoning district will ensure compatibility with adjacent development utilizing the PMUD zoning district. Subsequent Development Design Guidelines ("DDGs") must be approved during the site plan process that will further specify design and development standards to ensure compatibility through various elements of the project. All surrounding properties are similarly located within the City's RAC and encourage compatible land uses to those permitted under the PMUD-SL zoning.
- Policy 10.1 – Innovative site design and land planning shall be permitted within these land development regulations.
  - The proposed rezoning to PMUD-SL will enable innovative site design to account for the physical and environmental restrictions on the Property. The Property is bordered by natural buffers on all sides in the form of a canal and multiple roadways. As such, the development will employ innovative design solutions to account for the limited developable area available and surrounding natural buffers.
- Objective 13 – Develop and implement land use controls which promote residential neighborhoods that are attractive, well maintained and contribute to the health, safety and welfare of their residents.
  - The PMUD-SL zoning district is an effective land use control promoting high quality, compact mixed-use development complimented by commercial and recreation uses with a high level of access to surrounding developments and amenities. These elements form the basis for an attractive community and contribute to improved health, safety, and welfare for all residents.

For these reasons, the proposed rezoning of the Property to PMUD-SL for mixed-use development as indicated in the associated MDP graphics is consistent with the City's Comprehensive Plan.

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

The requested rezoning is consistent with all applicable land use and comprehensive planning efforts of the City. The Property is included within the City Community Redevelopment Agency ("CRA") Marine/West Bryan Sub-Area Plan. The proposed rezoning will allow for marine related uses within the PMUD-SL to maximize opportunity for waterfront marine uses. The PMUD-SL will similarly allow for the implementation of urban design guidelines to increase compatibility with current development of the West Bryan Sub-Area. . Additionally, the associated MDP graphics submitted with this rezoning request will serve as the effective master plan for development of the Property and will guide the continued redevelopment of the Bryan Road Corridor upon approval by the City Commission.

The proposed rezoning to PMUD-SL will enhance the ability to redevelop the Property in a more appropriate, context sensitive manner that support and builds off of neighborhood and regional commercial uses. The Property is an ideal location for residential development because it is located adjacent to a regional commercial activity center and is within walking distance to a number of restaurants, grocery stores, employment centers, and entertainment options. The proposed development is consistent with the current development pattern of the surrounding area and will compliment recently approved development under construction to the west.

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

The proposed rezoning request will not award privileges to the Property or Applicants that are not generally available to similarly situated property in the area nor will it result in an isolated zoning district. In fact, the proposed rezoning would allow for increased consistency with properties utilizing the PMUD zoning district in the immediate area and will enable the Applicants to achieve a level of development complimentary to adjacent property.

The Property is located within the City RAC and is surrounded by properties designated with the RAC land use to the west, north, and east. The PMUD-SL zoning district is available to all properties of 10 acres or more located within the RAC and will be utilized as an effective tool in the contextual and orderly redevelopment of the City. As such, all surrounding properties on the north side of Stirling Road located within the RAC could feasibly utilize the PMUD-SL zoning district in the future and would be granted all privileges available to the Applicants in the course of this request.

a. <u>The request furthers the city's adopted community redevelopment plan, if applicable; or</u>

The proposed rezoning and associated MDP will lay the framework to enable high-quality mixed-use redevelopment of the Property. The City community redevelopment plan currently supports multiple private mixed-use redevelopment projects located within the RAC including the Dania Pointe project immediately west of the Property. The proposed redevelopment will be a similar mixed-use development including multi-family luxury apartments, commercial space, and community recreation uses. The proximity of the proposed redevelopment to currently supported projects ensures that the request supports and furthers efforts of the City's community redevelopment planning. The proposed rezoning contributes toward the progress of the CRA Marine/West Bryan Sub-Area Plan by allowing flexible development and design regulations to increase waterfront opportunity and improve compatibility of uses along Bryan Road.

b. <u>There exists changed or changing conditions which make approval of the request appropriate; or</u>

In recent years, the City has made considerable effort to promote compact infill and redevelopment projects that provide mixed-use development which improve the housing options, commercial opportunities, and employment prospects throughout the City. The adjacent Dania Pointe development is a prime example of the changing development pattern conditions. The Property is located along the eastern portion of the Bryan Road corridor from Stirling Road to NW 1st Street immediately adjacent to the Dania Pointe development. The improved conditions of surrounding properties encourage similar redevelopment of adjacent parcels to ensure consistent and compatible development patterns. As such, the surrounding development conditions make approval of the requested rezoning appropriate for the continued improvement of this area of the City.

c. <u>The rezoning is appropriate for the orderly development of the city and is compatible with existing (conforming) adjacent land uses, and planned adjacent land uses.</u>

As stated above, the rezoning is appropriate and necessary to continue the orderly development of the City RAC. The Property is located adjacent to the Dania Pointe development which has utilized the PMUD zoning district to design a mixed-use activity center. The proposed rezoning will enable development on the Property to complete redevelopment of the Bryan Road corridor from Stirling Road to NW 1st Street. The proposed mixed-use development will provide compatible uses to compliment the adjacent land uses. All surrounding properties north of Stirling Road are designated within the City RAC. Approval of the rezoning to PMUD-SL will further encourage appropriate and orderly redevelopment of the City in a compact manner to reduce urban sprawl and improve the quality of life for all residents.

BROWARD COUNTY
Planning Council

July 22, 2019

Dennis D. Mele, Esquire
Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Dear Mr. Mele:

Subject: Dania Beach - Acreage Determination

This letter is in response to your request of July 3, 2019, to verify the gross acreage for a parcel generally located on the east side of Bryan Road, between Northwest 1 Street and Stirling Road, in the City of Dania Beach.

The BrowardNext – Broward County Land Use Plan utilizes the following definition to calculate gross acreage:

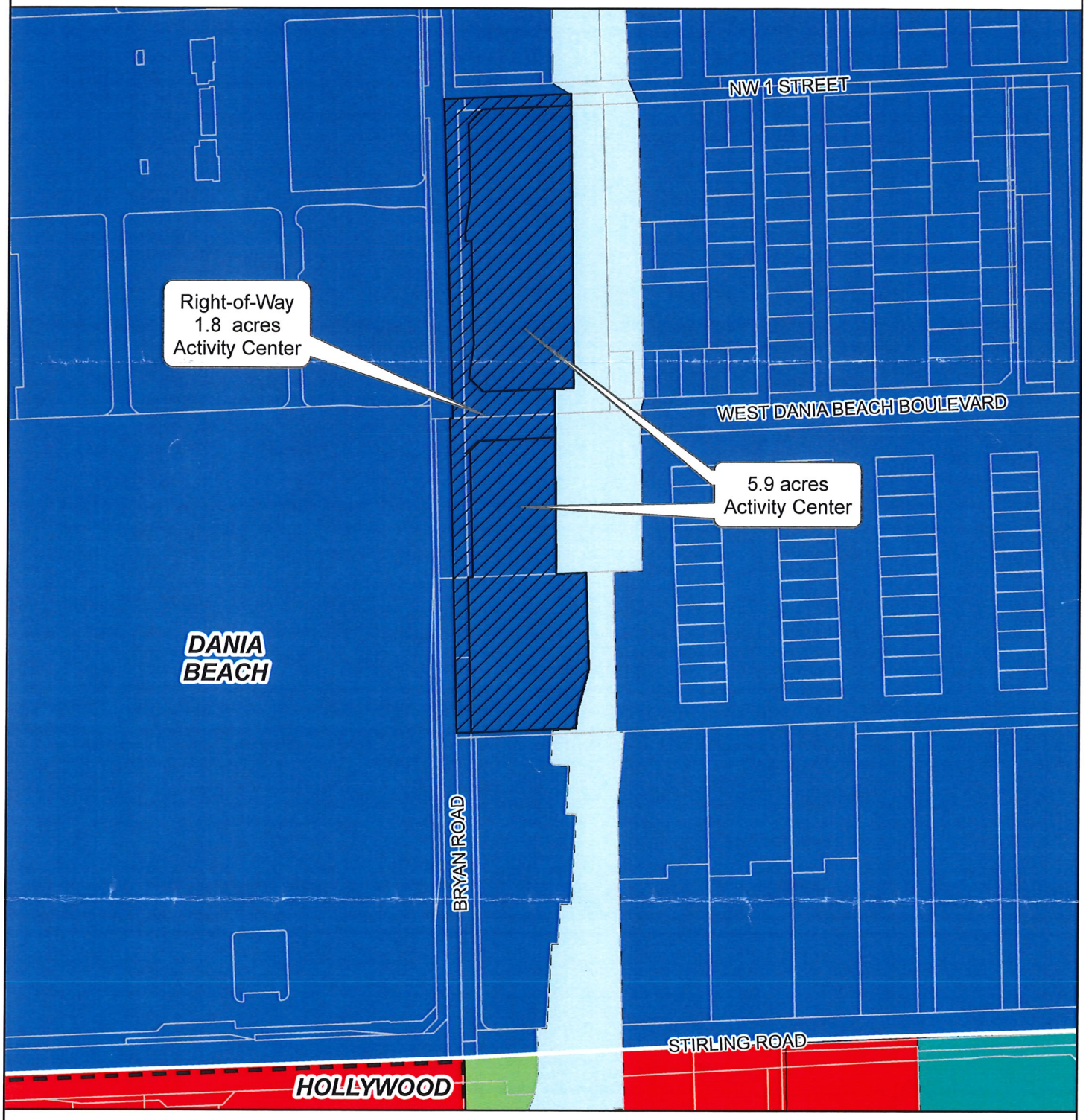
- "Gross Acre" – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 7.7 gross acres, which is designated by the BrowardNext - Broward County Land Use Plan (BCLUP) as indicated below:

PARCEL	ACRES	BROWARDNEXT-BCLUP DESIGNATION
Subject Parcel	5.9	Activity Center
NET ACRES	**5.9**	
Right-of-Way	1.8	Activity Center
TOTAL GROSS ACRES	**7.7**	

The contents of this correspondence are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the Broward County Land Use Plan, including concurrency requirements.

Broward County Land Use Plan
Acreage and Land Use Confirmation



Subject Site
Municipal Boundary
Parcels
Activity Center
Commerce
Recreation and Open Space
Community
Water

Total Gross Acres = 7.7

AD19-009 Mele Dania Beach
Acreage Determination

300 150 0 300 Feet

N

TOOTHAKER.org

stephanie j. toothaker, esq., p.a.
stephanie@toothaker.org
954.648.9376 @SToothaker

August 27, 2019

VIA EMAIL
Marc LaFerrier, Director
Corinne Lajoie, Planning and Zoning Manager
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: Bryan Road Corridor PMUD-SL Rezoning Application
Authorization Letter to Permit Co-Signers to Join Rezoning Application

Dear Mr. LaFerrier and Ms. Lajoie:

On June 6, 2019, on behalf of Project USA, LLC, a rezoning application was submitted for 150 S Bryan Road, Dania Beach, FL 33004. Please accept this letter as authorization for Dania Beach Marina Corp., NV Marina Holdings LLC, and RJ Marina Holdings LLC to join as co-signers to the amended rezoning application submitted on August 19, 2019 to rezone 150 S. Bryan, 90 N. Bryan Road, 50 S. Bryan Road, and 70 S. Bryan Road, Dania Beach, FL 33004 from Industrial Research Office Marine ("IROM") and General Business ("C-3") to the Planned Small Lot Mixed-Use Development ("PMUD-SL") District.

Respectfully submitted,

Stephanie J. Toothaker, Esq.

TRIPP SCOTT
EXPERIENCE YOU CAN TRUST

STEPHANIE J. TOOTHAKER
Direct Dial: 954.648.9376
Email: sjt@trippscott.com / stephanie@toothaker.org

June 5, 2019

VIA HAND DELIVERY
Marc LaFerrier, Director
Corinne Lajoie, Planning and Zoning Manager
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: Application – Zoning Code Text Amendment, Rezoning, Site Plan

Dear Mr. LaFerrier and Ms. Lajoie:

I represent Cymbal Development ("Cymbal" or the "Applicant"), the applicant of 150 South Bryan Road (the "Property") in the City of Dania Beach. Applicant proposes redeveloping the site with an 8-story, 281-unit residential building with ground level retail.

The Property is generally located north of Stirling Road on the east side of Bryan Road and is approximately 2.424 acres (105,571 square feet). The site currently contains a one-story building. The Property is zoned Industrial-Research-Office-Marine ("IROM") with an underlying land use of Regional Activity Center ("RAC") within the City's Community Redevelopment Area. The property to the north is zoned IROM. The property to the west is zoned Industrial-Research-Office ("IRO"). The property to the east, commonly known as Dania Pointe, is zoned Planned Mixed-Use Development ("PMUD").

Applicant proposes redeveloping the site with an 8-story, 281-unit residential building with ground level retail. The proposed development is designed as an integral part of an emerging mixed-use lifestyle along the Bryan Road corridor. The project's scale, massing, and architectural treatment are consistent with the development pattern of the neighborhood and reflects the unique location in the RAC district.

The Dania Beach RAC land use designation is intended to provide the needed flexibility to permit increased development on certain sites without the need to process site specific land use plan amendments. The PMUD zoning district, which is adjacent to the Property, furthers the intent of the City's redevelopment plans by supporting large-scale mixed-use development with direct access to an arterial roadway(s) within the RAC. The City's Land Development Code reserves the PMUD zoning designation for properties that have a minimum size of fifty (50) acres of contiguous land.

Provided in this submittal is a draft zoning code text amendment which is intended to provide a method for parcels of land which are less than fifty (50) acres to develop as a Small-Scale Planned Mixed-Use Development ("SSPMUD") in areas designated as RAC on the City's Comprehensive Plan. The SSPMUD would encourage the development of a mix of uses in a complementary and integrated manner to create a compact work, live, shop and leisure environment. Similar to the existing PMUD

designation, the SSPMUD would require the establishment of Development Design Guidelines ("DDG") that regulate the development within the SSPMUD, in much the same manner as the City's Land Development Code controls development in other zoning districts, consistent with the general purposes of the SSPMUD district and the City's Comprehensive Plan.

Applicant also proposes a rezoning of the Property to the proposed SSPMUD which would be contingent on approval of the zoning code text amendment. Considering the adjacent existing and proposed uses, the rezoning would be appropriate for the nature and intensity of the surrounding context and would provide orderly development of the area.

Based on the foregoing, Applicant respectfully requests Staff's favorable consideration of the proposed preliminary site plan, draft zoning code text amendment, and rezoning petitions.

If we can provide any additional information, or if you have any questions, please do not hesitate to contact us.

Respectfully submitted,

Stephanie Toothaker, Esq.

LOCHRIE & CHAKAS P.A.

1401 EAST BROWARD BOULEVARD, SUITE 303
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.779.1123
EMAIL: NCHAKAS@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

September 27, 2019

VIA E-MAIL - clajoie@daniabeachfl.gov

Corinne Lajoie, Principal City Planner
City of Dania Beach Planning and Zoning
100 W Dania Beach Blvd
Dania Beach, FL 33004

RE: Dania Beach Marina Corp. – Substitution of counsel/authorized agent
Zoning Text Amendment (TX-42-19)
Rezoning (RZ-104-19)

Dear Corinne,

Per your request, I am confirming that this Firm is now representing Dania Beach Marina Corp. in connection with the above applications. I've enclosed copies of authorization letters from the following:

Dania Beach Marina Corp.
RJ Marina Holdings LLC
NV Marina Holdings LLC
Dania Beach Boat Club Condominium Association, Inc.

Should you have any questions, please feel free to contact me.

Very Truly Yours,

Nectaria Chakas

Nectaria M. Chakas, Esq.

NMC/nk
Enclosures

cc: Michael M. Lally - via e-mail FlyLally@aol.com
Marc LaFerrier, Director - via e-mail MLaFerrier@daniabeachfl.gov
Thomas J. Ansbro, City Attorney – via e-mail TAnsbro@daniabeachfl.gov
Stephanie J. Toothaker, Esq. – via e-mail Stephanie@Toothaker.org

September 10, 2019

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Sincerely,

Dania Beach Marina Corp.

By: _____

Printed Name: MICHAEL M. LALLY

Title: President

Date: 9/20/2019

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Michael M. Lally who is the President of Dania Beach Marina Corp. and who is personally known to me or who has produced FL Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of September, 2019.

Notary Public State of Florida
Nicole M Kesler
My Commission GG 278982
Expires 11/25/2022

_____
Notary Public
Nicole M Kesler
Typed, printed or stamped name of Notary Public

My Commission Expires:

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 50 S. Bryan Road located in the City of Dania Beach, FL 33004 (Property Appraiser Folio No. 504233000600)

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 70 S. Bryan Road located in the City of Dania Beach, FL 33004.

Sincerely,

RJ MARINA HOLDINGS LLC

By: _____

Printed Name: ROGER MOORE

Title: M. MBR

Date: 9/20/19

STATE OF FL)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by ROGER MOORE who is the OWNER of RJ MARINA HOLDINGS LLC and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of SEPT, 2019.

SPENCER MILLIGAN
MY COMMISSION # GG 344906
EXPIRES: October 13, 2023
Bonded Thru Notary Public Underwriters

My Commission Expires:

_____
Notary Public

SPENCER MILLIGAN
Typed, printed or stamped name of Notary Public

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 50 S. Bryan Road located in the City of Dania Beach, FL 33004 (Property Appraiser Folio No. 504233320010)

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 50 S. Bryan Road located in the City of Dania Beach, FL 33004.

Sincerely,

NV MARINA HOLDINGS LLC

By: _____

Printed Name: ROGER MOORE

Title: M. MBR.

Date: 9/20/19

STATE OF FL)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by ROGER MOORE who is the OWNER of NV MARINA HOLDINGS LLC and who is ~~personally known~~ to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of SEPT, 2019.

SPENCER MILLIGAN
MY COMMISSION # GG 344906
EXPIRES: October 13, 2023
Bonded Thru Notary Public Underwriters

_____
Notary Public

SPENCER MILLIGAN
Typed, printed or stamped name of Notary Public

My Commission Expires:

Tom Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

RE: Permitting for property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to property located at 90 N. Bryan Road located in the City of Dania Beach, FL 33004

Sincerely,

DANIA BEACH BOAT CLUB CONDOMINIUM ASSOCIATION, INC.

By: _____

Printed Name: MICHAEL M. LALLY

Title: President

Date: 9/20/2019

STATE OF Florida)
) ss
COUNTY OF Broward)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Michael M. Lally who is the President of Dania Beach Boat Club Condominium Association, Inc. and who is personally known to me or who has produced FL Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of September, 2019.

Notary Public State of Florida
Nicole M Kesler
My Commission GG 278982
Expires 11/25/2022

_____
Notary Public

Nicole M. Kesler
Typed, printed or stamped name of Notary Public

My Commission Expires:

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)
ADOPT RESOLUTION APPROVING A SITE PLAN (SP-124-19) SUBMITTED BY THE APPLICANT, KIMLEY-HORN AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER DANIA LIVE 1784 II LLC, FOR PROPERTY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95, 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
CM Avery P2, SR Avery P2, R-2019- Dania Live 1784 II LLC (Avery) Site Plan (SP-124-19), Avery location map, DRC_Avery Dania Pointe Phase II 1st Review CR Letter 2019-09-05, Traffice Statement and Approvals, 2 Avery Phase 2 Architecture Floor Plans and Elevations

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

By: Marc C. LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager
Muriel Bryan, Planner

SUBJECT: **SP-124-19:** The applicant and consultant, Kimley-Horn and Associates, Inc., on behalf of the property owner Dania Live 1748 II LLC, is requesting site plan approval of a new residential building for the property located on North Compass Way in Phase II of Dania Pointe.

The Request

SITE PLAN

To allow the construction of 336 residential units and a parking structure on a vacant parcel.

Project History

On February 12, 2019, the City Commission approved the requested approval for the construction of two (2) nine (9) story office buildings, each with a seven (7) level parking garage in phase II of Dania Pointe.

On November 21, 2016, the City Commission approved the partial site plan for Phase II of the Dania Pointe project.

Budgetary Impact

Development of this 3.21 acre site will significantly increase the taxable value of the site.

Recommendation

Approve the resolution for the site plan with the outstanding DRC comments as conditions of approval.

CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: October 7, 2019

TO: Ana M. Garcia, City Manager, ICMA-CM

VIA: Candido Sosa-Cruz, Assistant City Manager

FROM: Marc C. LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager
Muriel Bryan, Planner

SUBJECT: **SP-124-19:** The applicant and consultant, Kimley-Horn and Associates, Inc., on behalf of the property owner Dania Live 1748 II LLC, is requesting site plan approval of a new residential building for the property located on North Compass Way in Phase II of Dania Pointe.

Request

SITE PLAN

To allow the construction of 336 residential units and a parking structure on a vacant parcel.

PROPERTY INFORMATION

EXISTING ZONING:	Planned Mixed-Use Development (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

This property has no open liens or violations.

Background

The applicant and consultant, Kimley-Horn and Associates, Inc., on behalf of the property owner Dania Live 1748 II LLC, is requesting site plan approval of a new residential building for the property located on North Compass Way in Phase II of Dania Pointe. The subject property is located on the east side of Interstate-95, north of S Bearing Street, south of Meridian Drive and west of Atlas Lane.

SITE PLAN

The applicant is requesting site plan approval for the construction of 336 residential units and a parking structure on a vacant parcel. This construction will be part of Avery Dania Pointe Phase II. The site is approximately three and a half (3.21) acres in size.

DEVELOPMENT REVIEW COMMITTEE (DRC)

The site plan was reviewed only once by the DRC on August 29, 2019, which includes personnel from the BSO Fire, Public Services, the City's landscape consultant and Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to

issuance of a building permit, or otherwise specified time frame, which are provided below. The outstanding DRC comments are listed as conditions of approval in the resolution, which must be addressed prior to issuance of a building permit.

CONDITIONS OF APPROVAL

1. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of $21.26 per p.m. peak hour trip. Therefore, provide payment of $1,466.94 ($21.26 x 69) prior to issuance of a building permit.
2. Per Resolution 2014-071, the applicant must pay $1,364.00 per unit for multi-family prior to issuance of a building permit for park impact fee. Therefore provide payment of $458,304 ($1,364.00 x 336). (Planning & Zoning)

Recommendation

Approve the resolution for the site plan with the outstanding DRC comments as conditions of approval.

RESOLUTION NO. 2019-127

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A SITE PLAN (SP-124-19) SUBMITTED BY THE APPLICANT, KIMLEY-HORN AND ASSOCIATES, INC., ON BEHALF OF THE PROPERTY OWNER DANIA LIVE 1784 II LLC, FOR PROPERTY LOCATED ON THE NORTH SIDE OF STIRLING ROAD BETWEEN BRYAN ROAD AND INTERSTATE 95, 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 Land Development Code (the "LDC"), Part 6 "Development Review Procedures And Requirements," Article 635 "Site Plans," and Article 340 "Planned Mixed-Use Development District (PMUD)," Section 340-40 "Development Design Guidelines (DDG)," provides that Site Plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, LDC Article 340 "Planned Mixed-Use Development District (PMUD)," Section 340-30(S) "Site plan approval," provides that site development shall comply with the established PMUD regulations and the approved DDG; and

WHEREAS, Kimley-Horn and Associates, Inc (the "Applicant") has requested Site Plan approval to permit the development of additional areas of Dania Pointe Phase II, consisting of 336 residential dwelling units within 47,961 square feet of building area and 34,104 square feet of garage area all at ground floor, located north of Stirling Road and west of Bryan Road in the City, as legally described in Exhibit "A;" and

WHEREAS, the Site Plan (SP-124-19) application has been reviewed for compliance with the approved Dania Pointe DDG in accordance with Article 635 and Article 340 of the LDC; and

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

WHEREAS, the City Commission finds that the approval of the Site Plan (SP-124-19) will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the Comprehensive Plan.

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

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

Section 2. That pursuant to Chapter 28, "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," Article 340 "Planned Mixed-Use Development District (PMUD)," and Section 340-40 "Development Design Guidelines," the Site Plan (SP -124-19), attached as Exhibit "B," which is made a part of and incorporated into this Resolution by reference is approved subject to the following conditions:

1. RAC Traffic Impact Mitigation: Resolution No. 2014-049 established a rate of $21.26 per p.m. peak hour trips. Therefore, provide payment of $1,466.94 ($21.26 X 69) prior to issuance of a building permit.

2. Per Resolution No. 2014-071, the applicant must pay $1,364.00 per unit for multi-family. Therefore, provide payment of $458,304.00 ($1,364 X 336) prior to issuance of a building permit.

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

Section 4. That such application must be reviewed by Broward County Aviation Department. The point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida 33312, (954) 359-6100.

Section 5. That pursuant to Section 14 "Site Plan Submittals" of the Dania Pointe PMUD Design Development Guidelines, the Site Plan (SP-124-19) approval shall automatically expire and become null and void five (5) years from the effective date of this Resolution unless the Applicant files a complete building permit application and secures approval of building permits for the improvements shown on the Site Plan within the five (5) year time frame, unless an extension is granted by the City Commission.

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 October 7, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC CITY CLERK	LORI LEWELLEN MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

DANIA POINTE 183-91 B PORTION OF PARCEL A DESC AS:COMM AT SW COR OF SE 1/4 OF SEC33-50-42, E 1339.75, N 1374.87, W 360.71 TO POB, W 284, NWLY 38.47, N 382.15, NELY 22.51, E 294, SELY 38.48, S 372.15, SWLY 38.48 TO POB AKA: RESIDENTIAL B LEASE.

EXHIBIT "B"
SITE PLAN

LOCATION MAP

SP-124-19

SITE PLAN

AVERY DANIA POINTE RESIDENTIAL B

NORTH COMPASS WAY



Legend

- 450' BUFFER
- SUBJECT PROPERTY

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

0 120 240 480 720 960 Feet

Kimley»Horn

September 5, 2019
147626002

Daniel Lozandier
City of Dania Beach
Community Development Department
100 W Dania Beach Blvd
Dania Beach, FL 33004

RE: Site Plan SP-124-19
Avery Dania Pointe Phase II

Dear Mr. Lozandier,

Please accept the following responses to your comments dated August 23, 2019 concerning the above referenced project.

CRA Comments

Comment 1) The applicant should provide the anticipated number of jobs associated with the development.

Response 1) ***The project is estimated to create approximately 350 direct and 1,000 indirect jobs.***

Comment 2) The applicant should provide the estimated tax base of the development prior to and after construction.

Response 2) ***The project is expected to add approximately $45,455,000 value to the tax base of the City.***

Fire Comments

Tier 1 Comments

Comment 1) Provide additional Fire Department Connections (FDC's) as follows:
a. North Building – FDC required at SW corner of the structure
b. South Building – FDC required at the NW corner of the structure

Response 1) ***Per our discussions at the DRC meeting, this project consists of a***

single building with a single fire protection system and therefore the 2 FDC locations originally proposed are sufficient for the project. Please clear the comment as agreed at the DRC meeting.

Comment 2) Provide a current Fire Hydrant Flow Test (Must be performed within the past year).

Response 2) ***Per our discussions at the DRC meeting, a recent fire flow test was performed in front of Building K, which is 2 blocks west of this location. A copy of the test and the location was provided at the DRC meeting and again with this response letter. Please clear the comment as agreed at the DRC meeting.***

Comment 3) Statement of verification letter from the design professional of record shall bear the seal and signature of the engineer. The letter that was submitted was signed but not sealed. Please provide.

Response 3) ***Please see attached signed and sealed verification letter from the engineer of record.***

Comment 4) Demonstrate fire hydrant spacing as a linear distance "as the truck would drive". The plan currently demonstrates a circumference around each of the hydrants.

Response 4) ***Please see the revised Fire Hydrant Exhibit showing the fire hydrant spacing with dimensions as the truck would drive. As requested at the DRC meeting, the utility plan view has been expanded to show additional existing hydrants that are referenced in the exhibit.***

Comment 5) Identify the location of the Fire Command Room for each building.

Response 5) ***The building is a low-rise structure, under 75' in height to the last habitable floor. There is no fire command room requirement for low rise buildings. Alarm control panels are o be located behind the lobby front desk.***

Comment 6) Identify the location of the fire pumps for each building.

Response 6) ***One fire pump will be used for the entire building. The fire pump is***

located in the room between the egress stair and the loading bay on the south side of the building.

Comment 7) Provide and egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the building and/or structures.

Response 7) ***Please refer to Conceptual Life Safety Plans on Sheets A2.01, A2.02, A2.03, demonstrating common paths and travel distances to all exits for typical levels.***

Comment 8) Identify all locations where Rescue Trucks are intended to load patients.

Response 8) ***Please refer to Fire Stage Plan on Sheet A2.04.***

Tier 2 Comments

Comment 9) Additional Fire Department Access Information as follows:

a. Fire Lane locations and striping detail (demonstrated)
b. "NO PARKING" sign locations and sign details demonstrated
c. Fire Department Access Routes During Construction

Response 9) ***Fire lanes are denoted by signage on Sheet C-400 with callout I. A detail of the sign is in the legend on Sheet C-400. Fire Department Access is shown on the Fire Truck Access Exhibit, Sheet EX-102.***

Comment 10) Provide a detail sheet for the Civil Plans for all of the following:

a. Fire Hydrant Details
b. Bollard/Impact Protection Detail for Hydrants, FDC's & DDCV's
c. Roadway Pavement Markers (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
d. Signage Detail for Fire Department Connections (where applicable)

Response 10) ***Please see Sheet C-601, Utility Details, for the fire hydrant detail, which includes the bollard and RPM detail information. The FDCs are called out on Sheet C-600 with a placard sign.***

Comment 11) Minimum Radio Signal Strength for Fire Department Communications –

See details on the next page.

Response 11) ***A note has been added to Life Safety Plans Sheets A2.01, A2.02, A2.03.***

Landscape Plan Review

Comment 1) Wild tamarind is a category I shade tree and requires a minimum spacing of 20 feet between other shade trees per Sec. 275-190(H)(1). Within the interior garden area (Sheet L2.01), there are a few proposed wild tamarind trees that are spaced as close as 12 feet from other wild tamarind trees. Reposition these trees to meet the 20 minimum spacing requirement of Sec. 275-190(H)(1) to allow sufficient room for future canopy growth.

Response 1) ***Please note that the spacing for the Wild Tamarind Trees within the interior garden has been increased to be a minimum 20' from each other. Please see Sheet L2.01.***

Comment 2) Several proposed live oak street trees along S Bearing Street are spaced ~16 feet from one another. Per Sec. 275-190(H)(1), increase the spacing to a minimum of 20 feet to allow sufficient room for future canopy growth.

Response 2) ***Please note that we have increased the spacing of the Live Oak Street Trees on S Bearing Street to be a minimum of 20' on center and (1) proposed Live Oak Street Trees has been removed in order to allow for sufficient spacing. Please see Sheet L2.00.***

Comment 3) Sheet L2.00 denotes 8 sabal palm street trees along Meridian Drive, however there are only 7 shown on the plans. Clarify this discrepancy.

Response 3) ***Please note that Plant Tag for the (7) Sabal Palm Street Trees along Meridian has been corrected. Please see Sheet L2.00.***

Comment 4) One additional Simpson Stopper and one additional Dahoon Holly is shown on the interior garden plan (Sheet L2.01) that are not included in the callouts nor the plant schedule. Update the callouts and the plant schedule to include these trees.

Response 4) ***Please note that the Plant Tags and Plant List have been updated to include the additional Simpsons Stopper Tree and Dahoon Holly Tree.***

Please See Sheet L2.01 and L2.03.

Comment 5) On Sheet L2.01, 18 Lady Palms are shown on the plan, however, both the callout and the plant schedule show 17. Update the callout and the plant schedule to show 18 Lady Palms.

Response 5) ***Please note that the Plant Tags and Plant List have been updated to indicate the additional Lady Palms. Please See Sheet L2.01 and L2.03.***

Comment 6) On Sheet L2.01, 6 Gumbo Limbo trees are shown near the dog park, however, the callout shows 5 and the plant schedule does not include the additional Gumbo Limbo. Update the callout to show 6 Gumbos near the dog park and the plant schedule to show 12 Gumbo Limbos.

Response 6) ***Please note that the Plant Tags and Plant List have been updated to show the additional Gumbo Limbo Tree. Please See Sheet L2.01 and L2.03.***

Comment 7) On Sheet L2.01, 5 Royal Palms are shown on the plan along the eastern perimeter, however, the callout shows 4 and the plant schedule does not include the additional Royal Palm. Update the callout to show 5 Royal Palms and the plant schedule to show 14 Royal Palms.

Response 7) ***Please note that the Plant Tags and Plant List have been updated to show the additional Royal Palm. Please See Sheet L2.01 and L2.03.***

Engineering/Public Works Comments

Tier 1

Comment 1) Please provide copy of Survey.

Response 1) ***A copy of the survey was included in the architectural plan set. Please clear this comment as discussed at the DRC meeting.***

Comment 2) Please, provide copies of Conceptual Drainage Permit No. SWM2016-059-0, No. SWM2016-059 and Conceptual ERP documentation.

Response 2) ***A copy of the Drainage Permits were provided at the DRC meeting as well as with this response letter. Please clear this comment as***

discussed at the DRC meeting.

Comment 3) Please, provide copies of Drainage Calculations before at Phase II Site Work Permit No. 2017-0432 and after to ratify that meets conditions specified in letter dated August 7, 2019, as well as with Water Quality Treatment with exfiltration trenches and the dry pond.

Response 3) ***A copy of the Conceptual and Phase 2 Drainage Report Calculations were provided at the DRC meeting as well as with this response letter. Enclosed is additional information for this project that shows how the project is in conformance with the original calculation assumptions. As discussed at the DRC meeting, all treatment and storage is accounted for in the previously permitted and constructed Phase 2 Dania Pointe drainage system and not within this parcel. The Drainage Statement has also been updated to clarify this.***

Comment 4) Clarify, Parking is not part of this Project.

Response 4) ***No surface parking is included with this application. The parking for this application is located inside the parking garage.***

Comment 5) Please, identify where are the new exfiltration trenches, dry retention and wet detention areas.

Response 5) ***As discussed at the DRC meeting, all treatment and storage is accounted for in the previously permitted and constructed Phase 2 Dania Pointe drainage system and not within this parcel. There are no new exfiltration trenches, dry retention or wet detention areas proposed with this parcel. The Drainage Statement has also been updated to clarify this.***

Comment 6) Please, provide backup documentation to support “Area Comparison to the Conceptual ERP and Phase II Construction License. Including, Avery Pointe Phase 3.

Response 6) ***See attached backup documentation in the drainage report supporting the area comparison to the overall Phase 2, Area 2 basin. Also attached are original stage storage data and basin map.***

Comment 7) Please, provide copy of Conceptual ERP Drainage Report consistent with the Phase II Surface Water Management License. Site Work Permit No. 2017-0432.

Response 7) ***A copy of the Drainage Permits were provided at the DRC meeting as well as with this response letter. Please clear this comment as discussed at the DRC meeting.***

Comment 8) Please, provide copies of revised regulatory agencies' approval documentation (as applicable).

Response 8) ***Acknowledged. Construction level plans will be prepared upon approval of the site plan by City Commission. Those plans will be routed for permitting through the City and all regulatory agencies. A copy of all permits will be provided upon receipt.***

Comment 9) Clarify, Traffic Generation Statement data, e.g. 97 total PM peak hour trips vs. 132 trips. Verify, rate of 0.39 Residents/Trip. It needs approval by the City Engineer.

Response 9) ***As discussed in the DRC meeting, these are 2 distinct and separate methodologies. Institute of Transportation Engineers (ITE) Trip Generation 10th Edition has been used to calculate the trips generated by this project. This is the accepted methodology for trip generation nationwide including Broward County. This is consistent with the overall Dania Pointe project traffic report that has been previously approved by the City, Broward County and FDOT. Separate from that, Broward County has published specific trip rates that must be used for the calculation of impact fees. The two rates do not match and should not be compared. However, based on discussion at the DRC meeting, we have modified Table 2 of the Traffic Generation Statement to include the trips generated by the Avery Phase 2 Residential parcel. The Trip Generation calculations account for the internal capture between uses on the site. These internal capture reductions in the trip generation memo are consistent with internal capture reductions taken when the overall Dania Pointe development was approved.***

Comment 10) Verify, in Transportation Mitigation Impact Fee Calculation, 132 trips greater than 97 total peak PM hour trips. It needs approval by the City Engineer.

Response 10) ***See Response to Comment 9 above. The 132 trips are based on Broward County's required methodology for calculating impact fees. Please note that this rate does not account for any internal capture reductions.***

Comment 11) Provide drawings file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

Response 11) ***Acknowledged, CAD files will be provided upon permit approval once all final design has been completed and permitted.***

Comment 12) Provide ADA parking spaces, access/driveway, sidewalks/ramps in accordance with Chapter 553 of the Florida Statues "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Building Codes and Standards, and in accordance with American with Disabilities Act (ADA). Be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate and consider the taller specialized ADA vehicles. e.g. The Handicapped parking spaces on the ground floor, adjacent to the future tenant parking spaces shall be relocated, so the users are not compelled to walk or wheel behind parked vehicles. e.g. Accessible isle must connect parking spaces to accessible entrances when the accessible route must cross vehicular traffic lanes, provide marked crossings to enhance pedestrian safety and other mobility aids and wheelchairs. e.g. At areas of drop off there are curbs without access/ramps.

Response 12) ***Refer to the revised Sheet A3.00 Ground Level Floor Plan depicting compliant ADA accessible parking spaces and routes, see also Sheet A7.00 Details sheet for standard typical parking details.***

Comment 13) For ease of review, please reply in writing to each line comment, reference page number and back up documents provided. Additional comments may apply.

Response 13) ***Acknowledged.***

Site Plan Comments
Corrinne Lajoie

Comment 1) Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

Response 1) ***Acknowledged.***

Comment 2) IMPACT FEES: Impact fees that will be required for the project were emailed to mbryan@daniabeachfl.gov

Response 2) ***Acknowledged.***

Comment 3) SIGNS: Per Section 635-50 (S), provide copy of all signs for compliance review.

Response 3) ***Refer to new Sheet A0.10 Building Signage- design intent drawing.***

Comment 4) Provide minimum bicycle parking requirements identified in Section 265-51. Only 12 were identified on the plans; 13 bicycle parking spaces required. Identify in data table and on Site Plan.

Response 4) ***Please refer to Sheet C-400. A total of 24 bicycle spaces are provided for this portion of the project. There are 12 bicycle spaces proposed inside the parking garage. There are 6 bicycle spaces provided at the southwest side of the northern building and 6 bicycle spaces provided on the southeast side of the southern building.***

Comment 5) RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of $21.26 per p.m. peak hour trip.

Response 5) ***A RAC Traffic Impact Mitigation memo was provided with the original***

submittal. A copy, signed and sealed by a professional engineer, has also been included with this resubmittal package.

Comment 6) Must provide latest revised set of plans on disk prior to going to public hearing.

Comment 6) ***Acknowledged. Included with this resubmittal is 1 full size plan set, 1 half size plan set, 2 copies of all reports and an electronic copy of everything on disk.***

Comment 7) For any building 5-stories or greater, provide a shadow study identifying how adjacent properties will be affected. Submit drawings at an easier to read and understandable scale.

Response 7) ***Refer to new Sheet A0.09 Sun/Shade study.***

Comment 8) Applicant must obtain a statement from the City Engineer saying that the traffic study/statement submitted by the applicant is complete and accepted prior to public hearing.

Response 8) ***Acknowledged. We are working with Mr. Vega and Mr. Keyser to obtain this.***

Comment 9) Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to mbryan@daniabeachfl.gov four (4) weeks prior to public hearing.

Response 9) ***Acknowledged. Alicia J. Lewis, Esq with Greenspoon Marder, LLP is preparing the resolution and will email directly to Ms. Bryan.***

Comment 10) Applicant must provide the results of a Multiple Lien Search Request from the Finance Department stating that there are not outstanding Code Violations or Liens on the property prior to the item being scheduled for a public hearing. The statement must be no older than 90 days prior to the public hearing date. Per Section 680-40, any property with outstanding Code Violations or Liens shall not be scheduled for public hearing. The for is available on the City's website, cost $100 and takes 5 days to process.

Response 10) ***Acknowledged. Alicia J. Lewis, Esq with Greenspoon Marder, LLP is***

working with the Finance Department to obtain the statement of no outstanding code violations or liens. Meanwhile, as discussed at the DRC meeting, a copy of a recent lien search is included with the resubmittal package.

Comment 11) Per O-2017-022, for properties over an acre in size, the applicant must obtain and post property signs in accordance with the NEW City requirements. Please see the end of this document for guidelines.

Response 11) ***Acknowledged. Alicia J. Lewis, Esq with Greenspoon Marder, LLP is arranging to have the signs posted on the property.***

Comment 12) Must provide mailing list and labels for property owners within 450' of the development site to Community Development, consistent with regulations identified in the City's Code of Ordinances, Chapter 28, Section 610-30. The labels are needed 30 days prior to public hearing; information must be no older than 60 days. The City will prepare and mail the notices.

Response 12) ***Acknowledged. Alicia J. Lewis, Esq with Greenspoon Marder, LLP will provide mailing list and labels 30 days prior to the Commission meeting. We are requesting to be on the October 7, 2019 Commission meeting.***

Comment 13) PARKING: Provide dimensions and include standard parking stall dimensions. Per Section, 265-140, coordinate the placement of columns in parking as well as walls.

Response 13) ***Please see Sheet A7.00 Details for standard typical parking details, and columns in parking – further refinement for compliance will be completed with structural engineering coordination.***

Should you have any additional questions please do not hesitate to contact me at 772-794-4100.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin M. Roberson, P.E.
Vice President

K:\VRB_LDEV\147626002-Dania Pointe Resi B\WP\Corres\City of Dania Beach\Avery Dania Pointe Phase II 1st Review CR Letter 2019-08-27.docx

August 5, 2019
Revised September 4, 2019

Curt A. Keyser, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: ***Avery Dania Pointe Phase II –Transportation Mitigation Impact Fee Calculation***
Dania Beach, Florida
Kimley-Horn # 147626002

Dear Mr. Keyser:

The following is a summary of the City of Dania's transportation mitigation impact fees associated with the apartment component of the future Dania Pointe development. This phase of the development will consist of 336 mid-rise dwelling units.

Broward County's adopted PM peak hour trip rates were used to calculate the peak hour trips generated by the proposed apartment. The City's currently adopted Impact Fee Schedule indicates that the current traffic mitigation fee for properties within the City's Regional Activity Center (RAC) is $21.26 per PM peak hour trip. Therefore, to calculate the Traffic Mitigation Impact Fee owed to the City, the number of PM peak hour trips was multiplied by the cost per PM peak hour trip. Table 1 summarizes this calculation for the proposed apartments. Please note that these trip generation rates are only used for the purpose of calculating impact fees and do not relate to the trip generation calculations for the Dania Pointe entitlements.

Table 1
Avery Dania Pointe Phase II –Apartment Transportation Mitigation Impact Fees

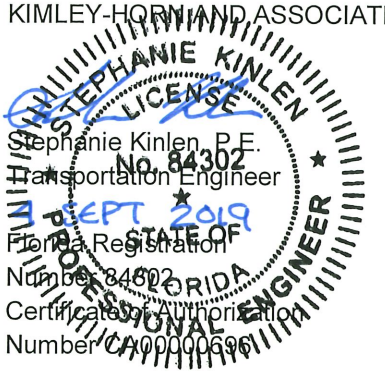
Land Use	Intensity	PM Peak Hour Trip Generation Rate	PM Peak Hour Trips	Cost Per Trip	Impact Fee
Apartments	336 units	0.39 trips / unit	132 trips	$21.26 / trip	$2,806.32

Summary

As determined herein, the City's Traffic Mitigation Impact Fee associated with the proposed apartment component of the Dania Pointe site is $2,806.32. Please contact me via telephone at (561) 840-0852 or via e-mail at stephanie.kinlen@kimley-horn.com should you have any questions regarding this determination.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephanie Kinlen, P.E.
Transportation Engineer
Florida Registration
Number 84302
Certificate of Authorization
Number CA0000096

k:\wpb_tpto\1475\147507000 dania pointe\336 mid-rise apartments\2019-07-31-dania-residential-impact-fees.docx

August 5, 2019
Revised September 4, 2019

Curt A. Keyser, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: ***Avery Dania Pointe Phase II –Traffic Generation Statement***
Dania Beach, Florida
Kimley-Horn # 147626002

Dear Mr. Keyser:

The following trip generation calculations have been undertaken to evaluate the number of trips being generated by the currently proposed incremental site plan in comparison to the overall thresholds defined on the plat note for the Dania Pointe site. The overall site is located on the north side of Stirling Road between I-95 and Bryan Road and has received master plan approval for a mix of commercial, office, hotel, and residential uses. The proposed site plan is for 336 mid-rise apartment dwelling units. The trip generation was analyzed using the "Mid-Rise Apartment" category (Land Use 221) as defined by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*. Table 1 below provides a summary of the total master plan entitlements defined on the plat note, previously approved incremental development, currently proposed development as a part of this application, and remaining entitlements.

Table 1
Avery Dania Pointe Phase II – Entitlement Summary

Use	Master Site Entitlements (Plat Note)	Previously Approved Phases of Development	Avery Dania Pointe Phase II Trips	Remaining Entitlements
Retail	937,260 SF	804,474 SF*	--	132,786 SF
General Office	506,000 SF	452,763 SF	--	53,237 SF
Hotel	350 Rooms	350 Rooms	--	0 Rooms
Residential	1,000 Units	264 Units	336 Units	400 Units
Drive-In Bank	7,000 SF	--	--	7,000 SF

*804,474 SF of retail includes 2,600 SF of fast food w/ drive-through uses

Trip Generation Determination

A trip generation determination was prepared to determine the total new external trips generated by the development that has been proposed to date on site, including the current application for the 336 mid-rise apartment units. A summary has also been prepared to compare this volume of trips to the total approved trip generation potential of the overall site master plan and the number of trips remaining to be built. Table 2 provides this summary. Tables 3A and 3B attached to this letter provide detailed trip generation calculations.

Table 2
Avery Dania Pointe Phase II – Trip Generation Summary

Scenario	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Trips Associates with Master Site Entitlements	1,282	836	446	2,353	984	1,369
Previously Approved Trips	979	714	265	1,971	787	1,184
Avery Dania Pointe Phase II Trips	108	27	81	69	50	19
Remaining Trips	195	95	100	313	147	166

As shown, the site has entitlements remaining to generate a total of 195 total AM peak hour trips and 313 total PM peak hour trips following development of the currently proposed use.

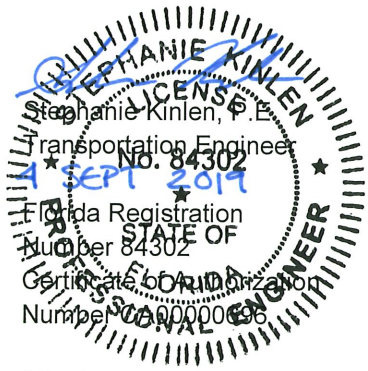
Conclusion

As determined herein, the Dania Pointe site has entitlements remaining to generate a total of 195 total AM peak hour trips and 313 total PM peak hour trips following development of the currently proposed use that is the subject of this application.

Please contact me via telephone at (561) 840-0852 or via e-mail at stephanie.kinlen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephanie Kinlen, P.E.
Transportation Engineer
Florida Registration
Number 84302
Certificate of Authorization
Number CA 00000696

Attachments

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TABLE 3A - Overall Site Entitlements
TRIP GENERATION

No Internal Capture: (Mark with X if appropriate) **Adjacent Street Traffic:**

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION				GROSS VOLUMES			INTERNAL CAPTURE						EXTERNAL TRIPS			PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS		
			ITE	ITE		ITE	Manual		Percent					Manual	Calc.	IC	IC	IC	IC				Manual	Calc.	PB			
		Land Use	Edition	Code	Scale	Units	In	Out	In	Out	In	Out	Total	Percent	Percent	Code	In	Out	Total	In	Out	Total	Percent	Percent	Trips	In	Out	Total
GROUP 1	1	General Commercial	10	820	937.26	ksf			62%	38%	384	236	620	13.4%	13.4%		42	42	84	342	194	536	34.0%	34.0%	182	251	103	354
	2	General Office Building	10	710	506	ksf			86%	14%	432	70	502	11.8%	11.8%		30	30	60	402	40	442	0.0%	0.0%	0	402	40	442
	3	Mid-Rise Apartment	10	221	600	DU			26%	74%	51	147	198	2.9%	2.9%		3	3	6	48	144	192	0.0%	0.0%	0	48	144	192
	4	High-Rise Apartment	10	222	400	DU			24%	76%	30	95	125	2.9%	2.9%		2	2	4	28	93	121	0.0%	0.0%	0	28	93	121
	5	Hotel	10	310	350	Room			59%	41%	100	70	170	18.8%	18.8%		16	16	32	84	54	138	0.0%	0.0%	0	84	54	138
	6	Drive-In Bank	10	912	7	ksf			58%	42%	39	28	67	17.6%	17.6%		6	6	12	33	22	55	35.0%	35.0%	20	23	12	35
	7																											
	8																											
	9																											
	10																											
	11																											
	12																											
	13																											
	14																											
	15																											
		Note: Unconstrained Internal Capture Method (ITE Handbook)				**Total:**					1036	646	1,682		11.8%		99	99	198	937	547	1,484		13.6%	202	836	446	1,282

No Internal Capture: (Mark with X if appropriate)

GROUP 2	1	General Commercial	10	820	937.26	ksf			48%	52%	1366	1480	2,846	20.4%	20.4%		290	290	580	1,076	1,190	2,266	34.0%	34.0%	770	691	805	1,496
	2	General Office Building	10	710	506	ksf			16%	84%	85	446	531	23.3%	23.3%		62	62	124	23	384	407	0.0%	0.0%	0	23	384	407
	3	Mid-Rise Apartment	10	221	600	DU			61%	39%	151	96	247	50.1%	50.1%		62	62	124	89	34	123	0.0%	0.0%	0	89	34	123
	4	High-Rise Apartment	10	222	400	DU			61%	39%	88	57	145	50.1%	50.1%		36	36	72	52	21	73	0.0%	0.0%	0	52	21	73
	5	Hotel	10	310	350	Room			51%	49%	120	116	236	19.5%	19.5%		23	23	46	97	93	190	0.0%	0.0%	0	97	93	190
	6	Drive-In Bank	10	912	7	ksf			50%	50%	72	72	144	31.2%	31.2%		22	22	44	50	50	100	35.0%	35.0%	36	32	32	64
	7																											
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	11																											
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		Note: Unconstrained Internal Capture Method (ITE Handbook)				**Total:**					1882	2267	4,149		23.9%		495	495	990	1,387	1,772	3,159		25.5%	806	984	1,369	2,353

TABLE 3B - EXISTING DEVELOPMENT + PROPOSED AVERY PHASE II TRIP GENERATION

No Internal Capture: (Mark with X if appropriate) **Adjacent Street Traffic:**

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION				GROSS VOLUMES			INTERNAL CAPTURE						EXTERNAL TRIPS			PASS-BY CAPTURE			NET NEW EXTERNAL TRIPS		
							Manual		Percent																				
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	In	Out	Total	Manual Percent	Calc. Percent	IC Code	IC In	IC Out	IC Total	In	Out	Total	Manual Percent	Calc. Percent	PB Trips	In	Out	Total
GROUP 1	1	General Commercial	10	820	801.874	ksf			62%	38%	343	210	553	13.4%	13.4%		37	37	74	306	173	479	34.0%	34.0%	162	225	92	317
	2	General Office Building	10	710	452.763	ksf			86%	14%	389	63	452	11.8%	11.8%		27	27	54	362	36	398	0.0%	0.0%	0	362	36	398
	3	Mid-Rise Apartment	10	221	600	du			26%	74%	51	147	198	2.9%	2.9%		3	3	6	48	144	192	0.0%	0.0%	0	48	144	192
	4	Hotel	10	310	350	Room			59%	41%	100	70	170	18.8%	18.8%		16	16	32	84	54	138	0.0%	0.0%	0	84	54	138
	5	Fast-Food w/ Drive-Through	10	934	2.6	ksf			51%	49%	53	51	104	17.6%	17.6%		9	9	18	44	42	86	50.0%	50.0%	44	22	20	42
	6																											
	7																											
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	11																											
	12																											
	13																											
	14																											
	15																											
		Note: Unconstrained Internal Capture Method (ITE Handbook)				**Total:**					936	541	1,477		12.5%		92	92	184	844	449	1,293		15.9%	206	741	346	1,087

No Internal Capture: (Mark with X if appropriate)

GROUP 2	1	General Commercial	10	820	801.874	ksf			48%	52%	1217	1319	2,536	20.4%	20.4%		259	259	518	958	1,060	2,018	34.0%	34.0%	686	615	717	1,332
	2	General Office Building	10	710	452.763	ksf			16%	84%	76	402	478	23.3%	23.3%		56	56	112	20	346	366	0.0%	0.0%	0	20	346	366
	3	Mid-Rise Apartment	10	221	600	du			61%	39%	151	96	247	50.1%	50.1%		62	62	124	89	34	123	0.0%	0.0%	0	89	34	123
	4	Hotel	10	310	350	Room			51%	49%	120	116	236	19.5%	19.5%		23	23	46	97	93	190	0.0%	0.0%	0	97	93	190
	5	Fast-Food w/ Drive-Through	10	934	2.6	ksf			52%	48%	44	41	85	31.2%	31.2%		13	13	26	31	28	59	50.0%	50.0%	30	16	13	29
	6																												
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	10																												
	11																												
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	13																												
	14																												
	15																												
		Note: Unconstrained Internal Capture Method (ITE Handbook)				**Total:**					1608	1974	3,582		23.1%		413	413	826	1,195	1,561	2,756		26.0%	716	837	1,203	2,040

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

July 10, 2017

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

RE: Dania Pointe Phase II (Building Residential B)
NW Corner of Stirling Road & SW 18th Ave Dania Beach, FL 33004
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

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

- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: http://www.dot.state.fl.us/aviation/obstructions.shtm

- No building, structure or vegetation on the site may exceed maximum height of 116 feet (AMSL) NAVD as determined by the FAA Determination Letter for Building Residential B (2016-ASO-22640-OE) and as shown on Site Plan C-402 (dated 06/02/2016) 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.

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org/www.fll.net

Adherence to these conditions is required for BCAD approval of the proposed Dania Pointe Phase II Project (Building Residential B), and is based on the Architectural Documents, dated June 02, 2016, prepared by Kimley-Horn and Associates, Inc. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This letter also serves as notice of potential aircraft overflight and noise impacts on this property due to its proximity to FLL. 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/developing this property that such exposure to aircraft overflights and the noise associated therewith will not adversely affect their enjoyment of the property.

This letter 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,

William Castillo
BCAD Aviation Planning Manager

cc: Nicole Haselden, E.I.T. (nicole.haselden@kimley-horn.com)
Michael P. Pacitto, P.G., Director Planning and Environmental

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

Aeronautical Study No.
2016-ASO-22640-OE

Issued Date: 02/28/2017

Joseph V. Denis
Dania Live 1748, LLC.
6060 Piedmont Drive Row South, Suite 200
Charlotte, NC 28287

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

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

Structure:	Building Residential B
Location:	Dania Beach, FL
Latitude:	26-03-11.26N NAD 83
Longitude:	80-09-25.55W
Heights:	6 feet site elevation (SE)
	110 feet above ground level (AGL)
	116 feet above mean sea level (AMSL)

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

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

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

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

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

This determination expires on 08/28/2018 unless:

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

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

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

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

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

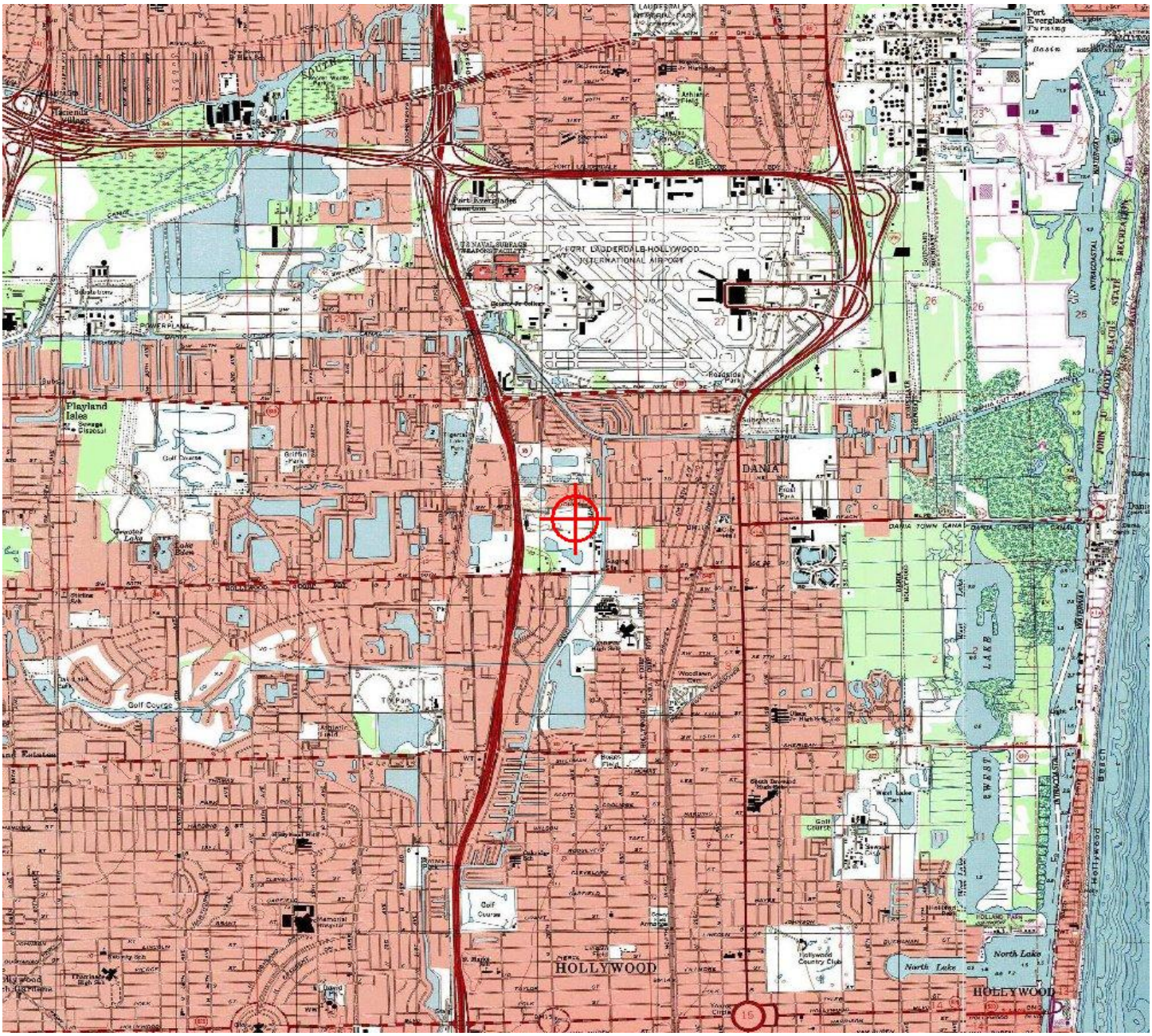
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6462. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-22640-OE.

Signature Control No: 303027903-323414743 (DNE)
Michael Blaich
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2016-ASO-22640-OE



AVERY DANIA POINTE

by Meyers Group

PHASE 2

111 ATLAS LN.
DANIA BEACH, FLORIDA
DRC 08/01/2019



Meyers Group | Kimley»Horn | CHRISTOPHER CAWLEY Landscape Architecture LLC | CC LA

DEVELOPER
MEYERS GROUP
2850 SOUTH DOUGLAS RD. SUITE 1000
CORAL GABLES,FLORIDA 33134
T:[illegible]

ARCHITECT
KOBI KARP ARCHITECTURE AND INTERIOR DESIGN
3915 BISCAYNE BLVD. SUITE 202
MIAMI,FLORIDA 33137
T.305.576.1016

CIVIL ENGINEER
KIMLEY HORN
1221 BRICKELL AVENUE, SUITE 400
MIAMI, FLORIDA, 33131
T.3056.573.2333

LANDSCAPE ARCHITECT
760 NE 69th Street | Suite 1109
Miami, Florida 33138
T.305.575.1818

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Rev.	Date	Rev.	Date
1 DRC REV #1	08-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE
PHASE II
111 ATLAS LN
DANIA BEACH, FLORIDA

Owner:
Name MEYERS GROUP
Address [illegible]
Address [illegible]
Tel: [illegible]
Email

Consultant:
Name KIMLEY HORN
Address 1221 BRICKELL AVENUE, SUITE 400
Address Miami, FL 33131
Tel: [illegible]
Email

Consultant: LANDSCAPE ARCHITECT
Name CHRISTOPHER CAWLEY
Address 760 NE 69TH STREET Suite #1109
Address MIAMI, FLORIDA
Tel: [illegible]
Email [illegible]

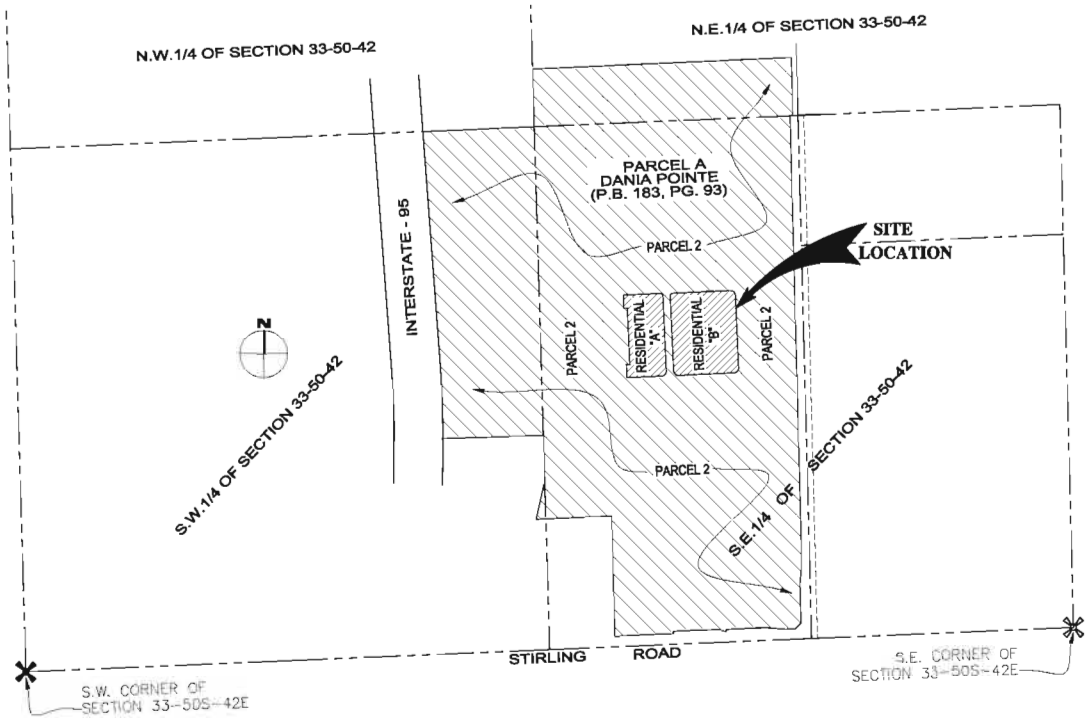
Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
3915 Biscayne Boulevard, Suite 202
Miami, Florida 33137 USA
Tel: +1 (305) 573 1016
Fax: +1 (305) 573 5765

KOBI KARP
Lic. # AR0012575

COVER

Date [illegible]	Sheet No. A0.00
Scale	
Project 1825	



LOCATION AND VICINITY MAP

PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
(SCALE 1" = 300')

LEGAL DESCRIPTION:

PARCEL 1: (LEASEHOLD ESTATE)

Lessee's Interest in that certain Lease by and between Dania Live 1748, LLC, a Delaware limited liability company, as Lessor, and Meyers Group Dania Pointe, LLC, a Delaware limited liability company, as Lessee, memorialized by that certain memorandum of Ground Lease dated _____, 2017 and recorded _____, 2017 in Instrument No. _____, of the Public Records of Broward County, Florida, demising the "Premises" and described as follows:

Residential A Lease Boundary

A parcel of land being a portion of Parcel A, Dania Pointe, recorded in Plat Book 183, Pages 91 thru 99 of the public records of Broward County, Florida. Said parcel of land being more particularly described as follows:

Commence at the Southwest corner of the Southeast One-quarter (S.E.1/4) of said Section 33; Thence N.87°34'11"E., along the South line of said Southeast One-quarter (S.E. 1/4), a distance of 1,339.75 feet to the Southeast corner of said West One-half (W. 1/2); Thence N.01°29'36"W., along the East line of said West One-half (W. 1/2), a distance of 1,374.87 feet; Thence S.87°27'12"W., a distance of 730.71 feet to the point of beginning of the herein described parcel of land; Thence continue S.87°27'12"W. a distance of 178.01 feet; Thence N.02°32'48"W. a distance of 66.32 feet; Thence N.87°27'12"E. a distance of 17.33 feet; Thence N.02°32'48"W. a distance of 290.00 feet; Thence S.87°27'12"W. a distance of 17.33 feet; Thence N.02°32'48"W. a distance of 66.15 feet; Thence N.87°27'12"E. a distance of 188.01 feet to a point of curvature of a tangent curve concave to the Southwest; Thence Easterly, Southeasterly and Southerly along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 14.33 feet for an arc distance of 22.51 feet to a point of tangency; Thence S.02°32'48"E. a distance of 383.65 feet to a point on the arc of a non-tangent curve concave to the Northwest, a radial line of said curve through said point having a bearing of S.86°38'04"W. into the radius point; Thence Southerly, Southwesterly and Westerly along the arc of said curve to the right, having a central angle of 91°14'20" and a radius of 24.16 feet for an arc distance of 38.47 feet to the point of beginning.

Said lands situate and being within the City of Dania Beach, Broward County, Florida.

Residential B Lease Boundary

A parcel of land being a portion of Parcel A, Dania Pointe, recorded in Plat Book 183, Pages 91 thru 99, of the public records of Broward County, Florida; said parcel of land being more particularly described as follows:

Commence at the Southwest corner of the Southeast One-quarter (S.E.1/4) of said Section 33; Thence N.87°34'11"E., along the South line of said Southeast One-quarter (S.E. 1/4), a distance of 1,339.75 feet to the Southeast corner of said West One-half (W. 1/2); Thence N.01°29'36"W., along the East line of said West One-half (W. 1/2), a distance of 1,374.87 feet; Thence S.87°27'12"W., a distance of 360.71 feet to the point of beginning of the herein described parcel of land; Thence continue S.87°27'12"W. a distance of 284.00 feet to a point on the arc of a non-tangent curve concave to the Northeast, a radial line of said curve through said point having a bearing of N.02°58'00"W. into the radius point; Thence Westerly, Northwesterly and Northerly along the arc of said curve to the right, having a central angle of 91°14'20" and a radius of 24.16 feet for an arc distance of 38.47 feet to a point on a non-tangent line; Thence N.02°32'48"W, a distance of 382.15 feet to a point of curvature of a tangent curve concave to the Southeast; Thence Northerly, Northeasterly and Easterly along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 14.33 feet for an arc distance of 22.51 feet to a point on a non-tangent line; Thence N.87°25'13"E. a distance of 294.00 feet to a point on the arc of a non-tangent curve concave to the Southwest, a radial line of said curve through said point having a bearing of S.02°32'48"E. into the radius point; Thence Easterly Southeasterly and Southerly along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 24.50 feet for an arc distance of 38.48 feet to a point of tangency; Thence S.02°32'48"E. a distance of 372.15 feet to a point of curvature of a tangent curve concave to the Northwest; Thence Southerly, Southwesterly and Westerly along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 24.50 feet for an arc distance of 38.48 feet to the point of beginning.

Said lands situate and being within the City of Dania Beach, Broward County, Florida.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

Together with those certain Non-Exclusive Easement Rights as created by said Lease and that certain Declaration of Covenants, Restrictions and Easements for Dania Pointe, recorded December 23, 2016 in Instrument No. 114116361, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the Legal Description as shown on Exhibit "A" of SCHEDULE BII, of the Title Commitment prepared by First American Title Insurance Company, with Effective Date of August 13, 2018 at 8:00 a.m., under Order Number 1062-3877242 Rev A, Customer Reference Number: Meyers Group/Dania Pointe.

2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.

3) Accuracy: The expected use of the land, is "Suburban", the minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, florida Statutes.

4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

8) Ownership subject to OPINION OF TITLE.

9) Type of Survey: ALTA/NSPS LAND TITLE SURVEY

10) Area of Property.
Residential "A"_____ 80,287.55 Square Feet or 1.84 Acres more or less.
Residential "B"_____ 139,718.42 Square Feet or 3.21 Acres more or less.

11) North arrow direction shown hereon is based on assumed value of N87°34'11"E along the South Line of the S.E. 1/4 of Section 33-50-42, as shown in Plat Book 183, Page 93, of the Public Records Broward County, Florida.

12) Elevations Shown herein are based on North American Vertical Datum, 1988.

13) Braward County Bench Mark Used: 2041

Elev.: 12.83' (National Geodetic Vertical Datum, 1929)

Elev.: 11.32' (North American Vertical Datum, 1988)

14) Bench Mark Description and Location: Broward County Engineering Division Brass Disc in Concrete Sidewalk, in the Southeast corner of Bridge over C-10 Canal at Old Griffin Road.

14a) TEMPORARY BENCH MARK (T.B.M.)
T.B.M.#1 CATCH BASIN. Elev.: 4.67' (NAD88)
T.B.M.#2 CATCH BASIN. Elev.: 6.63' (NAD88)

15) Property Address:
VACANT
Stirling Road & Bryan Road
City of Dania Beach, FL 33004

16) Flood Zone: "AH-5" (12%) and "X-N/A"(88%)
Base Flood Elev.=5.00' and N/A
AS PER FEMA Map Number: 12011C0566H
Community Number: 120034
Date: August 18, 2014

17) This ALTA/NSPS LAND TITLE SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

a.) Dania Live 1748, LLC, a Florida limited liability company
b.) Bilzin Sumberg Baena Price and Axelrod llp
c.) First American Title Insurance Company

18) Field Book: A-804, 11 & 12 Project No.: 18-033-0363
Data Collector File: Danya.cr5

19) This Map of Survey is intended to be displayed at a scales One inch equals 30 feet or smaller.

20) Latitude and Longitude are base on NAD83 Florida State Planes Coordinates, East Zone, US Foot.

SURVEYOR'S CERTIFICATE:

Certified To: Dania Live 1748, LLC, a Florida limited liability company, Bilzin Sumberg Baena Price and Axelrod llp and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 8, 11, 13, 14, 16, 17, 19, and 20 of Table A thereof.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

The field work was completed on July 12th, 2018

Date of Plat or Map: September 10th, 2018

FORD, ARMENTEROS & FERNANDEZ, INC, LB 6557
Original Field Work Survey Date: July 12th, 2018
Revision 1:

By: _____
Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-8956
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

PORTION OF DANIA POINTE

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY

SHEET TITLE: LEGAL DESCRIPTION, SURVEYOR'S NOTES, SURVEYOR'S CERTIFICATE AND LOCATION MAP

CLIENT: MEYER GROUP DANIA POINTE, LLC

CLIENT ADDRESS: 2850 SOUTH DOUGLAS ROAD SUITE #1000 CORAL GABLES, FL 33134

PROJECT LOCATION: SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWN BY: L.D./R.R./J.A.E.R.

CHK. CHECKED BY: R.R.

QUALITY CONTROL:

DATE: JULY 12, 2018

PROJECT No.: 18-033-0363

SHEET 1 OF 3 SHEETS

TITLE REVIEW NOTES:

All the following documents listed under SCHEDULE BII, of the Title Commitment prepared by First American Title Insurance Company, with Effective Date of August 13, 2018 at 8:00 a.m., under Order Number 1062-3877242 Rev A, Customer Reference Number: Meyers Group/Dania Pointe, furnished by the client to the undersigned to show any matter affecting the subject property.

LIST OF DOCUMENTS:

8. Security/Lien Agreement installation of Required Improvements by and between Broward County, a political subdivision of the State of Florida, and BRI, LLC recorded in Official Records Book 44578, Page 652, Public Records of Broward County, Florida. (As to All Parcels), (DOES APPLY, HOWEVER NOT PLOTTABLE)

9. INTENTIONALLY DELETED

10. INTENTIONALLY DELETED

11. Indemnification and Hold Harmless Agreement by Dania Live 1748, LLC, a Delaware limited liability company, and the City of Dania Beach, Florida, a municipal corporation of the State of Florida, recorded as Instrument No. 113484339, Public Records of Broward County, Florida. (As to All Parcels), (DOES APPLY, HOWEVER NOT PLOTTABLE).

12. Ordinance No. 2016-003 of the City Commission of the City of Dania Beach, Florida, recorded as Instrument No. 113587108, Public Records of Broward County, Florida. (As to All Parcels), (DOES APPLY, HOWEVER NOT PLOTTABLE).

13. Contribution Agreement between the City of Dania Beach, Florida, and Dania Live 1748, LLC, recorded as Instrument No. 114041718, Public Records of Broward County, Florida. (As to All Parcels), (DOES APPLY, HOWEVER NOT PLOTTABLE).

14. Development Agreement between The City of Dania Beach, Florida, and Dania Live 1748, LLC, for Dania Pointe recorded as Instrument No. 114041765, affected by Amended and Restated Development Agreement recorded as Instrument No. 114740477, Public Records of Broward County, Florida. (As to All Parcels), (DOES APPLY, HOWEVER NOT PLOTTABLE).

15. Terms, covenants, conditions, restrictions and easements as contained in that certain Declaration of Covenants, Restrictions and Easements for Dania Pointe recorded December 23, 2016 in Instrument No. 114116361, Public Records of Broward County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), affected by Assignment of Declarant's Rights and Obligations recorded as Instrument No. 115264128. (As to All Parcels) (AS TO PARCEL 1, IF ANY ITEM ARE PLOTTABLE ARE SHOWN HEREIN / AS TO PARCEL 2 NO ITEMS ARE SHOWN).

16. All of the terms and provisions set forth and contained in that certain Unrecorded Lease by and between Dania Live 1748, LLC, a Delaware limited liability, (Landlord) and Dania Pointe Partners, LLC, a Florida limited liability company, (Tenant), as evidenced by that certain Memorandum of Ground Lease and Air Rights Agreement which is recorded in Instrument No. 114210544, Public Records of Broward County, Florida. (As to All Parcels) (DOES APPLY TO PARCEL 2 ONLY, HOWEVER NOT PLOTTABLE).

17. All of the terms and provisions set forth and contained in that certain Unrecorded Lease by and between Dania Live 1748, LLC, a Delaware limited liability company, (Landlord), and Outback Steakhouse of Florida, LLC, a Florida limited liability company, (Tenant), as evidenced by that certain Short form Notice of Lease which is recorded in Instrument No. 114315760. (As to All Parcels) (DOES APPLY TO PARCEL 2 ONLY, HOWEVER NOT PLOTTABLE).

18. All of the terms and provisions set forth and contained in that certain Unrecorded Lease by and between Dania Live 1748, LLC, a Delaware limited liability company, (Landlord), and Hobby Lobby Stores LLC, an Oklahoma corporation, (Tenant), as evidenced by that certain Memorandum of Lease which is recorded in Instrument No. 114457511, Public Records of Broward County, Florida. (As to All Parcels) (DOES APPLY TO PARCEL 2 ONLY, HOWEVER NOT PLOTTABLE).

19. All of the terms and provisions set forth and contained in that certain Unrecorded Lease by and between Dania Live 1748, LLC, a Delaware limited liability company, (Landlord), and Ulta Salon, Cosmetics & Fragrance, Inc., a Delaware corporation, (Tenant), as evidenced by that certain Memorandum of Lease which is recorded in Instrument No. 114498093, Public Records of Broward County, Florida. (As to All Parcels) (DOES APPLY TO PARCEL 2 ONLY, HOWEVER NOT PLOTTABLE).

20. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DANIA POINTE, as recorded in Plat Book 183, Page(s) 91, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), affected by Agreement for Amendment of Notation on Plat recorded in Instrument No. 116038864. (As to All Parcels) (DOES APPLY. ITEMS AFFECTING PARCEL 1 (RESIDENTIAL A & B), IF ANY ARE SHOWN HEREON, ANYTHING AFFECTING PARCEL 2 IS NOT SHOWN)

21. Terms and conditions of the Security/Lien Agreement installation of required improvements by and between Broward County, a political subdivision of the state of Florida and Dania Live 1748, LLC and Discount Auto Parts, LLC recorded in Instrument No. 114485104, Public Records of Broward County, Florida. (As to All Parcels) (DOES APPLY, HOWEVER NOT PLOTTABLE).

22. Terms and conditions of the Traffic Signalization Agreement by and between Broward County, a political subdivision of the state of Florida and Dania Live 1748, LLC and Discount Auto Parts, LLC recorded in Instrument No. 114485105, Public Records of Broward County, Florida. (As to All Parcels) (DOES APPLY, HOWEVER NOT PLOTTABLE).

23. Terms and conditions of the Traffic Signalization Agreement by and between Broward County, a political subdivision of the state of Florida and Dania Live 1748, LLC and Discount Auto Parts, LLC recorded in Instrument No. 114485106, Public Records of Broward County, Florida. (As to All Parcels) (DOES APPLY, HOWEVER NOT PLOTTABLE).

24. Terms and Provisions of Memorandum of Ground Lease by and between Dania Live 1748, LLC, a Delaware limited liability company and Meyers Group Dania Pointe, LLC, a Delaware limited liability company, dated _____, and recorded _____ in Instrument No. _____, Public Records of Broward County, Florida. (ITEM NOT REVIEWED AS PART OF THIS SURVEY).

25. Easement in favor of Florida Power & Light Company recorded in Official Records Book 3682, Page 544, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

26. Easement Agreement in favor of the City of Dania, a Florida municipal corporation, recorded in Official Records Book 11847, Page 507, Public Records of Broward County, Florida, (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

27. Utility Easement in favor of the City of Dania, a political subdivision of the State of Florida recorded in Official Records Book 13770, Page 13; as affected by that certain Ordinance No. 2016-009 recorded December 12, 2016 in Instrument No. 114090472, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

28. Easement in favor of Florida Power & Light Company recorded in Official Records Book 17234, Page 12, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

29. INTENTIONALLY DELETED

30. INTENTIONALLY DELETED

31. Easement in favor of Florida Power & Light Company recorded in Official Records Book 29983, Page 1879, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

32. Reciprocal Easement Agreement by and between Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida corporation not for profit, and Palmetto Hospitality of Dania Beach OP, LLC, a Florida limited liability company, recorded in Official Records Book 45257, Page 1382, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

33. Easement in favor of Florida Power & Light Company recorded in Official Records Book 48076, Page 1534, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

34. Absolute Bill of Sale by and between Palmetto Hospitality of Dania Beach GM, LLC, a South Carolina limited liability company, as the Manager of Palmetto Hospitality of Dania Beach HP, LLC, a Florida limited liability company, and Palmetto Hospitality of Dania Beach 55, LLC, a Florida limited liability company, and the City of Dania Beach, a Florida municipal corporation, recorded in Official Records Book 47392, Page 408, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

35. Amended Sewer Easement in favor of the City of Dania Beach, Florida, recorded in Official Records Book 48236, Page 662, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

36. Reciprocal Easement Agreement by and between Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida corporation not for profit, and Palmetto Hospitality of Dania Beach OP, LLC, a Florida limited liability company, recorded in Official Records Book 45257, Page 1382, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

37. Water Easement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Official Records Book 47454, Page 1372; as affected by that certain Ordinance No. 2016-009 recorded December 12, 2016 in Instrument No. 114090472, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

38. Off-Street Parking & Signage Agreement recorded in Official Records Book 51274, Page 1577, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

39. Sign Panel License and Cross Parking Easement Agreement recorded in Official Records Book 51274, Page 1587, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

40. Declaration of Covenants, Conditions, Restrictions and Grant and Reservation of Easements by and among Dania Live 1748, LLC, a Delaware limited liability company, Palmetto Hospitality of Dania Beach, LLC and Palmetto Hospitality of Dania Beach 55, LLC, both Florida limited liability companies, and Palmetto Hospitality of Dania Beach Condominium Association, Inc., a Florida non-profit corporation, recorded January 22, 2015 as Instrument No. 112759788, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

41. INTENTIONALLY DELETED

42. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 46277, Page 1882, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

43. Sewer Easement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Official Records Book 47392, Page 782; as affected by that certain Ordinance No. 2016-009 recorded December 12, 2016 in Instrument No. 114090472, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

44. All of the terms and provisions set forth and contained in that certain Unrecorded Lease between Stirling Hotel Dania Beach, Ltd., a Florida limited partnership, "Lessor", and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless, a Delaware limited partnership, "Lessee", as evidenced by that certain Memorandum of Building and Rooftop Lease Agreement which is recorded in Instrument No. 114405458, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

45. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 114863634, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

46. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 114863648, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

47. All of the terms and provisions set forth and contained in that certain Unrecorded Lease by and between Dania Live 1748, LLC, a Delaware limited liability company, (Landlord), and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless, (Tenant), as evidenced by that certain Memorandum of Lease which is recorded in Instrument No. 114719995, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

48. Declaration of Easement by and between Dania Live 1748, LLC, a Delaware limited liability company, Stirling Access, LLC, a Florida limited liability company, LVP Hill Ft Lauderdale, LLC, a Florida limited liability company recorded in Instrument No. 114851500. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

49. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 114936185. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

50. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 114936186. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

51. Easement granted to Florida Power & Light Company by instrument recorded in Instrument No. 114956860. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

52. All of the terms and provisions set forth and contained in that certain Unrecorded Lease by and between Dania Live 1748, LLC, a Delaware limited liability company, (Landlord), and Lucky's Market Operating Company, LLC, a Delaware limited liability company, (Tenant), as evidenced by that certain Memorandum of Lease which is recorded in Instrument No. 115008548. (As to Parcels 1 and 2) (DOES APPLY TO PARCEL 2, NOT SHOWN).

53. Easement Agreement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Instrument No. 115206038, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

54. Easement Agreement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Instrument No. 115206048, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

55. Easement Agreement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Instrument No. 115206082, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

56. Easement Agreement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Instrument No. 115206088, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

57. Easement Agreement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Instrument No. 115206093, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

58. Easement Agreement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Instrument No. 115206111, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

59. Easement Agreement in favor of the City of Dania Beach, a Florida municipal corporation, recorded in Instrument No. 115216195, Public Records of Broward County, Florida. (As to Parcel 2 only) (DOES APPLY TO PARCEL 2, NOT SHOWN).

60. Easement Agreement and Restrictive Covenants recorded in Instrument No. 115237187. (As to All Parcels) (DOES APPLY TO PARCEL 2, NOT SHOWN).

61. Declaration of Restrictive Covenants (Transportation Concurrency Fee Credit for Level Two Development) recorded in Instrument No. 115247952. (As to All Parcels) (DOES APPLY TO PARCEL 2, NOT SHOWN).

Note: Notice of Lien Prohibition recorded April 13, 2018 in Instrument No. 115011417. (DOES APPLY TO PARCEL 2, NOT SHOWN).

Note: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

FORD, ARMENTEROS & FERNANDEZ, INC.
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FAX (305) 470-8205
L.B. No. 6557

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY

SHEET TITLE: TITLE REVIEW NOTES

CLIENT: MEYER GROUP DANIA POINTE, LLC

CLIENT ADDRESS: 2800 SOUTH DOUGLAS ROAD SUITE #1000 MIAMI, FL 33134

PROJECT LOCATION: SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA

PORTION OF DANIA POINTE

SCALE: N/A

DRWN BY: L.D./R.R./J.A.E.R.

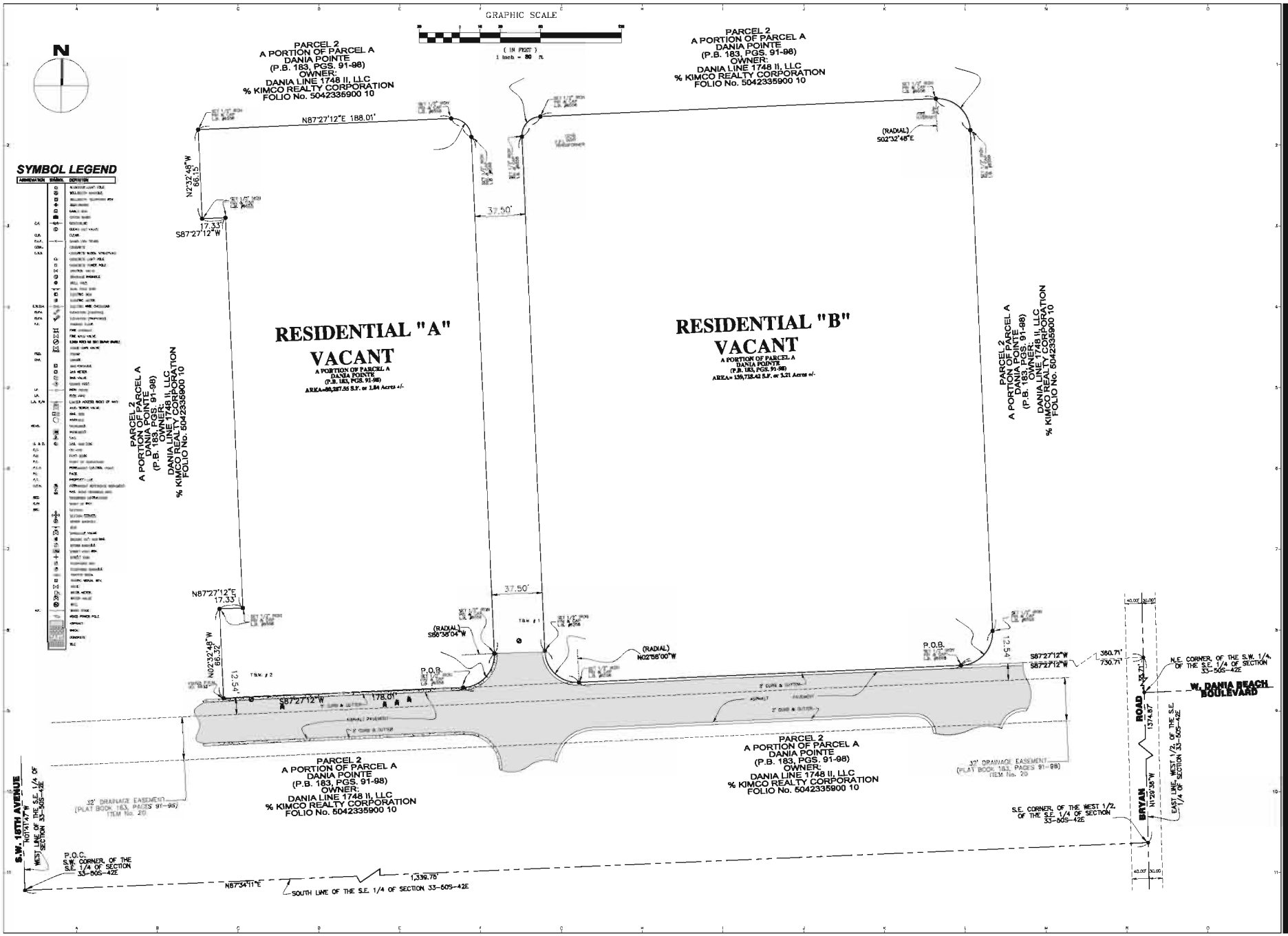
CHK. DESIG'D BY: R.R.

QUALITY CONTROL:

DATE: JULY 12, 2018

PROJECT No.: 18-033-0363

SHEET 2 OF 3 SHEETS



FORD, ARMENTEROS & FERNANDEZ, INC.
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DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2808
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

TYPE OF PROJECT: ALTA / NSPS LAND TITLE SURVEY
SHEET TITLE: SKETCH OF BOUNDARY SURVEY AND LEGEND
CLIENT: MEYER GROUP DANIA POINTE, LLC
CLIENT ADDRESS: 2800 SOUTH DOUGLAS ROAD SUITE #1000 CORAL GABLES, FL 33134
PROJECT LOCATION: SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA

PORTION OF DANIA POINTE

SCALE: 1" = 80'
DRAWN BY: L.D./R.R./J.A.E.R.
CHK. CHECKED BY: R.R.
QUALITY CONTROL:
DATE: JULY 12, 2018
PROJECT No.: 18-033-0363
SHEET: 3 OF 3 SHEETS



PLAN NORTH

1 LOCATION MAP

N.T.S

UNIT MIX BREAKDOWN

	A1 1b/1b 691 SF	A2 1b/1b 728 SF	A3 1b/1b 734 SF	B1 2b/2b 987 SF	B2 2b/2b 1030 SF	B3 2b/2b 1096 SF	B4 2b/2b 1169 SF	B5 2b/2b 1189 SF	B6 2b/2b 989 SF	C1 2b/2b+D 1136 SF	C2 2b/2b 1264 SF	C3 2b/2b+D 1397 SF	C4 2b/2b+D 1196 SF	UNITS/FLOOR
LEVEL 1	12	0	0	11	2	0	0	0	1	1	2	1	0	30
LEVEL 2	12	1	0	12	2	0	0	0	1	1	2	1	0	32
LEVEL 3	12	1	1	12	2	1	1	0	1	1	3	1	1	36
LEVEL 4	12	1	1	12	2	1	1	0	1	1	3	1	1	36
LEVEL 5	12	1	1	12	2	1	1	0	1	1	3	1	1	36
LEVEL 6	12	1	1	12	2	1	1	1	1	1	3	1	1	38
LEVEL 7	12	1	1	12	2	1	1	1	1	1	3	1	1	38
LEVEL 8	12	1	1	12	2	1	1	1	1	1	3	1	1	38
ROOF	0	0	0	0	0									
TOTAL	107	7	6	95	16	6	6	3	7	8	23	7	6	324
	33.02%	2.16%	1.85%	29.32%	4.94%	1.85%	1.85%	0.93%	2.16%	2.47%	7.10%	2.16%	1.85%	
	37.04%			41.05%						12.04%				

Rev. Date Rev. Date

1 DRC REVIEW #1 09-06-2019

ZONING PACKAGE

AVERY DANIA POINTE PHASE II

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KOSH KARP
Lic. # AR0011570

LOCATION/UNIT BREAKDOWN

Date
Check
Project

Sheet No.
A0.02

SQUARE FOOTAGE BREAKDOWN

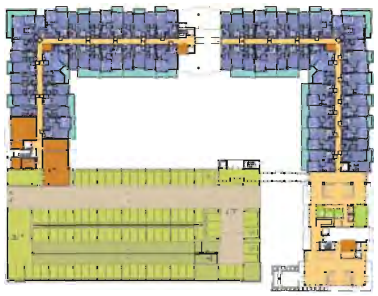
PROJECT DATA

USE	LEVEL	UNITS/FLOOR	# OF SPACES	FLOOR AREA
ROOF	09 LEVEL	0	0	0
RESIDENTIAL	08 LEVEL	44	0	46,329
RESIDENTIAL	07 LEVEL	44	0	46,529
RESIDENTIAL	06 LEVEL	44	0	52,996
RESIDENTIAL	05 LEVEL	44	14	52,277
RESIDENTIAL	04 LEVEL	44	110	46,329
RESIDENTIAL	03 LEVEL	44	112	46,329
RESIDENTIAL	02 LEVEL	39	107	43,905
LOBBY/RETAIL	GROUND LEVEL	33	115	43,964
TOTAL		336	**458**	**378,658**

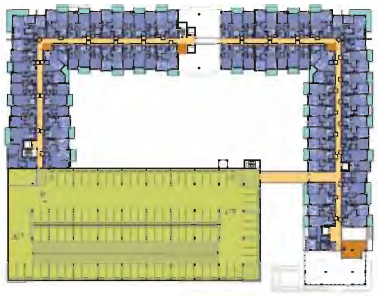
GRAND TOTAL: 8

SELLABLE AREA

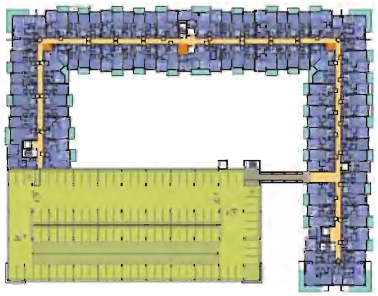
B.O.H.	AMENITIES	RESIDENTIAL	OFFICE	PARKING	TERRACE
0	0	0	0	0	0
218	5,045	40,069	0	0	4,112
218	11,801	40,069	0	0	4,112
218	11,712	40,069	0	0	4,112
218	27,188	39,736	0	10,909	4,105
218	6,182	39,736	0	33,670	4,313
218	6,182	39,736	0	33,670	4,105
724	5,897	32,434	0	33,670	3,381
3,048	10,164	28,372	685	33,670	4,487
5,080	84,171	300,221	685	145,589	32,727
		390,157			



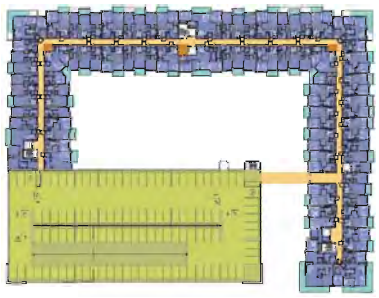
GROUND LEVEL
43,484 SF



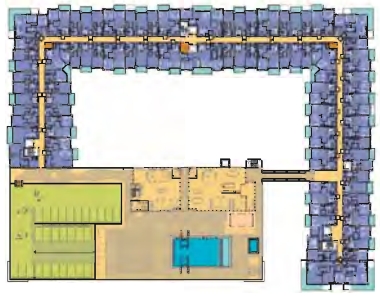
LEVEL 2
43,904 SF



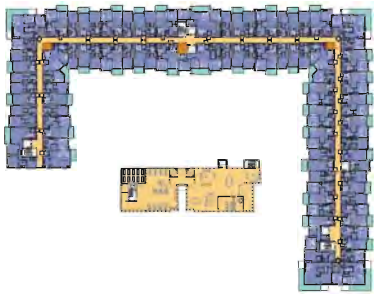
LEVEL 3
46,329 SF



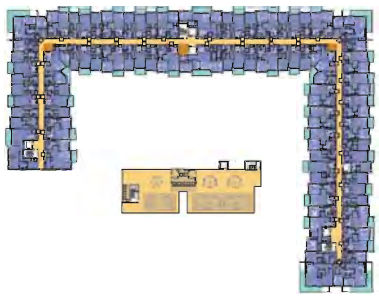
LEVEL 4
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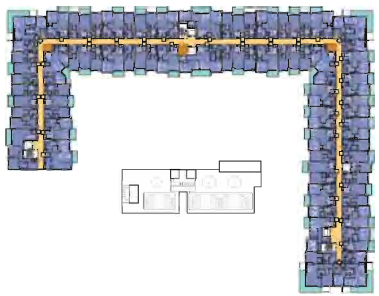
LEVEL 5
46,329 SF



LEVEL 6
46,328 SF



LEVEL 7
46,328 SF



LEVEL 8
46,328 SF

1 AREA BREAKDOWN
Scale: 1/32"= 1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

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ZONING PACKAGE

AVERY DANIA POINTE PHASE II

111 ATLAS LN
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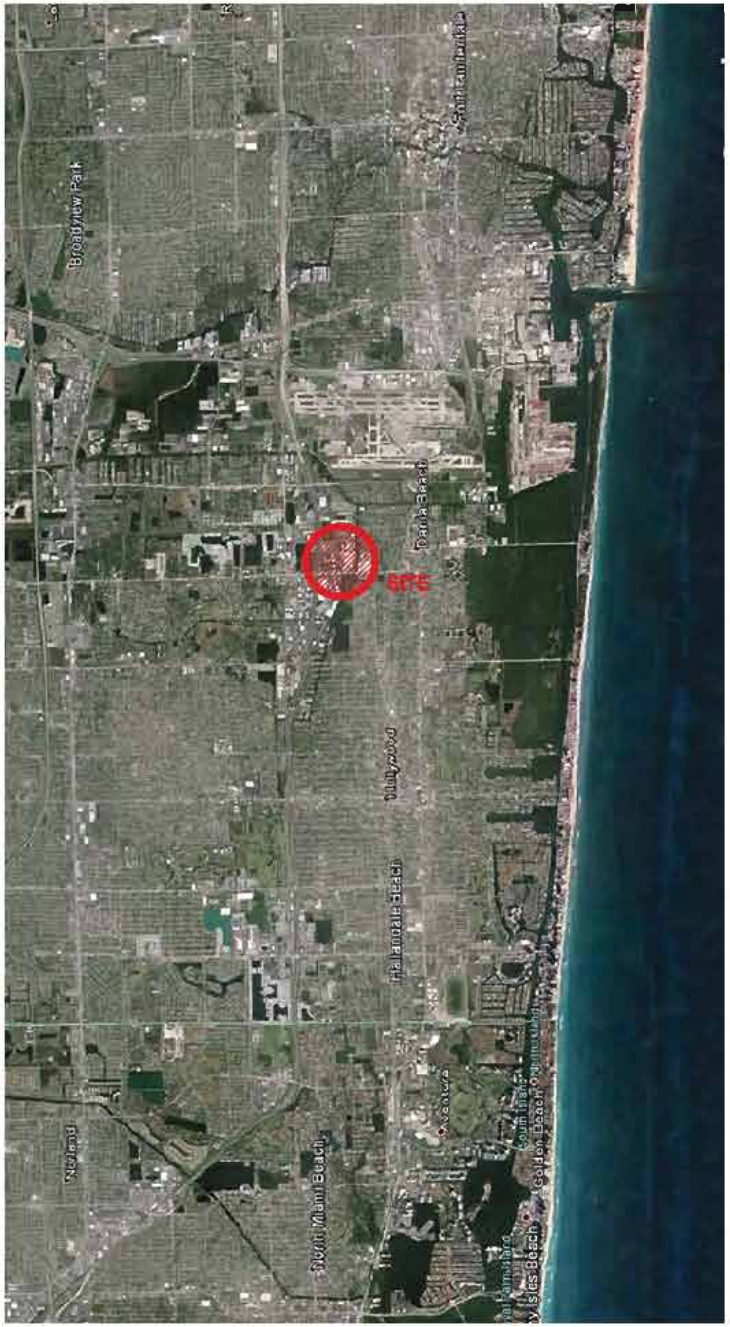
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AREA CALCULATION

Date	09/05/2019	Sheet No.	A0.03
Scale			
Project	1925		





No.	Date	No.	Date
1	08/26/2019		

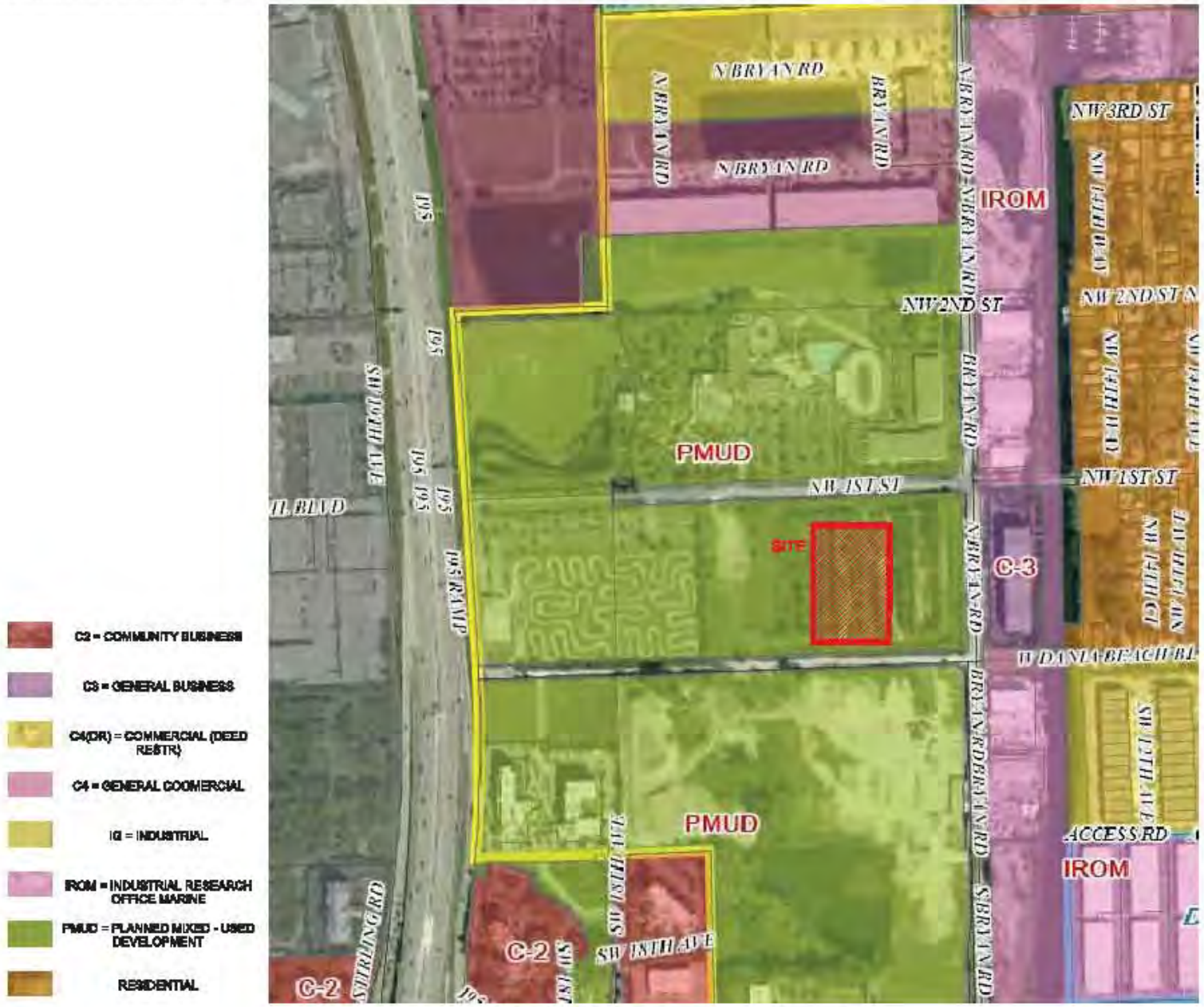
ZONING PACKAGE

AVERY DANIA POINTE PHASE II
111 ATLAS LN
DANIA BEACH, FLORIDA

KOBI KARP

LOCATION MAP

A0.04



1 LAND USE MAP
1/128" = 1' - 0"

ZONING PACKAGE

AVERY DANIA POINTE PHASE II

ADJACENT LAND USES

A0.05



Rev.	Date	Rev.	Date
1 DRC REV #1	08-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE
PHASE II
111 ATLAS LN
DANIA BEACH, FLORIDA

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RENDER

1 RENDER
Scale: N/S

Date	05/05/2019	Sheet No.	A0.06
Scale			
Project	1825		



Rev.	Date	Rev.	Date
1 DRC REV #1	08-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE PHASE II
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DANIA BEACH, FLORIDA

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RENDERING

1 RENDERING
Scale: N.T.S.

Date	05/05/2019	Sheet No.
Scale		A0.07
Project	1825	



1 RENDERING
Scale: N.T.S.

Rev.	Date	Rev.	Date
1 DRC REVIEW	08-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE PHASE II

111 ATLAS LN
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KOBI KARP
Lic. # AR0012875

RENDERING

Date	05/06/2019	Sheet No. A0.08
Scale		
Project	1825	



1 SUN SHADE STUDY
Scale: N.T.S.

Rev.	Date	Rev.	Date
1 DRC REV #1	08-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE
PHASE II
111 ATLAS LN
DANIA BEACH, FLORIDA

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Tel: Tel: (305) 679-0303
Email

Consultant: LANDSCAPE ARCHITECT
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Tel. 7862543337
Email CHRIS@CHRISTOPHERCAWLEY.COM

Consultant:
Name
Address
Address
Tel.
Email

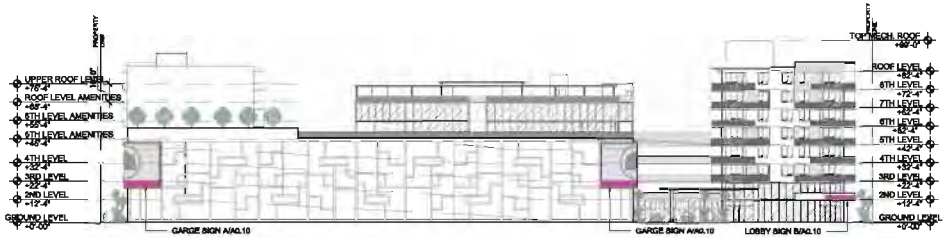
Architect of Record:
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KOBI KARP
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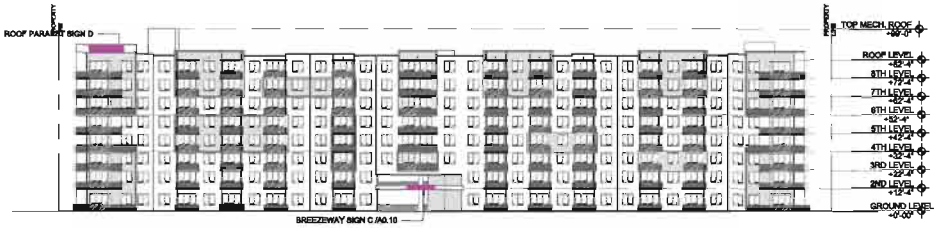
SUN STUDY

Date 05/02/2019
Scale
Project 1825

Sheet No.
A0.09



1 EAST ELEVATION-KEY PLAN
Scale: 1/32"=1'-0"



2 WEST ELEVATION-KEY PLAN
Scale: 1/16"=1'-0"

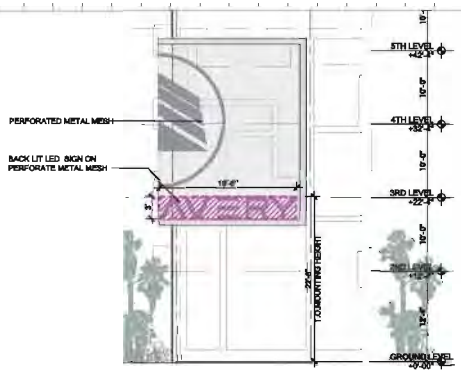


3 SOUTH ELEVATION-KEY PLAN
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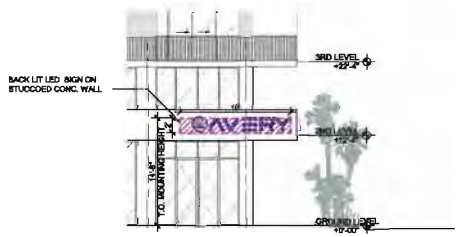


4 NORTH ELEVATION-KEY PLAN
Scale: 1/16"=1'-0"

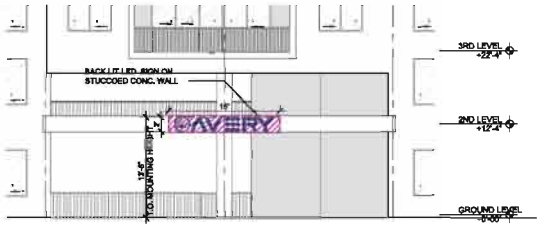
BUILDING SIGNAGE HERE DEPICTED IS A DIAGRAMMATIC DESIGN INTENT SIGNAGE TO BE A DIFFERED PERMIT BY OTHERS



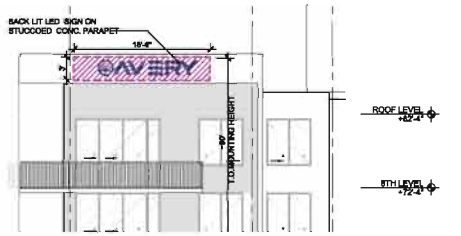
A SIGN A-GARAGE CORNER SIGN
Scale: 1/8"=1'-0"



B SIGN B-LOBBY SIGN
Scale: 1/8"=1'-0"



C SIGN C -BREEZEWAY SIGN
Scale: 1/8"=1'-0"



D SIGN D -ROOF PARAPET SIGN
Scale: 1/8"=1'-0"

Rev.	Date Rev.	Date
1 DRC REV.#1	09-05-2019	

ZONING PACKAGE

AVERY DANIA POINTE
PHASE II
111 ATLAS LN
DANIA BEACH, FLORIDA

Owner:
Name: MEYERB GROUP
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Address: Coral Gables, FL 33134
Tel: Tel: (305) 569-0999
Email:

Consultant:
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Address: 1221 BRICKELL AVENUE, SUITE 400
Address: Miami, FL 33131
Tel: Tel: (305) 673-2025
Email:

Consultant: LANDSCAPE ARCHITECT
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Address: 780 NE 69TH STREET Suite #1108
Address: MIAMI,FLORIDA
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Email: CHRIS@CHRISTOPHERCAWLEY.COM

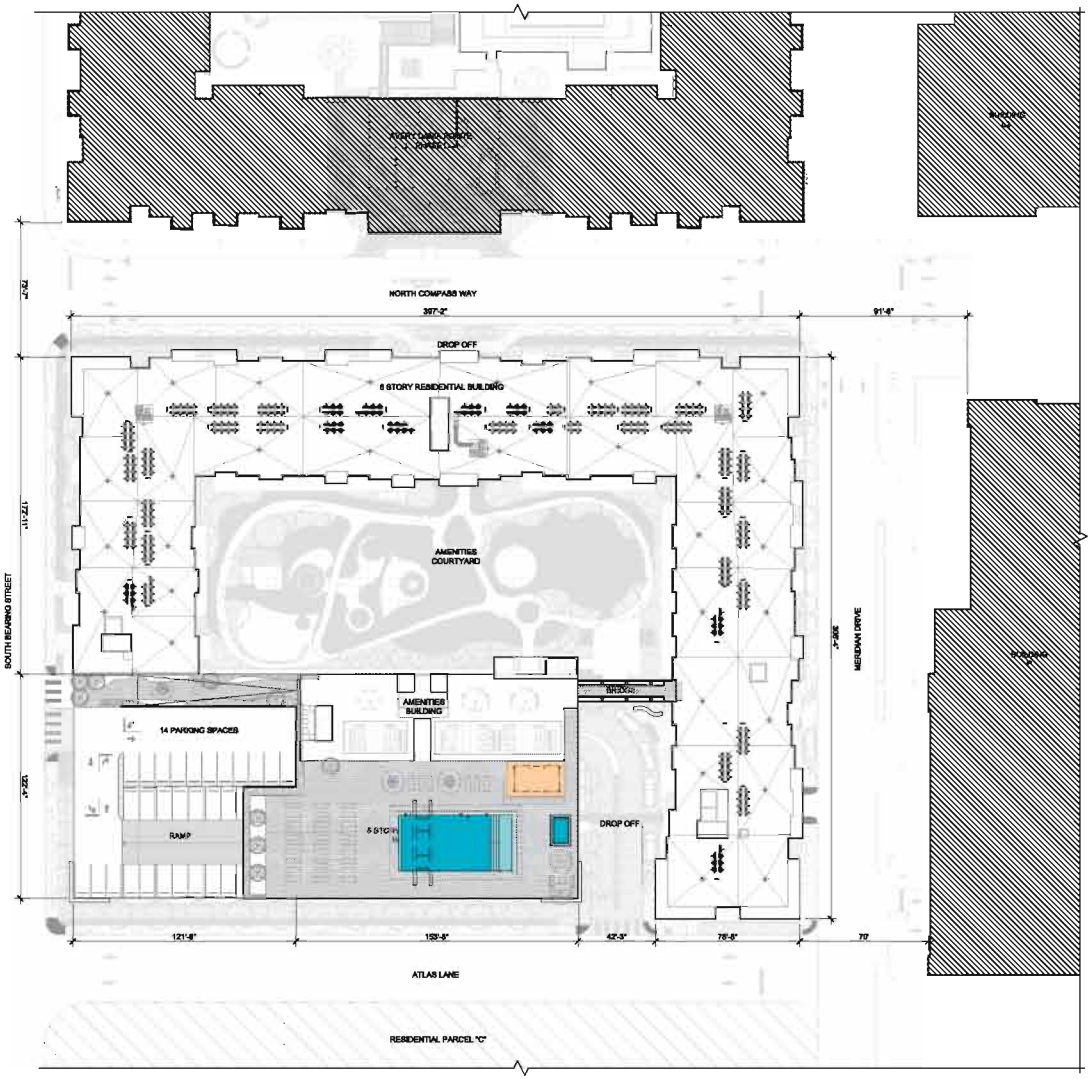
Consultant:
Name:
Address:
Address:
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KOBI KARP
Lic. # AR0012578

SIGNAGE_DIAGRAM
DESIGN_INTENT

Date	09/05/2019
Scale	
Project	1925
Sheet No.	A0.10



1 SITE PLAN

Scale: 1/32"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE PHASE II

111 ATLAS LN
DANIA BEACH, FLORIDA

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Consultant:
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Consultant: LANDSCAPE ARCHITECT
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Lic. # AR0012578

SITE PLAN

Date	09/05/2019	Sheet No.
Scale		A2.00
Project	1925	

LIFE SAFETY PLAN

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH (NFPA-101 LIFE SAFETY CODE TABLE A7.3I & FBC)

LIFE SAFETY TO FOLLOW 2017 FFPC & NFPA - 101 2015 EDITION

OCCUPANCY CLASSIFICATION	MAXIMUM TRAVEL DIST. TO EXIT (ft) SPRINKLED	MAXIMUM DEAD END CORRIDOR LENGTH (ft)	COMMON PATH (FT.)	CLEAR WIDTH PER PERSON SERVED (in) LEVEL	STAIRS	MINIMUM CORRIDOR/ AISLE WIDTH (in)	MINIMUM CLEAR OPG OF EXIT DOORS (in)	MINIMUM STAIR WIDTH (in)
Apartments - (within unit)	125	20	50	0.2	0.3	44	32	44
(from unit door to exit)	200	20	50	0.2	0.3	44	32	44
Hotel - (within guestroom)	125	20	50	0.2	0.3	44	32	44
(from guestroom door to exit)	200	20	50	0.2	0.3	44	32	44
Assembly	200	20	30 / 75	0.2	0.3	44	32	44
Mercantile	250	50	100	0.2	0.3	44	32	44
Business	300	50	100	0.2	0.3	44	32	44
Enclosed Parking Structure	200	50	50	0.2	0.3	44	32	44
Storage, Ordinary hazard	400	100	100					
Mechanical Rooms	-	-	100					

NFPA-101 LIFE SAFETY CODE TABLE 7.3.1.2 OCCUPANT LOAD FACTOR 2015 EDITION

USE	SF PER PERSON	USE	SF PER PERSON
APARTMENTS	200	AIRCRAFT (ABOVE FIRST FLOOR)	40
BUSINESS USE	100	MECHANICAL EQUIPMENT ROOM	300
CLASSROOM AREA	20	PARKING GARAGE	200
EXERCISE ROOM WITHOUT EQUIPMENT	50	STAGE AREA	15 NET
HOTEL (GUESTROOMS)	200	STORAGE / MECHANICAL (MECHANICAL)	300
HOTEL LOBBY	30 NET	STORAGE (OTHER THAN MECHANICAL)	300
KITCHENS	100	SWIMMING POOL DECK	20
MERCANTILE (GROUND FLOOR)	30	SWIMMING POOLS	50 (WATER SURFACE)

NOTE: ALL AREAS ARE GROSS UNLESS OTHERWISE NOTED

MINIMUM INTERIOR FINISH CLASSIFICATION (NFPA -101 LIFE SAFETY CODE) 2015 EDITION

OCCUPANCY	EXITS	ACCESS TO EXITS	OTHER SPACES
ASSEMBLY >300			
CLASS A OR B	A	A OR B	A OR B
CLASS C	A	A OR D	A, B OR C
OFFICE	A OR B	A, B OR C	A, B OR C
STORAGE	A OR B	A, B OR C	A, B OR C
RESIDENTIAL	A OR B	A, B OR C	A, B OR C

LIFE SAFETY NOTES:

1. ALL LIFE SAFETY PLANS MUST COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 6TH EDITION, THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, 2016 EDITION, NFPA 1, 101 (LIFE SAFETY CODE), 2015 EDITION, AND NFPA 1, SUNRISH FIRE CODE), 2018 EDITION.
2. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTTING OR PANELING OF NOT MORE THAN 1,000 SQUARE FEET OF APPLIED SURFACE AREA IN THE GRADE LOBBY AS ARE APPLIED DIRECTLY TO A NONCOMBUSTIBLE BASE OR OVER FURRING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIREBLOCKED AS REQUIRED BY SECTION 803.11.1.
3. ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.
4. LOBBY AREAS IN GROUP ASSEMBLY OCCUPANCIES SHALL NOT BE LESS THAN CLASS B MATERIALS.
5. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN PLACES OF ASSEMBLY WITH AN OCCUPANT LOAD OF 300 PERSONS OR LESS.
6. CLASS B MATERIAL IS REQUIRED WHERE THE BUILDING EXCEEDS TWO STORIES.
7. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.
8. CLASS B INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN HOODS WITH A CAPACITY OF FOUR PERSONS OR LESS.
9. CLASS B MATERIALS SHALL BE PERMITTED IN WAINSCOTTING EXTENDING NOT MORE THAN 48 INCHES ABOVE THE FINISHED FLOOR IN CORRIDORS

GENERAL NOTES:

1. THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN OCCUPANCY TYPE GROUP A2, R3, A4, B, M, R1, R2, S1 AND S2
2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
3. PROVIDE ONE-A/C TYPE, "3-A" RATED FIRE EXTINGUISHER FOR EACH 6,000 SQ. FT., MAXIMUM 75 FT. OF TRAVEL, TOP OF EXTINGUISHER NOT TO EXCEED 5 FEET ABOVE FINISH FLOOR.
4. THIS PROPOSED BUILDING IS TO INCORPORATE A COMPLETE SUPERVISED STAND PIPE SYSTEM AND FIRE ALARM SYSTEM, REFER TO FIRE ALARM SHEET I-A, AND FIRE PROTECTION SHEET I-B
5. REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING TO THE LINE CONNECTING THE LEADING EDGES OF THE TREAD.
7. ALL GATES AND DOORS FOR POOL BARRIERS IN A MEANS OF EGRESS MUST NOT REQUIRE THE USE OF A TOOL, KEY, OR SPECIAL KNOWLEDGE TO OPERATE AND THE HARDWARE MUST COMPLY WITH THE BCMSES REQUIREMENTS.
8. NEW BUILDING TO BE SPRINKLED WITH FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.
9. ALL EMERGENCY LIGHTS SHALL BE CONNECTED TO THE EMERGENCY GENERATOR. (REFER TO ELECTRICAL DRAWINGS.)

DOOR COMPONENT

DOORS SHALL HAVE SELF CLOSING AND LATCHING HARDWARE AT RATED WALLS DOORS SHALL BE RATED AT 450 CLOSER RATE OF TIME THAN 10 MIN DOOR SHALL BE RATED AT 250 DROPSEE RATE OF FIRE.

ELEVATOR COMPONENT

3 HOUR FIRE RATED SHAFT / OPENING PROTECTIVES AND "ACCESS BUILT" AS PER ASME / ANSI A17.1 AND APPROVED CONTRACTION (NON BUNKER) AND SMOKE CONTROL PROVIDED AS PER NFPA-101, 8.3

SMOKE PROOF STAIR COMPONENT

EXCEPTIONS TO 2 HOUR CONSTRUCTION AND SEPARATION FNC OSURF AS PER NFPA-101, 7.2.3.5 (NO COMMUNICATING OPENINGS) 1.5 HOUR SELF-CLOSING DOOR AND FRAME ASSEMBLIES SEPARATED / INCIDENT PROPAGATION SYSTEMS IN 5-HOUR SHAFTS IN ACCORDANCE WITH BOTH NFPA-101, 7.2.3.5 AND 2010 FBC. ADD DROPSEE RATED FIRE MINIMUM FOR FIRE STAIRS

ASSEMBLY COMPONENT

- FULLY SPRINKLERED
- DOORS NOT LOCKED FROM EGRESS SIDE WHEN ASSEMBLY OCCUPANCY IS OCCUPIED
- ILLUMINATED AND MARKED MEANS OF EGRESS
- EMERGENCY LIGHTING PROVIDED
- INITIATION PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES FULL DETECTION AND PROTECTION THROUGHOUT THE BUILDING
- AUDIBLE ALARM IS AUTOMATIC

SMOKE DETECTION - GENERAL NOTES

- EVERY MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE, OR SIMILAR ROOM (ANY GENERALLY UNOCCUPIED AREA THAT CAN PRODUCE AN IGNITION SOURCE)
- EVERY ELEVATOR LOBBY
- EACH HVAC MAIN RETURN AND EXHAUST AIR PLENUM
- OUTSIDE (WITHIN 10'-0") OF EACH STAIRWAY ON EACH FLOOR

FBC 709.7 MARKING AND IDENTIFICATION

WHERE THERE IS AN ACCESSIBLE, CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE SUCH IDENTIFICATION SHALL:

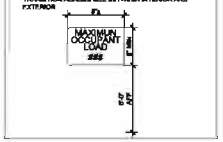
- BE LOCATED WITHIN 15 FEET (457 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
- INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) IN A CONTRASTING COLOR INCORPORATING THE SUBJECTED WORDING, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," OR OTHER WORDING.

LIFE SAFETY LEGEND & NOTES:

- 1 HOUR F.R. WALL WITH 45 MIN. OPENING PROTECTION
- 2 HOUR F.R. WALL WITH 45 MIN. OPENING PROTECTION
- 3 HOUR F.R. WALL WITH 45 MIN. OPENING PROTECTION
- (45-B) I.L.L. "B"-20 MIN. FIRE RATED DOOR
- (45-C) I.L.L. "C"-45 MIN. FIRE RATED DOOR
- (20) I.L.L. 20 MIN. FIRE RATED DOOR
- 325'-0" TRAVEL DISTANCE
- 325'-0" COMMON PATH
- 180 / 32 / 34 NUMBER OF OCCUPANTS / EXIT WIDTH REQUIRED (INCHES) / EXIT WIDTH PROVIDED (INCHES)
- 48 / 44 / 44 NUMBER OF OCCUPANTS / STAIR WIDTH REQUIRED (INCHES) / STAIR WIDTH PROVIDED (INCHES)
- 15 ACTUAL POPULATION EXITING CAPACITY
- FEC FIRE EXTINGUISHER (LOCATION & MOUNTING BRACKET) (SEE SHEET A0.1)
- FEC FIRE EXTINGUISHER CABINET (LOCATION & MOUNTING BRACKET) (SEE SHEET A0.1)
- EXIT SIGN (WEATHERPROOF ON EXTERIOR OF BUILDING)
- STAIR SIGNAGE PER NFPA-101 SECTION 7.2.2.5.4
- EVACUATION MAP LOCATION AND "DO NOT USE ELEVATOR IN CASE OF FIRE" SIGNAGE
- E EMERGENCY LIGHT

NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
2. FIRE RATING OF UNIT DOORS TO BE 20 MIN. - 12" LABEL AND STAIR DOORS TO BE 90 MIN - 18" LABEL U.O.N. ASHRAE 110 DOOR SEE SCHEDULE ON SHEET A0.01
4. ALL EXTERIOR DOORS SHALL HAVE 7" FLOOR TRANSITION ACROSS SILL BETWEEN INTERIOR AND EXTERIOR



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1-11.10 REQUIRES MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS TO BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS.

THE OWNER'S REP OR GC SHALL CONDUCT A PRELIMINARY INITIAL ASSESSMENT TO DETERMINE IF THE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IS IN COMPLIANCE WITH BROWARD COUNTY STANDARDS.

PRIOR TO ANY TESTING, THE OCCUPANCY SHALL BE STRUCTURALLY COMPLETED WITH ALL INTERIOR PARTITIONS, WINDOWS AND DOORS INSTALLED.

AN ASSESSMENT WILL BE CONDUCTED BY THE OWNER'S REP OR GC TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE

DEPARTMENT COMMUNICATION IN THE OCCUPANCY IS IN COMPLIANCE, IN ACCORDANCE WITH NFPA 1: 11.10.1 AND NFPA 72: 24.5.2.3.3.1 THROUGH 24.5.2.3.3.

RADIO COVERAGE SHALL BE PROVIDED THROUGHOUT THE BUILDING AS A PERCENTAGE OF FLOOR AREA AS SPECIFIED BELOW IN ACCORDANCE WITH NFPA 72: 14.4.12.1.2 THROUGH 14.4.12.1.4 AND NFPA 24.5.2.3.

1. A TEST GRID PLAN SHALL BE PRODUCED TO ENSURE TESTING THROUGHOUT THE BUILDING. SIGNAL LEVELS SHALL BE MEASURED TO LIMERAL THE SYSTEM MEETS THE CRITERIA OF 24.5.2.3 ACCORDING TO PARAMETERS AS FOLLOWS: A. 24.5.2.3.1 INBOUND.

A MINIMUM INBOUND SIGNAL STRENGTH OF -95 DBM, OR OTHER SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED THROUGHOUT THE COVERAGE AREA.

b. 24.5.2.3.2 OUTBOUND.

A MINIMUM OUTBOUND SIGNAL STRENGTH OF -9s DBM AT THE DONOR BTS, OR OTHER SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED FOR THE COVERAGE AREA. C. ORITION, ANSUE, SUCH AS THE EMERGENCY COMMAND CENTERED, THE FIRE PUMP ROOMS, EXIT STAIRS, EXIT PASSAGEWAYS, ELEVATOR LOBBIES, STANDPIPE CABINETS, SPRINKLER SECTIONAL VALVE LOCATIONS, AND OTHER AREAS DEEMED CRITICAL BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED WITH 99 PERCENT FLOOR AREA RADIO COVERAGE.

4. CRITICAL BUILDING AREAS SHALL BE PROVIDED WITH 90 PERCENT FLOOR AREA RADIO COVERAGE. ACCEPTANCE

1.IF THREE NONADJACENT AREAS FAIL THE TEST WITH LESS THAN -95 DBCSM/LE PER MILLIWATT (-95 DBM), AND FOR A DAQS OR BELOW; OR IF TWO ADJACENT AREAS FAIL WITH LESS THAN -95 DBCSM/LE PER MILLIWATT (-95 DBM), AND/OR A DAQS OR BELOW, THE QC WILL BE REQUIRED TO PULL SEPARATE PLANS AND PERMIT AND INSTALL AN ERRDS IN BUILDING PUBLIC SAFTY RADIO ENHANCEMENT SYSTEMS.

2. IF THERE IS LESS THAN 95% FLOOR AREA RADIO COVERAGE TO ALL CRITICAL AREAS, OR LESS THAN 90% FLOOR AREA RADIO COVERAGE TO ALL GENERAL BUILDING AREA, THE QC WILL BE REQUIRED TO PULL SEPERATE PLANS AND PERMIT AND INSTALL AN ERRDS, BI-DIRECTIONAL A.D.A. (BI-DIRECTIONAL AMPLIFIER) SYSTEM TO BE ENGINEERED AND SUBMITTED BY OTHERS.

-REFER TO SHEET T-4.00 COMMUNICATION RISER FOR NOTES AND D.A.R. SYSTEM REQUIREMENTS. ALSO REFERRED TO LIST OF REFUSED SUBMITTAL ON SHEET A1.01.

EXISTING FIRE HYDRANT

REMOTE FIRE DEP. CONNECTION

FIRE HYDRANT

REMOTE FIRE DEP. CONNECTION

FIRE HYDRANT



OCCUPANCY

EGRESS CAPACITY TOTAL:

OCCUPANCY TOTAL:

GROUND LEVEL - LIFE SAFETY PLAN

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

Rev.	Date Rev.	Date
DRC REV #1	09-06-2019	

CONSTRUCTION DOCUMENTS

AVERY DANIA POINTE PHASE II

121 NORTH COMPASS WAY

DANIA BEACH, FLORIDA

Owner: MEYERS GROUP
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Lic. # AR0012575

LEVEL 1

LIFE SAFETY PLAN

Date: 7/31/2019

Scale:

Project: 1825

Sheet No. 21

A2.01

LIFE SAFETY PLAN

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH
(NFPA-101 LIFE SAFETY CODE TABLE A7.8 & FBC)

LIFE SAFETY TO FOLLOW 2017 FFPC & NFPA -101 2015 EDITION

OCCUPANCY CLASSIFICATION	MAXIMUM TRAVEL DIST. TO EXIT (ft) SPRINKLERED	MAXIMUM DEAD END CORRIDOR LENGTH (ft)	COMMON PATH (FT.)	CORRIDOR WIDTH PER PERSON SERVED (in) LEVEL	STAIRS	MINIMUM CORRIDOR/ AISLE WIDTH (in)	MINIMUM CLEAR OPG OF EXIT DOORS (in)	MINIMUM STAIR WIDTH (in)
Apartments - (w/this unit)	125	50	50	0.2	0.3	44	32	44
(from unit door to exit)	200	20	50	0.2	0.3	44	32	44
Hotel - (w/this guestroom)	125	30	50	0.2	0.3	44	32	44
(from guestroom door to exit)	200	50	50	0.2	0.3	44	32	44
Assembly	250	50	20 / 75	0.2	0.3	44	32	44
Mercantile	250	50	150	0.2	0.3	44	32	44
Business	300	50	150	0.2	0.3	44	32	44
Enclosed Parking Structure	300	50	150	0.2	0.3	44	32	44
Storage, Ordinary hazard	400	100	150					
Mechanical Rooms	-	-	150					

NFPA- 101 LIFE SAFETY CODE TABLE 7.3.1.2 OCCUPANT LOAD FACTOR 2015 EDITION

USE	SF PER PERSON	USE	SF PER PERSON
APARTMENTS	200	AIRPLANE (ABOVE FIRST FLOOR)	40
BUSINESS USE	100	AIRPORT TERMINAL ROOM	100
EXERCISE ROOM WITH EQUIPMENT	50	PARKING GARAGE	200
EXERCISE ROOM WITHOUT EQUIPMENT	15	RESIDENTIAL	10 FT²
HOTEL (ELEVATOR)	200	STORAGE / MECHANICAL (MECHANICAL)	300
HOTEL LOBBY	10 FT²	STORAGE (OTHER THAN MECHANICAL)	300
KITCHENS	100	SWIMMING POOL DECK	20
MERCANTILE (GROUND FLOOR)	30	SWIMMING POOLS	50 (MAY BE EXEMPT)

NOTE: ALL PHOTOS ARE EXEMPTED IN ENTIRE AREA UNLESS MARKED NET.

MINIMUM INTERIOR FINISH CLASSIFICATION
(NFPA -101 LIFE SAFETY CODE) 2015 EDITION

OCCUPANCY	EXITS	ACCESS TO EXITS (OTHER SPACES)
ASSEMBLY >300		
CLASS A OR B	A	A OR B
CLASS C	A	A OR B
OFFICE	A OR B	A, B OR C
STORAGE	A OR B	A, B OR C
RESIDENTIAL	A OR B	A, B OR C

LIFE SAFETY NOTES:
1. ALL LIFE SAFETY PLANS MUST COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, 6TH EDITION, THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, 2014 EDITION, NFPA 1, 2015 EDITION, NFPA 101, LIFE SAFETY CODE, 2015 EDITION, AND NFPA 1 (UNIFORM FIRE CODE), 2015 EDITION.

2. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTTING OR PANELING OF NOT MORE THAN 1,000 SQUARE FEET OF APPLIED SURFACE AREA IN THE GRADE LOBBY AREAS, APPLIED DIRECTLY TO A NONCOMBUSTIBLE BASE OR OVER FURRING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FIREBLOCKED AS REQUIRED BY SECTION 803.11.1.

3. ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.

4. LOBBY AREAS IN GROUP ASSEMBLY OCCUPANCIES SHALL NOT BE LESS THAN CLASS B MATERIALS.

5. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN PLACES OF ASSEMBLY WITH AN OCCUPANT LOAD OF 300 PERSONS OR LESS.

6. CLASS B MATERIAL IS REQUIRED WHERE THE BUILDING EXCEEDS TWO STORIES.

7. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.

8. CLASS B INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS.

9. CLASS B MATERIALS SHALL BE PERMITTED IN WAINSCOTTING EXTENDING NOT MORE THAN 48 INCHES ABOVE THE FINISHED FLOOR IN CORRIDORS

GENERAL NOTES:
1. THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN OCCUPANCY TYPE GROUP A2, R3, A4, B, M, R1, R2, S1 AND S2.

2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".

3. PROVIDE ONE-A/C TYPE, "5-A" RATED FIRE EXTINGUISHER FOR EACH 2,500 SQ. FT., MAXIMUM 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FOOT ABOVE FINISH FLOOR.

4. THIS PROPOSED BUILDING IS TO INCORPORATE A COMPLETE SUPERVISED SPRINKLER SYSTEM AND FIRE ALARM SYSTEM, NFPA TO FIRE ALARM SHEET 8 FA, AND FIRE PROTECTION SHEETS FS

5. REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING TO THE LINE CONNECTING THE LEADING EDGES OF THE TREAD.

7. ALL GATES AND DOORS FOR POOL BARRIERS IN MEANS OF EGRESS MUST NOT REQUIRE THE USE OF A TOOL, KEY, OR SPECIAL KNOWLEDGE TO OPERATE AND THE HARDWARE MUST COMPLY WITH THE ACCESS REQUIREMENTS.

8. NEW BUILDING TO BE EQUIPPED WITH FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

9. ALL EMERGENCY LIGHTS SHALL BE CONNECTED TO THE EMERGENCY GENERATOR.
(REFER TO ELECTRICAL DRAWINGS.)

DOOR COMPONENT
DOOR EXIT HARDWARE SHALL BE LEVER OPERATED, PANIC TYPE, WITH A MAXIMUM 5 LBS. OF RELEASE FORCE. DOOR HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR. DOOR EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

DOOR COMPONENT
DOOR EXIT HARDWARE SHALL BE LEVER OPERATED, PANIC TYPE, WITH A MAXIMUM 5 LBS. OF RELEASE FORCE. DOOR HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR. DOOR EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

DOOR COMPONENT
DOOR EXIT RAMP SHALL BE SELF CLOSING AND LATCHING HARDWARE AT RATED WALLS DOORS SHALL BE RATED AT 45B (DOUBLE RATE OF WALL THAN) SMOKE DOOR SHALL BE RATED AT 20D (DOUBLE RATE OF RBL.

ELEVATOR COMPONENT
2-HOUR FIRE RATED SHAFT / OPENING PROTECTIVE AND "ACCESSIBLE" AS PER ASME / ANSI A17.1 AND APPROVED FOR EVACUATION SIGNAGE AND SMOKE CONTROL PROVIDED AS PER NFPA-101, 8.3

SMOKE PROOF STAIR COMPONENT
1-HOUR CONSTRUCTION IN RATED CONSTRUCTION AND 8B PARATION ENCLOSURE AS PER NFPA-101, 7.2.3.8 (NO COMMUNICATING OPENINGS) 1.5-HOUR SELF-CLOSING DOOR AND FRAME ARRANGER RS SEPARATED / INDEPENDENT PRESSURIZATION SYSTEMS IN 2-HOUR SHAFTS IN ACCORDANCE WITH BOTH NFPA-101, 7.2.3.8 AND 2010 FBC. ABI DESIGNS AB RATED WIRE MINIMUM FOR FIRE STAIRS

ASSEMBLY COMPONENT
— FULLY SPRINKLERED
— DOORS NOT LOCKED FROM EGRESS SIDE WHEN ASSEMBLY OCCUPANCY IS OCCUPIED
— ILLUMINATED AND MARKED MEANS OF EGRESS
— EMERGENCY LIGHTING PROVIDED
— INITIATION PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES FIRE DETECTION AND PROTECTION THROUGHOUT THE BUILDING
— AUDIBLE ALARM IS AUTOMATIC

SMOKE DETECTION - GENERAL NOTES
— EVERY MECHANICAL EQUIPMENT, ELECTRICAL, TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE OR SIMILAR ROOM (ANY GENERALLY UNOCCUPIED AREA THAT CAN PROVIDE AN IGNITION SOURCE)
— EVERY ELEVATOR LOBBY
— EACH HVAC MAIN RETURN AND 100 AUST AIR PLENUM
— OUTDOOR (WITHIN 10'-0") OF EACH STAIRWAY DOOR ON EACH FLOOR

FBC 2017 MARKING AND IDENTIFICATION
WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE IDENTIFIED AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE SUCH IDENTIFICATION SHALL:

— BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

— INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8-INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," OR OTHER WORDING.

LIFE SAFETY LEGEND & NOTES:

- 1 HOUR FRC WALL WITH 45 MIN. OPENING PROTECTION
- 2 HOUR FR WALL WITH 45 MIN. OPENING PROTECTION
- 3 HOUR FR WALL WITH 45 MIN. OPENING PROTECTION
- 60-B — I.L.L."B"-30 MIN. FIRE RATED DOOR
- 45-C — I.L.L."C"-45 MIN. FIRE RATED DOOR
- 20 — I.L.L. 20 MIN. FIRE RATED DOOR
- 325'-0" — TRAVEL DISTANCE
- COMMON PATH
- 160 / 32 / 34 — NUMBER OF OCCUPANTS / EXIT WIDTH REQUIRED (INCHES) / EXIT WIDTH PROVIDED (INCHES)
- 48 / 44 / 44 — STAIR WIDTH REQUIRED (INCHES) / STAIR WIDTH PROVIDED (INCHES)
- ACTUAL POPULATION EXITING CAPACITY
- FIRE EXTINGUISHER ON MOUNTING BRACKET (UL-3A40 BC)
- FIRE EXTINGUISHER CABINET (UL-3A40 BC)
- EXIT SIGN (WEATHERPROOF ON EXTERIOR OF BUILDING)
- STAIR SIGNAGE, PER NFPA-101 SECTION 7.2.2.5.4
- EVACUATION MAP / LOCATION AND "DO NOT USE ELEVATOR IN CASE OF FIRE" SIGNAGE
- EMERGENCY LIGHT

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
2. FIRE RATING OF UNIT DOORS TO BE 20 MIN - "D" LABEL AND STAIR DOORS TO BE 60 MIN - "B" LABEL U.O.N. REFER TO DOOR SCHEDULE ON SHEET A6.00
4. ALL EXTERIOR DOORS SHALL HAVE "0" FLOOR TRANSITION ACROSS SILL BETWEEN INTERIOR AND EXTERIOR.



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS
EFFECTIVE IMMEDIATELY

NFPA 1:11.10 REQUIRES MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS TO BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS.

THE OWNER'S REP OR GC SHALL CONDUCT A PRELIMINARY INITIAL ASSESSMENT TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IS IN COMPLIANCE WITH BROWARD COUNTY STANDARDS.

PRIOR TO ANY TESTING, THE OCCUPANCY SHALL BE STRUCTURALLY COMPLETED WITH ALL INTERIOR PARTITIONS, WINDOWS AND DOORS INSTALLED.

AN ASSESSMENT WILL BE CONDUCTED BY THE OWNERS REP OR GC TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE

DEPARTMENT COMMUNICATION IN THE OCCUPANCY IS IN COMPLIANCE, IN ACCORDANCE WITH NFPA 1: 11.10.1 AND NFPA 72: 24.2.2.3.1 THROUGH 24.2.2.3.3.

RADIO COVERAGE IS SHALL BE PROVIDED THROUGHOUT THE BUILDING AT A PERCENTAGE OF FLOOR AREA AS SPECIFIED BELOW IN ACCORDANCE WITH NFPA 72: 14.4.12.1.3 THROUGH 14.4.12.1.4 AND NFPA 24.2.2.3.

1. A TEST GRID PLAN SHALL BE PRODUCED TO ENSURE TESTING THROUGHOUT THE BUILDING. SIGNAL LEVELS SHALL BE MEASURED TO ENSURE THE SYSTEM MEETS THE CRITERIA OF 24.2.2.3 ACCORDING TO PARAMETERS AS FOLLOWS: A. 24.2.2.3.1 INBOUND.

A MINIMUM INBOUND SIGNAL STRENGTH OF -95 DBM, OR OTHER SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED THROUGHOUT THE COVERAGE AREA.

b. 24.2.2.3.2 OUTBOUND.

A MINIMUM OUTBOUND SIGNAL STRENGTH OF -9s DBM AT THE DONOR BTC, OR OTHER SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED FOR THE COVERAGE AREA. C. CRITICAL AREAS, SUCH AS THE EMERGENCY COMMAND CENTER(S), THE FIRE PUMP ROOM(S), EXIT STAIRS, EXIT PASSAGEWAYS, ELEVATOR LOBBIES, STANDPIPE CABINETS, SPRINKLER SECTIONAL VALVE LOCATIONS, AND OTHER AREAS DEEMED CRITICAL BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED WITH 99 PERCENT FLOOR AREA RADIO COVERAGE.

4. GENERAL BUILDING AREAS SHALL BE PROVIDED WITH 95 PERCENT FLOOR AREA RADIO COVERAGE. ACCEPTANCE:

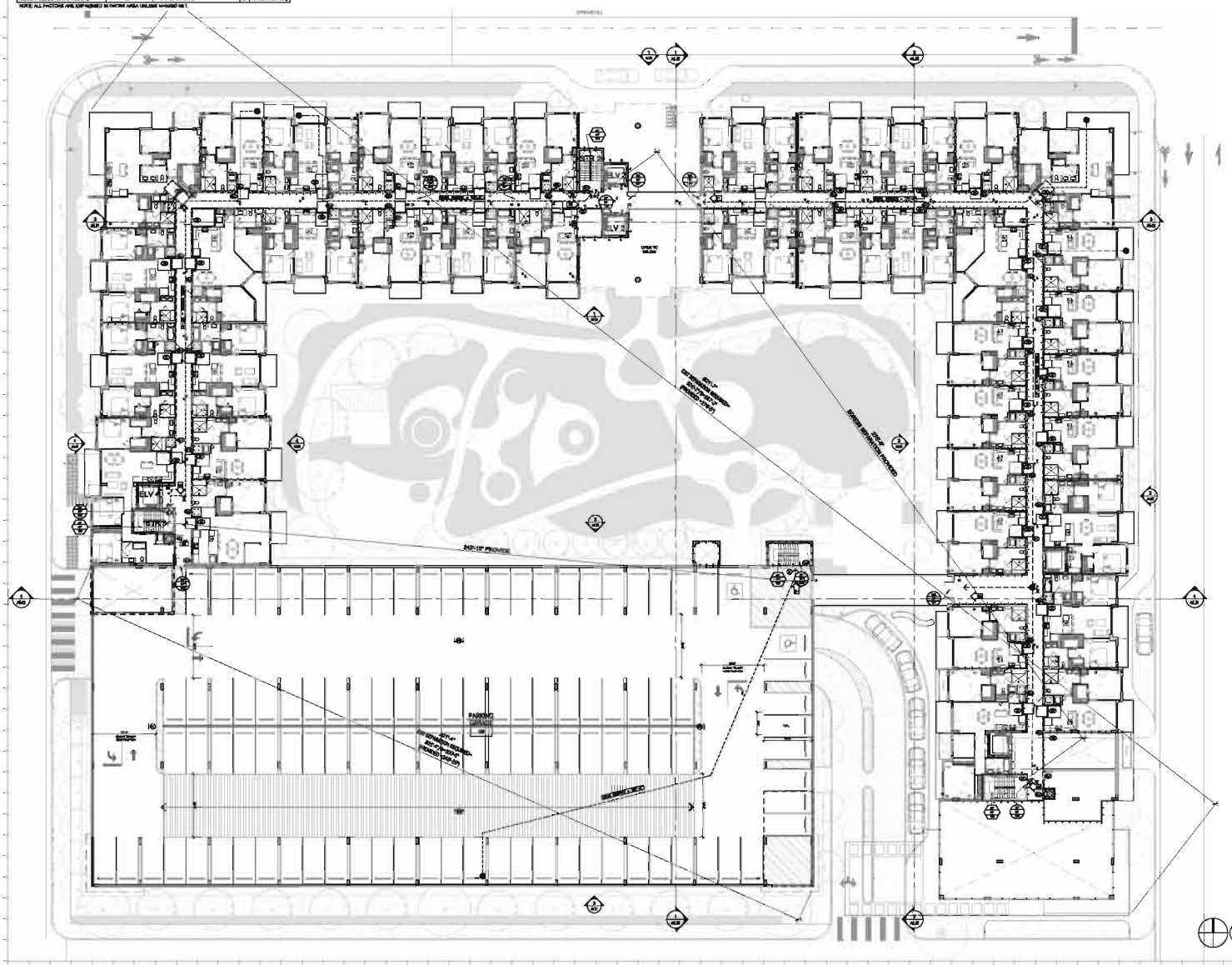
1.5" THREE NONADJACENT AREAS PASS THE TEST WITH LESS THAN -18 DECIBELS PER MILLIWATT (-18 DBM), AND FOR A DAS OR BIR, THE GC WILL BE REQUIRED TO PULL BEFORATE PLANS AND PERMIT AND INSTALL AN ERRRS, IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS.

2. IF TWO ADJACENT AREAS FAIL WITH LESS THAN -18 DECIBELS PER MILLIWATT (-18 DBM), AND/OR A DAS OR BIR, THE GC WILL BE REQUIRED TO PULL SEPARATE PLANS AND PERMIT AND INSTALL AN ERRRS, IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS.

3. IF THERE IS LESS THAN 95% FLOOR AREA RADIO COVERAGE TO ALL CRITICAL AREAS, OR LESS THAN 90% FLOOR AREA RADIO COVERAGE TO ALL GENERAL BUILDING AREAS, THE GC WILL BE REQUIRED TO PULL SEPERATE PLANS AND PERMIT AND INSTALL AN ERRRS, IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS.

A.D.A. (BI - DIRECTIONAL AMPLIFIER)
SYSTEM TO BE ENGINEERED AND SUBMITTED BY OTHERS.
-REFER TO SHEET E-4.00 COMMUNICATION RISER FOR NOTES AND D.A.S. SYSTEM REQUIREMENTS. ALSO REFER TO LIST OF REFERENCED SUBMITTAL ON SHEET A1.21.

OCCUPANCY
BOMBA CAPACITY TOTAL:
OCCUPANCY TOTAL:


2017 FFPC
EXTINGUISHER
PROVIDED (TYP.)
SMOKE BARRIER PROVIDED
EXIT
ENCLOSURE
PROVIDED
(TYP.)
2017 FFPC
EXTINGUISHER
PROVIDED (TYP.)
SMOKE BARRIER PROVIDED
EXIT
ENCLOSURE
PROVIDED
(TYP.)
EXIT ENCLOSURE PROVIDED (TYP.)
SMOKE BARRIER PROVIDED

LIFE SAFETY PLAN

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH (NFPA-101 LIFE SAFETY CODE TABLE A7.8 & F8C)

LIFE SAFETY TO FOLLOW 2017 FFPC & NFPA -101 2015 EDITION

OCCUPANCY CLASSIFICATION	MAXIMUM TRAVEL DIST. TO EXIT (ft)	MAXIMUM DEAD END CORRIDOR LENGTH (ft)	COMMON PATH (FT.)	EGRESS WIDTH PER PERSON SERVED (in)		MINIMUM CORRIDOR/ AISLE WIDTH (in)	MINIMUM CLEAR OPG OF EXIT DOORS (in)	MINIMUM STAIR WIDTH (in)
	SPRINKLED			LEVEL	STAIRS			
Apartments - (within unit)	125	50	50	0.2	0.3	44	32	44
(from unit door to exit)	200	50	30	0.2	0.3	44	32	44
Hotel - (within guestroom)	125	20	50	0.2	0.3	44	32	44
(from guestroom door to exit)	200	30	30	0.2	0.3	44	32	44
Assembly	200	50	30 / 75	0.2	0.3	44	32	44
Mercantile	250	50	150	0.2	0.3	44	32	44
Business	300	50	150	0.2	0.3	44	32	44
Enclosed Parking Structure	200	50	50	0.2	0.3	44	32	44
Storage, Ordinary hazard	400	100	150					
Mechanical Rooms	-	-	150					

NFPA-101 LIFE SAFETY CODE TABLE 7.3.1.2 OCCUPANT LOAD FACTOR 2015 EDITION

USE	SF PER PERSON	USE	SF PER PERSON
APARTMENTS	200	MERCHANTILE (ABOVE STREET FLOOR)	60
BUSINESS USE	100	MECHANICAL EQUIPMENT ROOM	300
CLASSROOM AREA NET ASSIGNABLE	20	PARKING GARAGE	200
CLASSROOM AREA WITHOUT EQUIPMENT	15	STAIRWAY (NFA)	15 NET
HOTEL (GUESTROOMS)	200	STORAGE / MECHANICAL (MERCANTILE)	300
HOTEL LOBBY	12 NET	STORAGE (OTHER THAN MERCANTILE)	300
KITCHEN	100	SWIMMING POOL DECK	30
MERCANTILE (GROUND FLOOR	30	SWIMMING POOLS	50 (WATER SURFACE)

NOTE: ALL FACTORS ARE GROSSED IN GROSS AREA UNLESS MARKED NET.

MINIMUM INTERIOR FINISH CLASSIFICATION (NFPA -101 LIFE SAFETY CODE) 2015 EDITION

OCCUPANCY	EXITS	ACCESS TO EXITS	OTHER SPACES
ASSEMBLY >300			
CLASS A OR B	A	A OR B	A OR B
CLASS C	A	A OR B	A, B OR C
OFFICE	A OR B	A, B OR C	A, B OR C
STORAGE	A OR B	A, B OR C	A, B OR C
RESIDENTIAL	A OR B	A, B OR C	A, B OR C

LIFE SAFETY NOTES:
1. ALL LIFE SAFETY PLANS MUST COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, SIXTH EDITION, THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, 6TH EDITION, NFPA 1, NFPA 101 (LIFE SAFETY CODE), 2015 EDITION, AND NFPA 1, NFPA 1 (BROWARD FIRE CODE), 2015 EDITION.

2. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTTING OR PANELING OF NOT MORE THAN 1,000 SQUARE FEET OF APPLIED SURFACE AREA IN THE GRADE LOBBY W/ HIGHER APPLIED DIRECTLY TO A NONCOMBUSTIBLE BASE OR OVER FURRING STRIPS APPLIED TO A NONCOMBUSTIBLE BASE AND FINISH CODED AS REQUIRED BY SECTION 803.11.1.

3. ROOMS WITH 4 OR FEWER PERSONS REQUIRE CLASS C INTERIOR FINISH.

4. LOBBY AREAS IN GROUP ASSEMBLY OCCUPANCIES SHALL NOT BE LESS THAN CLASS B MATERIALS.

5. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN PLACES OF ASSEMBLY WITH AN OCCUPANT LOAD OF 300 PERSONS OR LESS.

6. CLASS B MATERIAL IS REQUIRED WHERE THE BUILDING EXCEEDS TWO STORIES.

7. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ADMINISTRATIVE SPACES.

8. CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED IN ROOMS WITH A CAPACITY OF FOUR PERSONS OR LESS.

9. CLASS B MATERIALS SHALL BE PERMITTED IN WAINSCOTTING EXTENDING NOT MORE THAN 48 INCHES ABOVE THE FINISHED FLOOR IN CORRIDORS

GENERAL NOTES:
1. THE PROPOSED BUILDING IS TO BE TYPE I-A CONSTRUCTION WITH AN OCCUPANCY TYPE GROUP A2, A3, A4, B, M, R1, R2, S1 AND S2.

2. MAXIMUM ELEVATION CHANGE AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".

3. PROVIDE ONE-HR TYPE "B-A" RATED FIRE EXTINGUISHER FOR EACH 15,000 SQ. FT., MAXIMUM 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FOOT ABOVE FINISH FLOOR.

4. THIS PROJECT BUILDING IS TO INCORPORATE A COMPLETE SUPERVISED SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. REFER TO FIRE ALARM SHEET I-A, AND FIRE PROTECTION SHEET I-B

5. REQUIRED GUARDS SHALL BE NOT LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING TO THE LINE CONNECTING THE LEADING EDGES OF THE TREAD.

7. ALL GATES AND DOORS FOR POOL BARRIERS IN A MEANS OF EGRESS MUST NOT REQUIRE THE USE OF A TOOL, KEY, OR SPECIAL KNOWLEDGE TO OPERATE AND THE HARDWARE MUST COMPLY WITH THE ACCESS REQUIREMENTS.

8. NEW BUILDING TO BE EQUIPPED WITH FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.

9. ALL EMERGENCY LIGHTS SHALL BE CONNECTED TO THE EMERGENCY GENERATOR. (REFER TO ELECTRICAL DRAWINGS.)

DOOR COMPONENT
DOORS SHALL HAVE SELF CLOSING AND LATCHING HARDWARE AT RATED WALLS DOORS SHALL BE RATED AT 45M (DOMESR RATE OF TIME) THAN 1 HOUR DOOR SHALL BE RATED AT 20D DBOMESR RATE OF RDSE

ELEVATOR COMPONENT
1-HOUR FIRE RATED SHAFT / OPENING PROTECTIVES AND "ACCESIBLE" AS PER ASME / ANSI A17.1
AND APPROVED FOR EMERGENCY USE.
AND SMOKE CONTROL PROVIDED AS PER NFPA-101, 8.5

SMOKE PROOF STAIR COMPONENT
EXIT ENCLOSURE CONSTRUCTION AND SEPARATION
ENCLOSURE AS PER NFPA-101, 7.2.3.5 (NO COMMUNICATING OPENINGS)
1-HOUR 925 FLOOR DOOR AND FRAME ASSEMBLIES 925 RATED / INDEPENDENT PRESSURIZATION SYSTEMS IN 5-HOUR SHAFTS IN ACCESSANCE WITH BOTH NFPA-101, 7.2.3.5 AND 2010 FBC.
925 DBOMESR RATED FIRE MINIMUM FOR FIRE STAIRS

ASSEMBLY COMPONENT
— FULLY SPRINKLERED
— DOORS NOT LOCKED FROM EGRESS SIDE WHEN ASSEMBLY OCCUPANCY IS OCCUPIED
— ILLUMINATED AND MARKED MEANS OF EGRESS
— EMERGENCY LIGHTING PROVIDED
— INITIATION PROVIDED VIA APPROVED AUTOMATIC SPRINKLER SYSTEM THAT PROVIDES FINAL DETECTION AND PROTECTION THROUGHOUT THE BUILDING
— AUDIBLE ALARM IS AUTOMATIC

SMOKE DETECTION - GENERAL NOTES
— EVERY MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMER, TELEPHONE EQUIPMENT, ELEVATOR MACHINE OR SIMILAR ROOM (ANY GENERALLY UNOCCUPIED AREA THAT CAN PRODUCE AN IGNITION SOURCE)
— EVERY ELEVATOR LOBBY
— EACH HVAC MAIN RETURN AND F30-ADJUST AIR PLENUM
— OUTSIDE (WITHIN 50'-0") OF EACH STAIRWAY DOOR OR DUCT

FBC 709.7 MARKING AND IDENTIFICATION
WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE IMPRECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
— BE LOCATED WITHIN 15 FEET (457 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
— INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8-INCH (9.5 MM) STROKE IN A CONTRASTING COLOR BACKGROUND USING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," OR OTHER WORDING.

LIFE SAFETY LEGEND & NOTES:

1 HOUR F.R. WALL WITH 45 MIN. OPENING PROTECTION
2 HOUR F.R. WALL WITH 45 MIN. OPENING PROTECTION
3 HOUR F.R. WALL WITH 45 MIN. OPENING PROTECTION
(60-B) L.L. "B"-60 MIN. FIRE RATED DOOR
(45-C) L.L. "C"-45 MIN. FIRE RATED DOOR
(20) L.L. 20 MIN. FIRE RATED DOOR
325'-0" TRAVEL DISTANCE
325'-0" COMMON PATH
(160) NUMBER OF OCCUPANTS
22 EXIT WIDTH REQUIRED (INCHES)
34 EXIT WIDTH PROVIDED (INCHES)
48 NUMBER OF OCCUPANTS
44 STAIR WIDTH REQUIRED (INCHES)
44 STAIR WIDTH PROVIDED (INCHES)
15 ACTUAL POPULATION EXITING CAPACITY
FEC FIRE EXTINGUISHER ON MOUNTING BRACKET (UL-3A40 MC)
FEC FIRE EXTINGUISHER CABINET (UL-3A40 MC)
EXIT SIGN (WEATHERPROOF ON EXTERIOR OF BUILDING)
STAIR SIGNAGE PER NFPA-101 SECTION 7.2.2.5.4
EVACUATION MAP LOCATION AND "DO NOT USE ELEVATOR IN CASE OF FIRE" SIGNAGE.
E EMERGENCY LIGHT

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
2. FIRE RATING OF UNIT DOORS TO BE 20 MIN. "D" LABEL AND STAIR DOORS TO BE 60 MIN - "B" LABEL U.O.N. ASSEMBLY TO LOCAH SCS MODEL OR SIMILAR.
4. ALL EXTERIOR DOORS SHALL HAVE 1/2" FLOOR TRANSITION ACROSS SILL BETWEEN INTERIOR AND EXTERIOR

MAXIMUM OCCUPANT LOAD 885

ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

RF ACTIVE IMMEDIATELY

NFPA 1:11.10 REQUIRES MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS TO BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS.

THE OWNER'S REP OR GC SHALL CONDUCT A PRELIMINARY INITIAL ASSESSMENT TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IS IN COMPLIANCE WITH BROWARD COUNTY STANDARDS.

PRIOR TO ANY TESTING, THE OCCUPANCY SHALL BE STRUCTURALLY COMPLETED WITH ALL INTERIOR PARTITIONS, WINDOWS AND DOORS INSTALLED.

AN ASSESSMENT WILL BE CONDUCTED BY THE OWNER'S REP OR GC TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE

DEPARTMENT COMMUNICATION IN THE OCCUPANCY IS IN COMPLIANCE, IN ACCORDANCE WITH NFPA 1: 11.10.1 AND NFPA 72: 24.2.2.3.1 THROUGH 24.2.3.2.3.

RADIO COVERAGE SHALL BE PROVIDED THROUGHOUT THE BUILDING AT A PERCENTAGE OF FLOOR AREA AS SPECIFIED BELOW IN ACCORDANCE WITH NFPA 72: 14.4.12.1.2 THROUGH 14.4.12.1.4 AND NFPA 24.2.2.3.

1. A TEST GRID* PLAN SHALL BE PRODUCED TO ENSURE TESTING THROUGHOUT THE BUILDING. SIGNAL LEVELS SHALL BE MEASURED TO VERIFY THE SYSTEM MEETS THE CRITERIA OF 24.2.3.3 ACCORDING TO PARAMETERS AS FOLLOWS: A. 24.2.2.3.1 INBOUND.

A MINIMUM INBOUND SIGNAL STRENGTH OF -95 DBM, OR OTHER SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED THROUGHOUT THE COVERAGE AREA.

b. 24.2.2.3.2 OUTBOUND.

A MINIMUM OUTBOUND SIGNAL STRENGTH OF -9s DBM AT THE DONOR BTS, OR OTHER SIGNAL STRENGTH AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED FOR THE COVERAGE AREA, C. CRITICAL AREAS, SUCH AS THE EMERGENCY COMMAND CENTERS(S), THE FIRE PUMP ROOM(S), EXIT STAIRS, EXIT PASSAGEWAYS, ELEVATOR LOBBIES, STANDPIPE CABINETS, SPRINKLER SECTIONAL VALVE LOCATIONS, AND OTHER AREAS DEEMED CRITICAL BY THE AUTHORITY HAVING JURISDICTION, SHALL BE PROVIDED WITH 99 PERCENT FLOOR AREA RADIO COVERAGE.

4. GARAGE BUILDING AREAS SHALL BE PROVIDED WITH 90 PERCENT FLOOR AREA RADIO COVERAGE. ACCEPTANCE

1.3F THREE NONADJACENT AREAS FAIL THE TEST WITH LESS THAN -95 DBZ/BM1S PER MILLIWATT (-95 DBM), AND FOR A CHOS OR BELOW; OR IF TWO ADJACENT AREAS FAIL WITH LESS THAN -90 DBZ/BM1S PER MILLIWATT (-90 DBM), AND/OR A CHOS OR BELOW, THE GC WILL BE REQUIRED TO PULL MEPWAYE PLANS AND PERMIT AND INSTALL AN (PBRSS) IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS.

3. IF THERE IS LESS THAN 95% FLOOR AREA RADIO COVERAGE TO ALL CRITICAL AREAS, OR LESS THAN 90% FLOOR AREA RADIO COVERAGE TO ALL GENERAL BUILDING AREAS, THE GC WILL BE REQUIRED TO PULL SEPERATE PLANS AND PERMIT AND INSTALL AN (PBRSS) IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS.

A.D.A. (BI - DIRECTIONAL AMPLIFIER)
SYSTEM TO BE ENGINEERED AND SUBMITTED BY OTHERS.

-REFER TO SHEET E-4.00 COMMUNICATION RISER FOR NOTES AND D.A.S. SYSTEM REQUIREMENTS. ALSO REFERENCE TO LIST OF REFERENCE SUBMITTAL ON SHEET A1.21.

OCCUPANCY	
EGRESS CAPACITY TOTAL:	
OCCUPANCY TOTAL	

1 LEVEL 5 - LIFE SAFETY PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
DRC REV #1	09-06-2019		

CONSTRUCTION DOCUMENTS

AVERY DANIA POINTE PHASE II
121 NORTH COMPASS WAY
DANIA BEACH, FLORIDA

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Tel:
E mail:

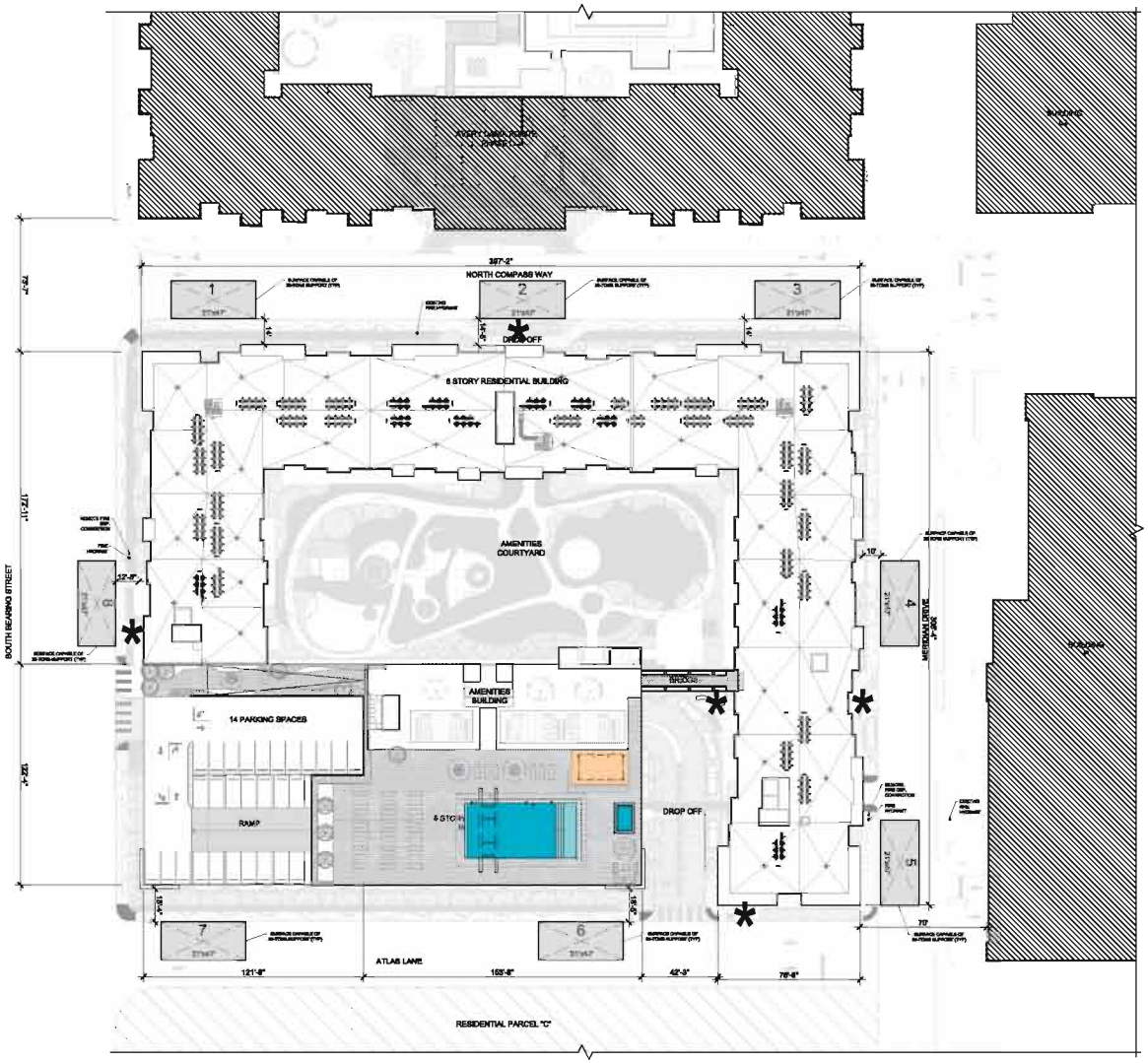
Architect of Record:
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LEVEL 5
LIFE SAFETY PLAN

Date: 2019/09/06
Scale:
Project: 1825

Sheet No. A2.03



1 FIRE STAGING PLAN
Scale: 1/32"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE
PHASE II
111 ATLAS LN
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FIRESTAGING

Date	09/05/2019
Scale	
Project	1925
Sheet No.	A2.04



1 GROUND LEVEL FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date Rev.	Date
1	DRC REV #1	09-05-2019

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AVERY DANIA POINTE
PHASE II
111 ATLAS LN
DANIA BEACH, FLORIDA

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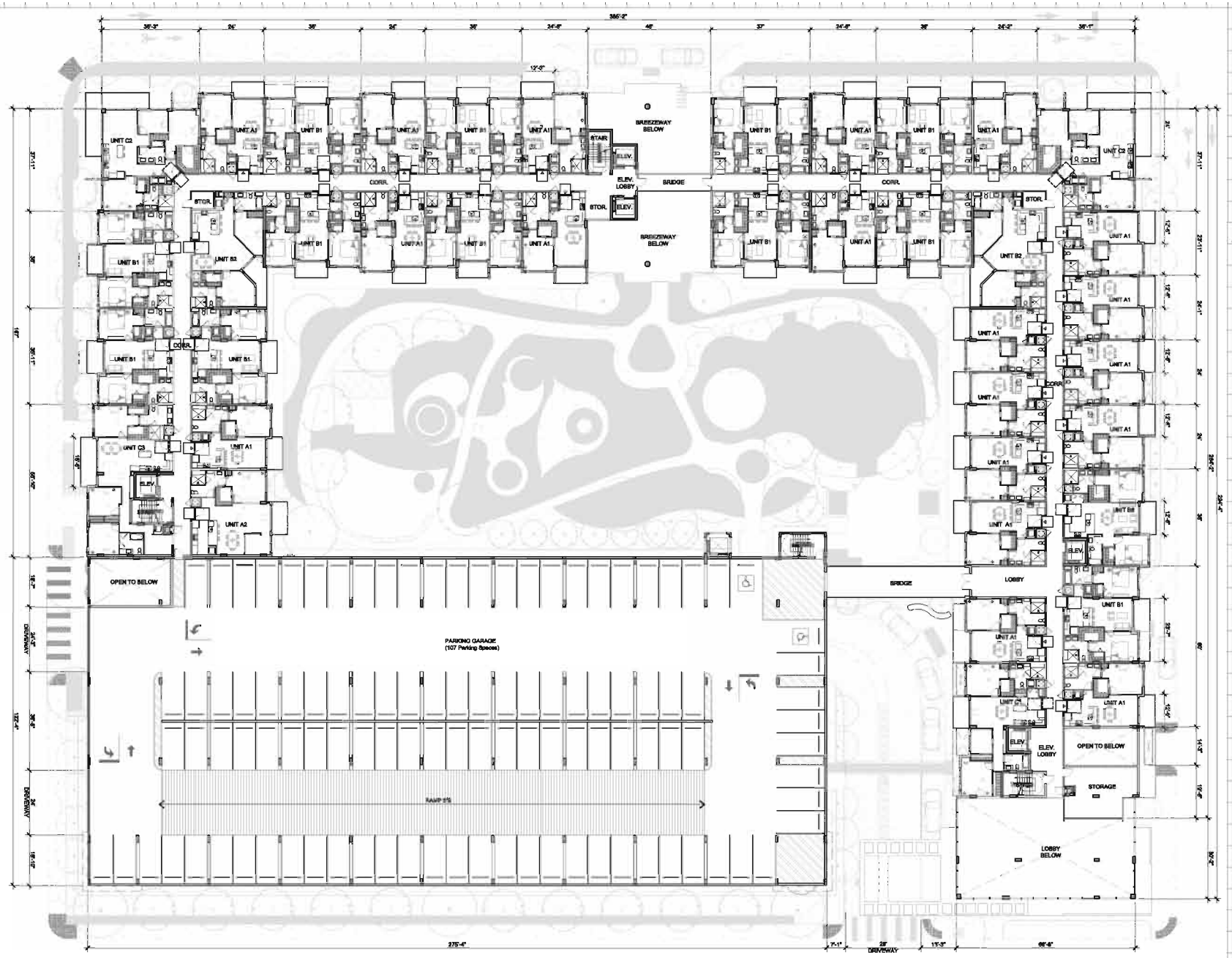
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GROUND LEVEL

Date	09/05/2019	Sheet No.
Scale		A3.00
Project	1925	



1 LEVEL 2nd FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1	DRC REV #1 09-05-2019		

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AVERY DANIA POINTE PHASE II

111 ATLAS LN
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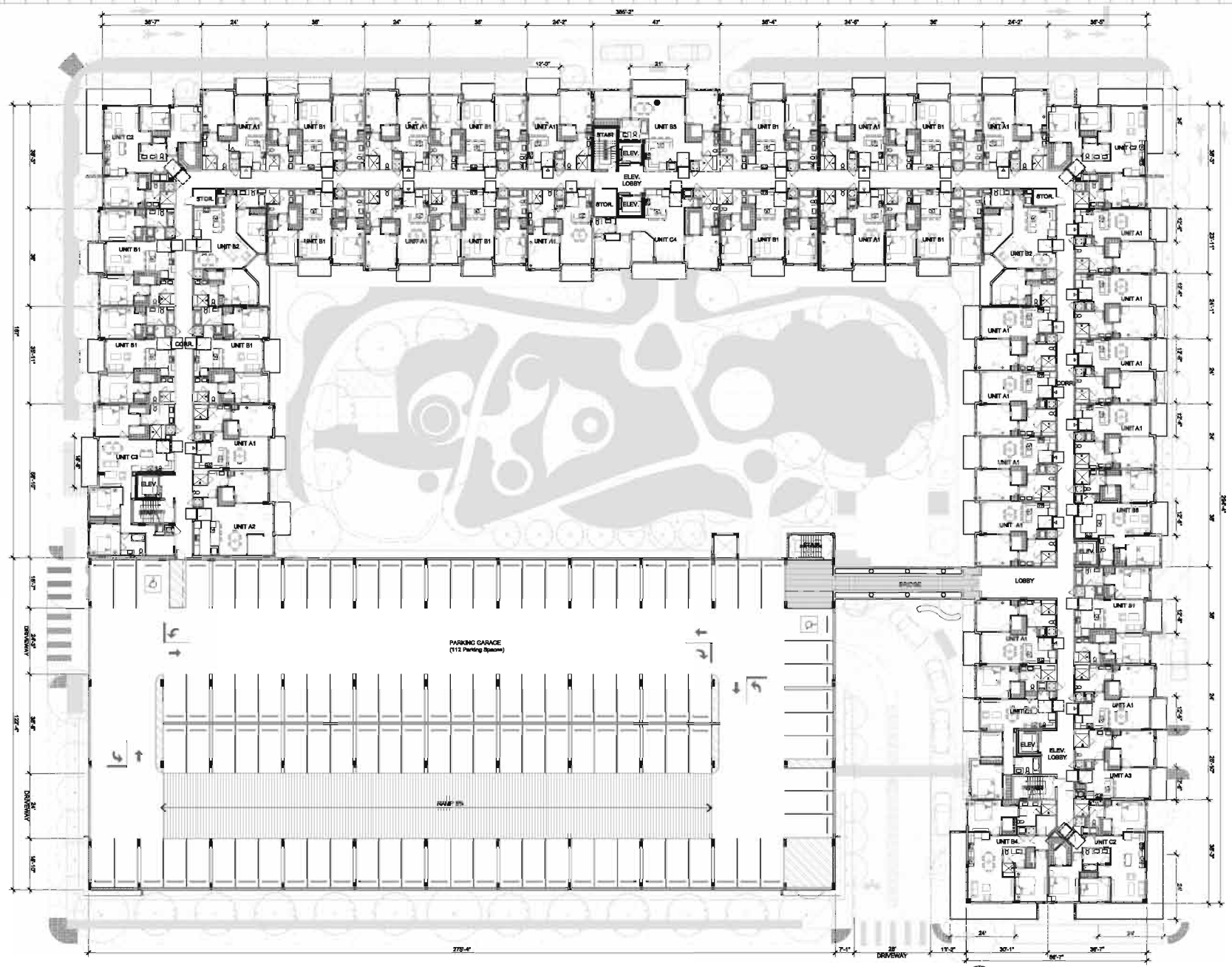
Consultant:
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LEVEL 2ND

Date	09/05/2019	Sheet No.
Scale		A3.01
Project	1925	



1 LEVEL 3RD FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1	DRC REV #1 09-05-2019		

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AVERY DANIA POINTE PHASE II

111 ATLAS LN
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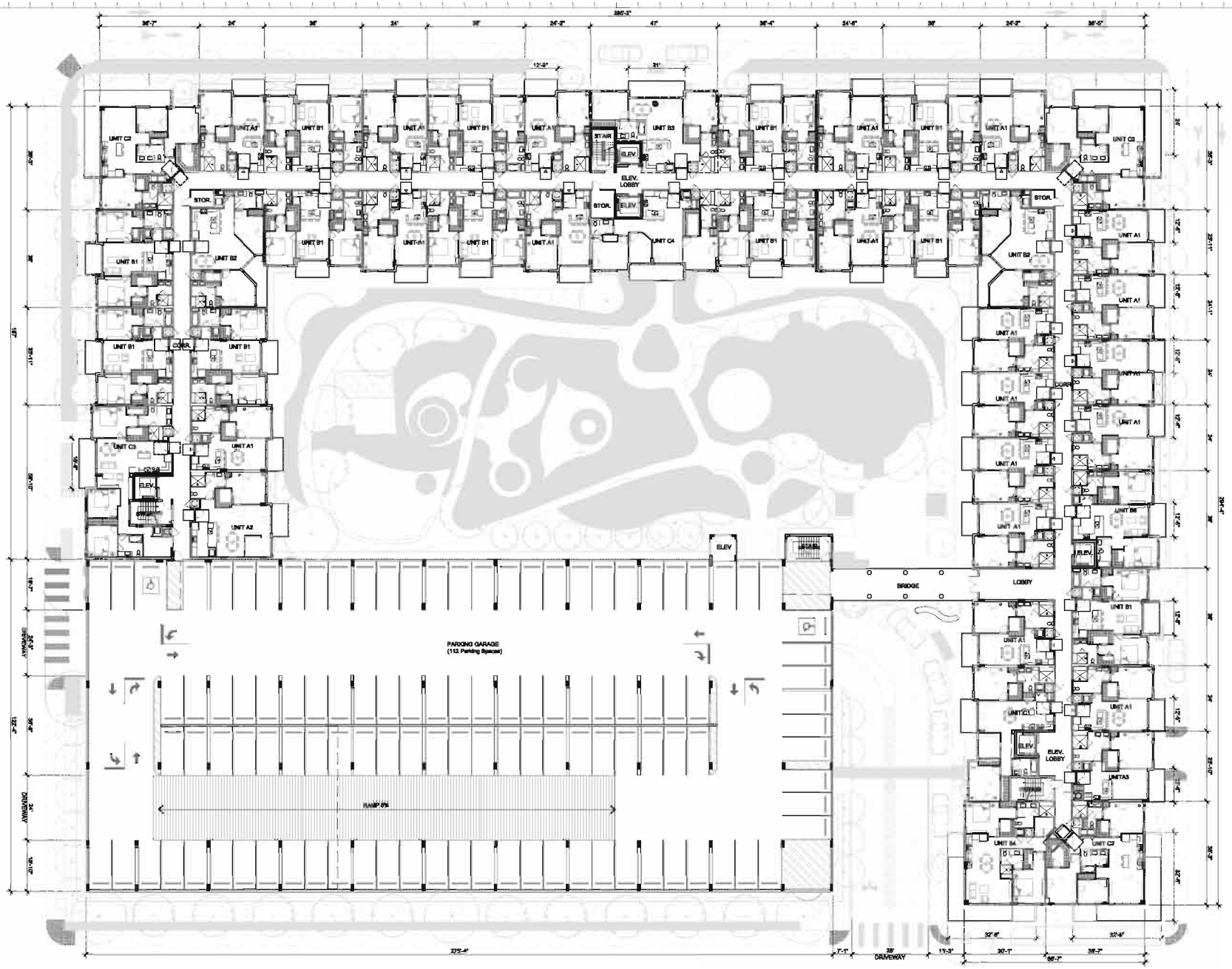
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LEVEL 3RD

Date	09/05/2019	Sheet No.
Scale		A3.02
Project	1925	



1 LEVEL 4TH FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV.#1	09-05-2019		

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LEVEL 4TH

Date	09/05/2019	Sheet No.
Scale		A3.03
Project	1925	



1 LEVEL 5th FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

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AVERY DANIA POINTE PHASE II

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LEVEL 5TH

Date	09/05/2019	Sheet No.
Scale		A3.04
Project	1925	



1 LEVEL 6th FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

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AVERY DANIA POINTE PHASE II

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LEVEL 6TH

Date	09/05/2019	Sheet No.
Scale		A3.05
Project	1925	



Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

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LEVEL 7TH

Date	09/05/2019	Sheet No. A3.06
Scale		
Project	1925	



1 LEVEL 8th FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

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AVERY DANIA POINTE PHASE II

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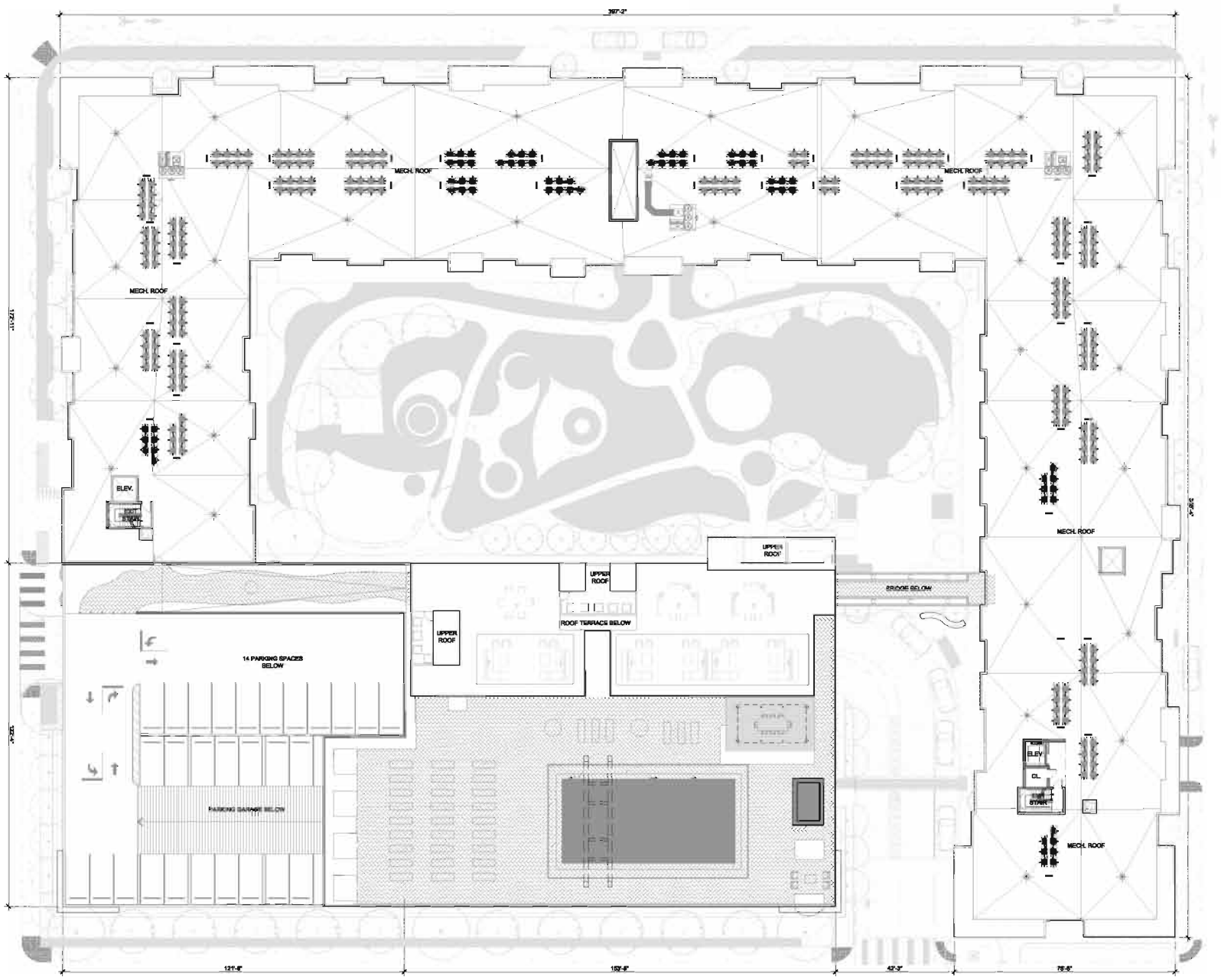
Consultant:
Name:
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LEVEL 8TH

Date	09/05/2019	Sheet No.
Scale		A3.07
Project	1925	



1 ROOF LEVEL FLOOR PLAN
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1	DRC REV #1 09-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE PHASE II

111 ATLAS LN
DANIA BEACH, FLORIDA

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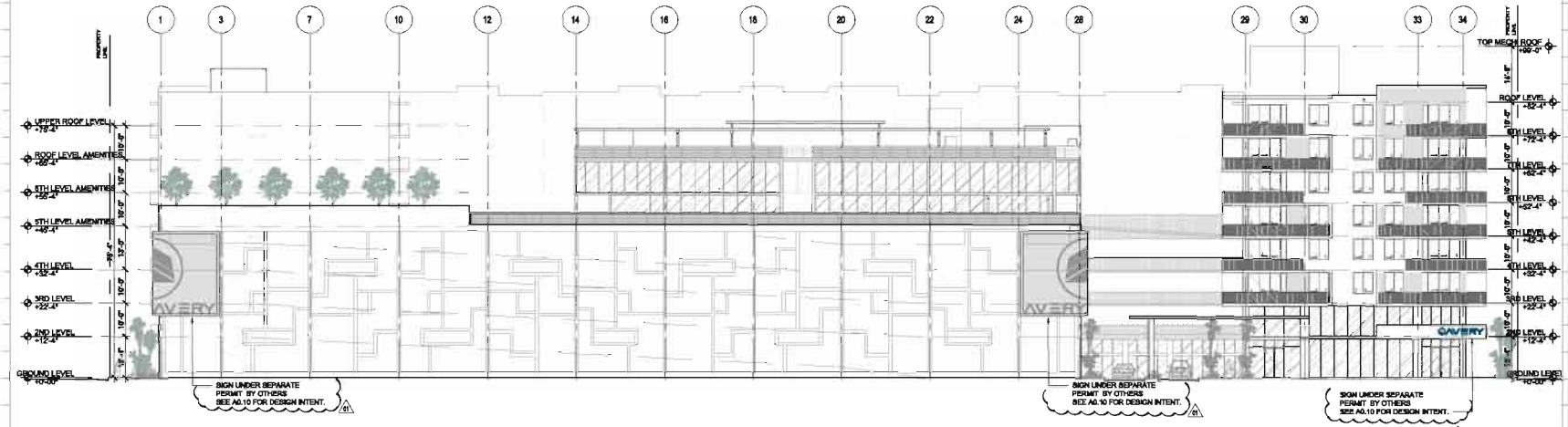
Consultant:
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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
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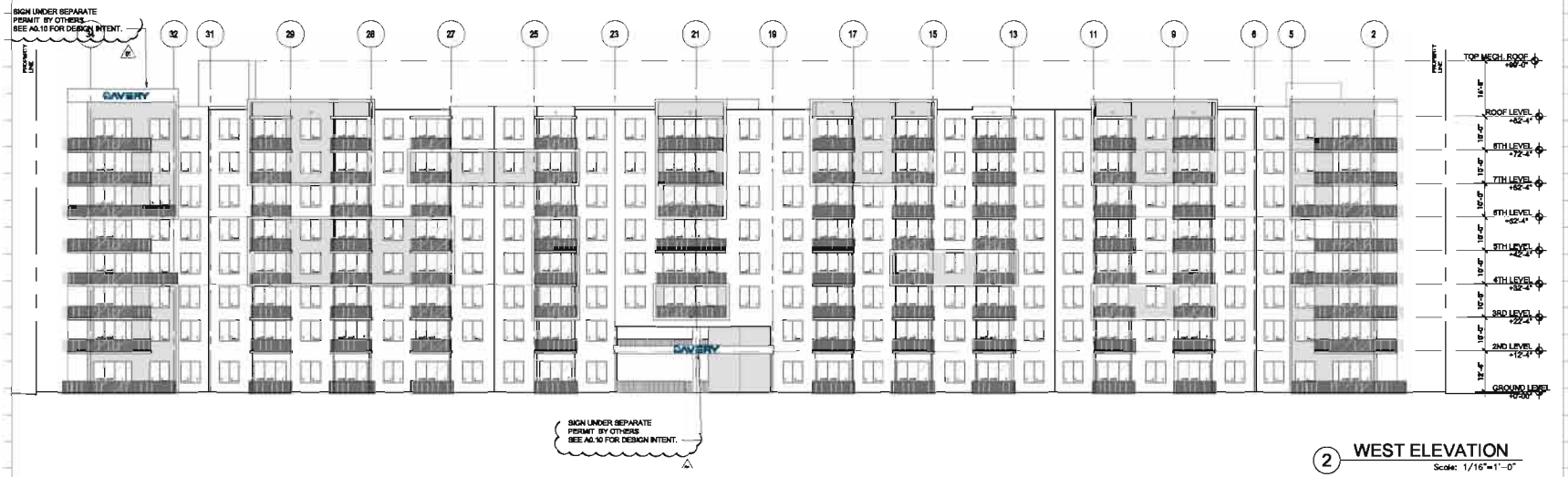
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Lic. # AR0012578

ROOF LEVEL

Date	09/05/2019	Sheet No.	A3.08
Scale			
Project	1925		



1 EAST ELEVATION
Scale: 1/16"=1'-0"



2 WEST ELEVATION
Scale: 1/16"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE PHASE II
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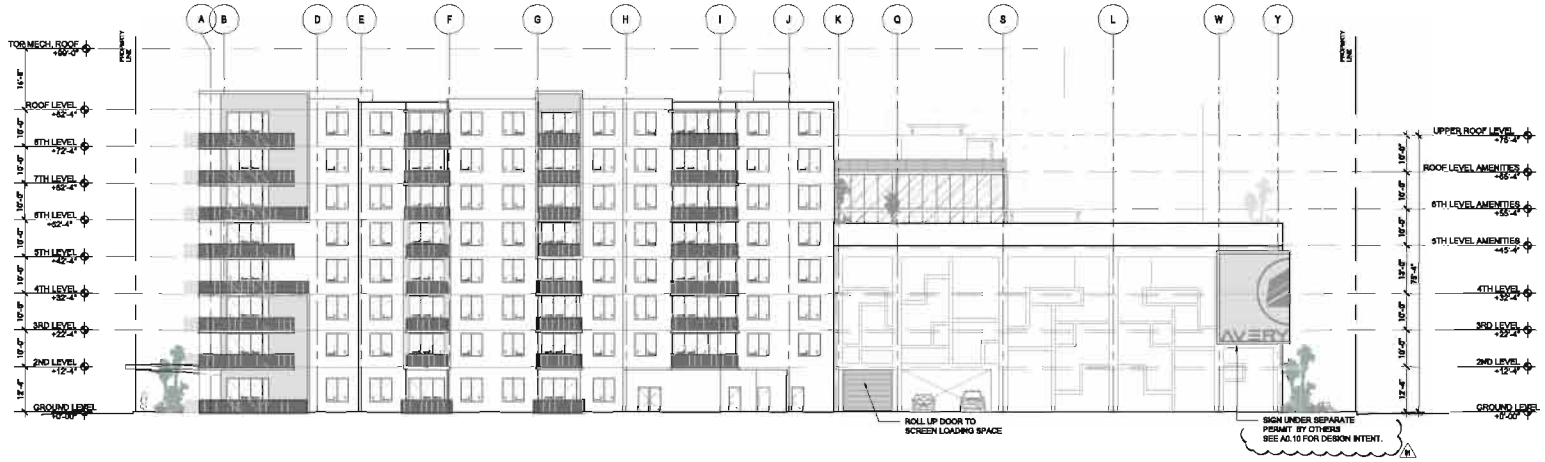
ELEVATIONS
EAST & WEST

Date	09/05/2019	Sheet No.
Scale		A4.00
Project	1925	



1 NORTH ELEVATION

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



2 SOUTH ELEVATION

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

Rev.	Date	Rev.	Date
#1	DRC REV #1 09-05-2019		

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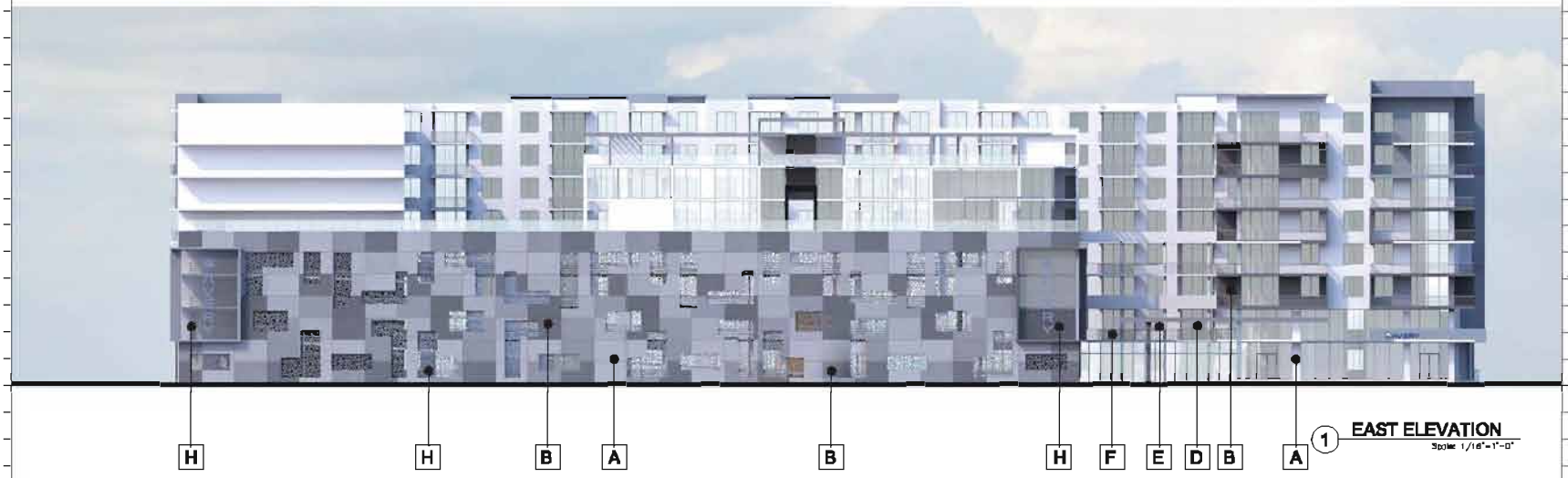
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ELEVATIONS

NORTH & SOUTH

Date	09/05/2019	Sheet No. A4.01
Scale		
Project	1925	



1 EAST ELEVATION
Scale: 1/16"=1'-0"



2 WEST ELEVATION
Scale: 1/16"=1'-0"



A WHITE STUCCO



B GRAY STUCCO



C EXPOSED CONCRETE



D LIGHT GRAY TINTED GLAZING



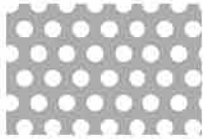
E CLEAR ANODIZED FRAME



F ALUMINUM RAILING SYSTEM



G SCORED STUCCO



H PERFORATED METAL

Rev.	Date	Rev.	Date
1 DRC REVISI	08/05/2019		

ZONING PACKAGE

AVERY DANIA POINTE
PHASE II
111 ATLAS LN
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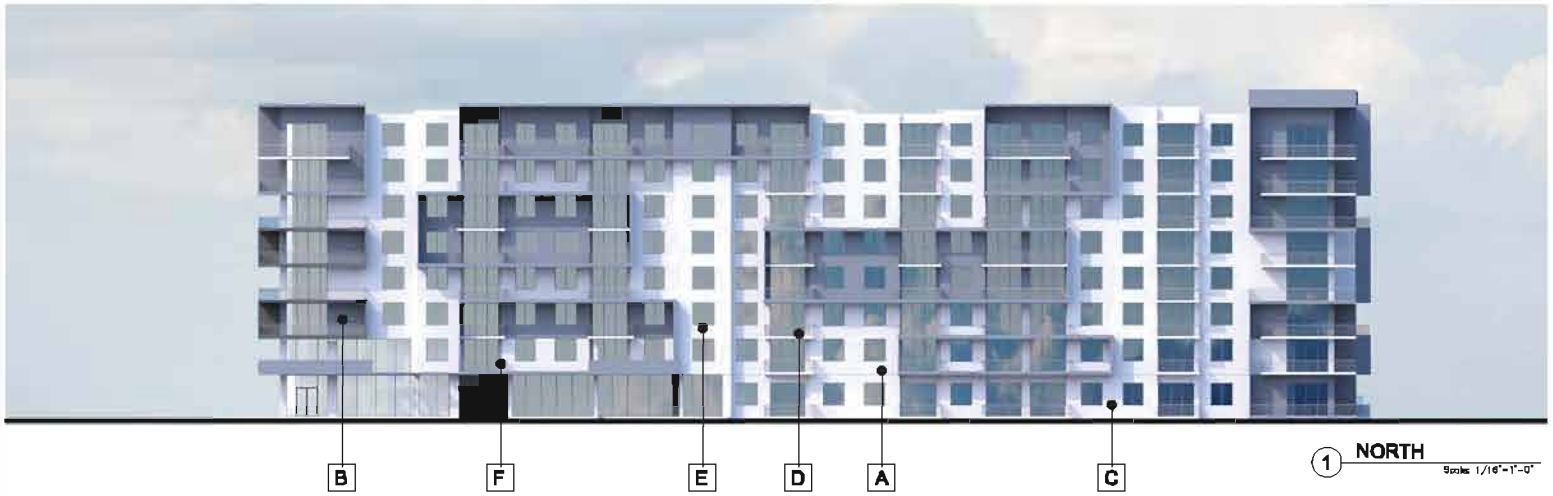
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FINISH INDEX ELEVATIONS
EAST & WEST

Date
Work
Project

Sheet No.
A4.02



1 NORTH
Scale: 1/16"=1'-0"



2 SOUTH ELEVATION
Scale: 1/16"=1'-0"



A WHITE STUCCO



B GRAY STUCCO



C EXPOSED CONCRETE



D LIGHT GRAY TINTED GLAZING



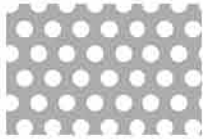
E CLEAR ANODIZED FRAME



F ALUMINUM RAILING SYSTEM



G SCORED STUCCO



H PERFORATED METAL

Rev.	Date	Rev.	Date
1 DRC REVISIONS	06/06/2019		

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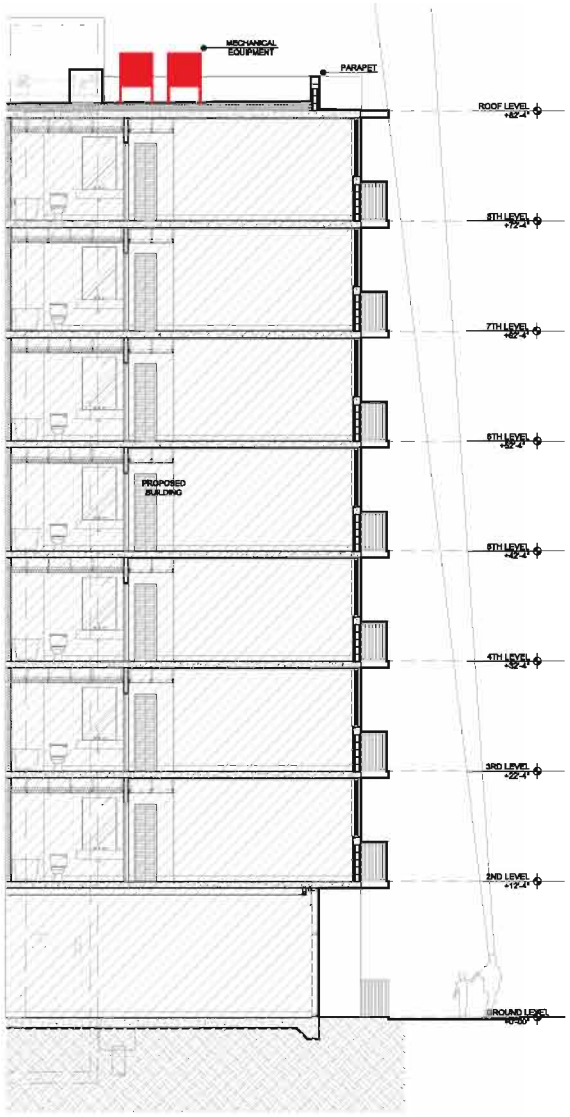
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NORTH & SOUTH

Date	06/06/2019	Sheet No.
Scale		A4.03
Project	1825	

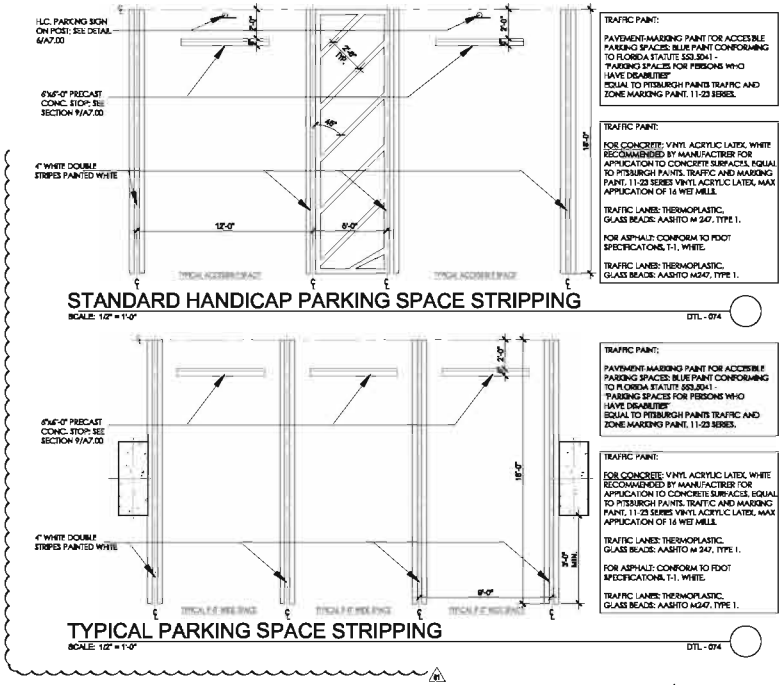


1 SECTION 1-1
Scale: 1/16"=1'-0"


TOP MECH. ROOF
+89'-0"
UPPER ROOF LEVEL
+79'-4"
ROOF LEVEL AMENITIES
+82'-4"
8TH LEVEL AMENITIES
+72'-4"
7TH LEVEL AMENITIES
+62'-4"
4TH LEVEL
+32'-4"
3RD LEVEL
+22'-4"
2ND LEVEL
+12'-4"
GROUND LEVEL
+0'-00"
ROOF LEVEL
+82'-4"
8TH LEVEL
+72'-4"
7TH LEVEL
+62'-4"
6TH LEVEL
+52'-4"
4TH LEVEL
+32'-4"
3RD LEVEL
+22'-4"
2ND LEVEL
+12'-4"
GROUND LEVEL
+0'-00"
12'-4"
10'-0"
10'-0"
10'-0

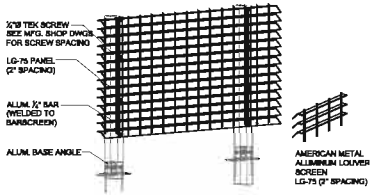


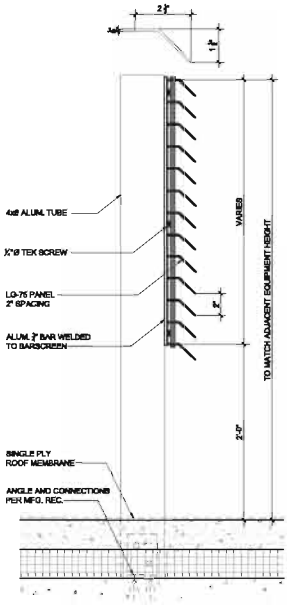
1 MECHANICAL EQUIPMENT VISIBILITY EXHIBIT
Scale: 3/16"=1'-0"



STANDARD HANDICAP PARKING SPACE STRIPPING
SCALE: 1/2" = 1'-0" DTL - 074

TYPICAL PARKING SPACE STRIPPING
SCALE: 1/2" = 1'-0" DTL - 074





2 LOUVER DETAIL (FENCE)
Scale: 1 1/2"=1'-0"

Rev.	Date	Rev.	Date
1 DRC REV #1	09-05-2019		

ZONING PACKAGE

AVERY DANIA POINTE
PHASE II
111 ATLAS LN
DANIA BEACH, FLORIDA

Owner:
Name: MEYERS GROUP
Address: 2800 South Douglas rd. Suite #1000
Address: Coral Gables, FL 33134
Tel: Tel: (305) 669-0999
Email:

Consultant:
Name: KIMLEY HORN
Address: 1221 BRICKELL AVENUE, SUITE 400
Address: Miami, FL 33131
Tel: Tel: (305) 673-2025
Email:

Consultant: LANDSCAPE ARCHITECT
Name: CHRISTOPHER CAWLEY
Address: 780 NE 69TH STREET Suite #1108
Address: MIAMI, FLORIDA
Tel: 786.534.6527
Email: CHRIS@CHRISTOPHERCAWLEY.COM

Consultant:
Name:
Address:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

DETAILS

Date	09/05/2019	Sheet No.
Scale		A7.00
Project	1925	

COMPLETE COUNT ADVISORY COMMITTEE MEMBERSHIP
Sunday, September 15, 2019

Name/Address Phone Number	Date Appointed	Term	Commission Appointment
Charlotte Sloboda 2905 Lakeshore Drive Dania Beach, FL 33312 954-559-5473 csloboda@bellsouth.net	September 10, 2019	July 30, 2019 through October 31, 2020	Lewellen
			Lewellen
			Odman
			Odman
			Brandimarte
			Brandimarte
			Harris
			Harris
			James
			James

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP
Tuesday, September 24, 2019

Name/Address Phone Number	Date Appointed	Term	Appointment
Henriette Kitte Arnold 101 SE 3rd Avenue, #504 Dania Beach, FL 33004 954.303.3498 hkitte@aol.com	January 10, 2017	November 2016 through November 2020	Brandimarte
Emmanual George 17 NE 2nd Avenue #106 Dania Beach, FL 33004 954.628.6143 th3g1ft88@gmail.com	December 13, 2016	November 2016 through November 2020	Harris
Richard "Rich" Aube 675 SE 2nd Avenue Dania Beach, FL 33004 954.922.9411 954.336.5110 (C) raube@forliferealty.com	December 11, 2018	November 2018 through November 2022	Lewellen
Roseprimevere Jacques 954-261-4325 501 E Dania Beach Boulevard, 3J Dania Beach, FL 33004 jroseprimevere@gmail.com	September 23, 2019	November 2018 through November 2022	Odman
		November 2016 through November 2020	James
			Ad Hoc Committee

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP
Tuesday, September 24, 2019

Name/Address Phone Number	Date Appointed	Term	Appointment
Laura Lombardo 1401 NW 10th Street, Apt. South Dania Beach, FL 33004 954-258-1985 Laurarosey17@gmail.com	February 16, 2019	February 16, 2019 through February 16, 2021	Ad Hoc Committee
Sandy Goldberg 421 SE 10th Street, #105 A Dania Beach, FL 33004 954.290.3909 flygirlphoto@aol.com	March 20, 2018	March 20, 2018 through March 20, 2020	Ad Hoc Committee
Linda Wilson 1547 Adams Street Hollywood, FL 33020 954.929.8712 lb_wilson@bellsouth.net	May 16, 2017	May 16, 2017 through May 16, 2019	Ad Hoc Committee
Tony Walsh 235 SE 9th Street Dania Beach, FL 33004 904.252.1118 TWalshArts@aol.com	February 16, 2019	February 16, 2019 through February 16, 2021	Ad Hoc Committee
Kimberly Sheridan 481 South Federal Highway Dania Beach, FL 33004 954.376.6690 754.201.4161 (C) Kimberly@wmoda.com	June 19, 2018	June 19, 2018 through June 19, 2020	Ad Hoc Committee

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP
Tuesday, September 24, 2019

Name/Address Phone Number	Date Appointed	Term	Appointment
Rose Lizana Dania Beach Press P.O. Box 128 Dania Beach, FL 33004 954.925.4227 daniapress@aol.com	July 16, 2012 July 16, 2013	July 16, 2013 through July 16, 2014	Associate Member 1 Year Term
Executive Director of the Dania Beach Chamber of Commerce Randie Shane P.O. Box 1017 Dania Beach, FL 33004 954.926.2323 rshane@daniabeachchamber.org	NA	NA	Associate Member
President of the Dania Beach Paul DeMaio Friends of the Library Linda Wilson	NA	NA	Associate Member
President of the Dania Beach Tourism Council Joe Van Eron 1500 S.W. Second Ave. Dania Beach, FL 33004-4209 954.925.6935 Cell: 954.383.5548 info@visitdaniabeach.com	NA	NA	Associate Member
Dania Beach Improvement Committee Representative Patricia Hart 954.922.8179 Cell: 954.895.8179 pbubbahart@bellsouth.net	NA	NA	Associate Member

CREATIVE ARTS COUNCIL ADVISORY BOARD MEMBERSHIP
Tuesday, September 24, 2019

Name/Address Phone Number	Date Appointed	Term	Appointment
Director of the City Parks and Recreation Department Eric Brown, Director 100 W. Dania Beach Blvd. Dania Beach, FL 33004 954.924.6800 x3730 ebrown@daniabeachfl.gov	NA	NA	Associate Member
City of Dania Beach CRA Economic Development Manager Deandre Spradley 100 W. Dania Beach Blvd. Dania Beach, FL 33004 954.924.6801 x3667 dspradley@daniabeachfl.gov	NA	NA	Associate Member
Don Mizell 187 NE 6 Ct. Dania Beach, FL 33004 310.343.3547 dmaceco@gmail.com	February 2013	NA	Honorary Member
Carolyn Jones 722 SW 3rd Street P.O. Box 1242 Dania Beach, FL 33004 954.920.0727 Cj2002@bellsouth.net	March 2016	NA	Honorary Member

DANIA BEACH HOUSING AUTHORITY
MEMBERSHIP
Tuesday, September 24, 2019

Name/Address Phone Number	Date Appointed	Term	Mayor Appointment
Rosalind Curry 235 NW 6th Avenue Dania Beach, FL 33004 954-864-8216 (Cell) rosalind.curry1951@gmail.com	October 9, 2018	November 1, 2018 through October 31, 2022	James
Celeste Oatman 710 SW 2nd Terrace Dania Beach, FL 33004 954-920-4845 954-240-0133 celesteloatman@yahoo.com	June 25, 2019	June 1, 2019 through May 31, 2023	Lewellen
Bob Adams 330 SE 3rd Terrace Dania Beach, FL 33004 954-925-3958 radams@bcpa.net bobaphoto@aol.com	May 14, 2019	June 1, 2019 through May 31, 2023	Lewellen
Bill Winkelholz 219 NE 2nd Place Dania Beach, FL 33004 954-921-8757 954-258-0728	October 13, 2015	November 1, 2015 through October 31, 2019	Salvino
Gloria Black 802 NW 3rd Street Dania Beach, FL 33004 954-920-7159 (H) 954-608-9305 (Cell) Gloriablack58@yahoo.com	September 27, 2016	November 1, 2016 through October 31, 2020	Salvino
Ruth White 143 NW 7th Avenue Dania Beach , FL 33004 954-927-8611 strmbc@bellsouth.net	September 27, 2016	November 1, 2016 through October 31, 2020	Salvino

DANIA BEACH HOUSING AUTHORITY
MEMBERSHIP
Tuesday, September 24, 2019

Tamora Brown 1125 W Dania Beach Boulevard Apt. C Dania Beach, FL 33004 305-300-6687 tamorabrown@gmail.com	1/23/2018	November 1, 2017 through October 31, 2021	James

City of Dania Beach
City Manager's Office

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: October 7, 2019

To: Mayor Lori Lewellen
Vice Mayor Lauren Odman
Commissioner Chickie Brandimarte
Commissioner Bill Harris
Commissioner Tamara James

From: Ana M. Garcia, ICMA-CM, City Manager

Subject: Manager's Report

As an FYI to all of you, for the past 6 months, I have been working on assessing Public Services and initiating a plan of action regarding personnel. With the aforementioned completed, we are moving in a direction of prioritizing. Thank you for all your observations, comments and suggestions. Your contributions along with our observations and assessments have led to an action plan for Fiscal Year 2020.

- Weekly evening street light assessment/monitoring: A new partnership with BSO. We will provide more details as we complete the plan. Proactive inspection programs have been implemented in both streets and City facilities, consisting of monthly check lists tailored for addressing various categories of work, ranging from signage and graffiti to ceiling tiles and electrical outlets.

- Transportation/Transit Study leading to enhancements in Transit/Multi Modal Initiatives: The penny tax and working with the MPO will be key to positioning Dania Beach for funding. On the transportation side of the penny tax we will be expanding our streets/roads assessment leading to an adopted master plan. This will focus on paving, milling and striping our streets.

- Public Services' efforts in roadway resurfacing and re-stripping for FY19 were re-started in August/September, after a time of inactivity during the period which had vacancies in the department. In FY19, 1.5 miles of roadway was repaved. In FY20, 2.5 miles of roadway resurfacing is budgeted and will be completed.

- Storm Drainage Master Plan and new initiatives/possible division/individual with a focus on Resiliency: Sea level rise, i.e., King Tide effects and all things environment related to be explored and initiated from a proactive perspective. We will work with and seek collaboration and key partnerships/information from other coastal cities from Miami Beach to Hollywood/ Ft. Lauderdale, etc. with effective involvement in our professional organizations to support these efforts.

- Citywide Landscape Plan to include trimming, pruning, removal of dead trees and designing major thoroughfares/areas of entryway signage leading to plantings on medians/ swales.

- An overall plan to mitigate and deter illegal dumping and trash being put out in swales not aligned with pick up dates, focusing on better collaboration and working closely with our Code Team.

- The City's 5-year Capital Improvement Plan (CIP) is being developed, which will include the Southeast Drainage Project, rehabilitation of several sanitary sewer lift stations, and the Multi-modal Transportation Project.

- Assessment and cleanup of Federal Highway corridor.

- Citywide signage assessment/report to Commission.

- Purchase and installation of refurbished Lime Slaker. This is an essential process for water treatment which softens water and helps with taste and odor.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
FINANCE DEPARTMENT
MEMORANDUM

TO: Ana M. Garcia, City Manager, ICMA-CM

FROM: Adam Segal, Assistant Finance Director DFA-19-029

DATE: October 1, 2019

SUBJECT: Monthly Business Tax Licensing

Manager,

Per your request attached hereto is the Monthly Business Tax Receipt report reflecting new businesses.

DANIA BEACH
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Business Listing Report

Business Start Date 09/01/19 - 09/30/19
Report By Business Name

Business	Licensee	Address	Phone	Extension	Start Of Business	End Of Business
ALEXANDER ROSELL	ALEXANDER ROSELL	47 SE 11 ST, Dania Beach, FL 33004	(786) 797-9188		09/30/2019	
AMERICAN COMMERCE INSURANCE COMPANY	AMERICAN COMMERCE INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(508) 949-4644		09/30/2019	
ARMAZEM DESIGN	ATUAL INC	1855 GRIFFIN RD C-220, DANIA BEACH, FL 33004	(954) 922-7385		09/30/2019	
BH 24 AVE LLC	BH 24 AVE LLC	5501 SW 24 AVE, DANIA BEACH, FL 33312	(917) 306-1337		09/16/2019	
BHM 309 LLC	BHM 309 LLC	309 PHIPPEN RD, Dania Beach, FL 33004	(786) 281-6655		09/30/2019	
BHM 309 LLC	BHM 309 LLC	313 PHIPPEN RD, Dania Beach, FL 33004	(786) 281-6655		09/30/2019	
CLEANING360X LLC	CLEANING360X LLC	700 SE 9TH STREET APT 307, DANIA BEACH, FL 33004	(786) 752-1737		09/30/2019	
COLORADO BANKERS LIFE INS CO	COLORADO BANKERS LIFE INS CO	0 CITY BUSINESS, Dania Beach, FL 33004	(201) 651-5172		09/30/2019	
DAFFY DOODLE MOBILE GROOMING LLC	DAFFY DOODLE MOBILE GROOMING LLC	5611 SW 40 AVE, DANIA BEACH, FL 33314	(786) 679-9851		09/20/2019	
ecoATM LLC	ecoATM LLC	401 E SHERIDAN STREET, DANIA BEACH, FL 33004	(858) 766-7250		09/12/2019	
EDUARDO E CABRERA	EDUARDO E CABRERA	42 SE 12 ST, Dania Beach, FL 33004	(305) 801-1496		09/11/2019	
ELIZAVETA DESYATOVA	ELIZAVETA DESYATOVA	500 NE 2 ST 120, DANIA BEACH, FL 33004	(323) 471-5777		09/11/2019	
EMPLOYERS INSURANCE COMPANY OF WAUSAU	EMPLOYERS INSURANCE COMPANY OF WAUSAU	0 CITY BUSINESS, Dania Beach, FL 33004	(617) 357-9500		09/30/2019	
EVEREST PREMIER INSURANCE COMPANY	EVEREST PREMIER INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(908) 604-3253		09/12/2019	
FACTORY DIRECT RENOVATIONS CORP	FACTORY DIRECT RENOVATIONS CORP	1200 STIRLING RD 1 A, Dania Beach, FL 33004	(954) 990-6968		09/30/2019	
FARMERS INSURANCE EXCHANGE	FARMERS INSURANCE EXCHANGE	0 CITY BUSINESS, Dania Beach, FL 33004	(818) 876-7993		09/30/2019	
FORETHOUGHT LIFE INSURANCE COMPANY	FORETHOUGHT LIFE INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004			09/30/2019	
FREEDOM LIFE INSURANCE COMPANY OF AMERICA	FREEDOM LIFE INSURANCE COMPANY OF AMERICA	0 CITY BUSINESS, Dania Beach, FL 33004	(817) 878-3651		09/30/2019	
GOVERNMENT PERSONNEL MUTUAL LIFE INSURANCE COMPANY	GOVERNMENT PERSONNEL MUTUAL LIFE INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(210) 357-2222		09/30/2019	
HM LIFE INSURANCE COMPANY	HM LIFE INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(717) 260-7467		09/30/2019	
IGOR KOULBACHNY	IGOR KOULBACHNY	406 SE 3 PL, Dania Beach, FL 33004	(224) 628-8646		09/27/2019	
IMPACT WINDOWS USA LLC	IMPACT WINDOWS USA LLC	2435 STIRLING RD, DANIA BEACH, FL 33004	(786) 277-9770		09/26/2019	
LIBERTY MUTUAL FIRE INSURANCE COMPANY	LIBERTY MUTUAL FIRE INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(617) 357-9500		09/30/2019	
LOOK HAIR & SPA	LOOK HAIR & SPA	415 E SHERIDAN ST, Dania Beach, FL 33004	(786) 436-4887		09/16/2019	
MONITOR LIFE INSURANCE CO	MONITOR LIFE INSURANCE CO	0 CITY BUSINESS, Dania Beach, FL 33004	(601) 956-2028		09/17/2019	
NASSAU LIFE AND ANNUITY COMPANY	NASSAU LIFE AND ANNUITY COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004			09/30/2019	
PALMIERS INVESTMENTS LLC	PALMIERS INVESTMENTS LLC	114-122 MONROE UDELL STREET, DANIA BEACH, FL 33004	(305) 400-4842		09/12/2019	
PANDI CORPORATION	PANDI CORPORATION	5931 RAVENSWOOD RD A-19, DANIA BEACH, FL 33312	(786) 355-2137		09/23/2019	
PERMANENT GENERAL ASSURANCE CORPORATION	PERMANENT GENERAL ASSURANCE CORPORATION	0 CITY BUSINESS, Dania Beach, FL 33004	(615) 744-1218		09/30/2019	

DANIA BEACH
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Business Listing Report

Business Start Date 09/01/19 - 09/30/19
Report By Business Name

Business	Licensee	Address	Phone	Extension	Start Of Business	End Of Business
PROPERTY ACCESS LLC	PROPERTY ACCESS LLC	213 SE 3 PL, Dania Beach, FL 33004	(954) 793-4151		09/20/2019	
REECE BUILDERS EAST COAST DIV LLC	REECE BUILDERS EAST COAST DIV LLC	2317 STIRLING RD BLDG 4 STE B, DANIA BEACH, FL 33004	(866) 717-8582		09/25/2019	
REMANT CHURCH INTERNATIONAL INC	REMANT CHURCH INTERNATIONAL INC	3300 GRIFFIN RD, Dania Beach, FL 33312	(754) 703-5900		09/11/2019	
RSUI INDEMNITY COMPANY	RSUI INDEMNITY COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(404) 682-7598		09/30/2019	
RYAN & RYAN LLC	ALENA LULCHAK	700 E DANIA BEACH BLVD - THIRD FLOOR, DANIA BEACH, FL 33004	(954) 920-2921		09/30/2019	
RYAN & RYAN LLC	MICHAEL SEIGER	700 E DANIA BEACH BLVD - THIRD FLOOR, DANIA BEACH, FL 33004	(954) 920-2921		09/30/2019	
SILVERSCRIPT INSURANCE COMPANY	SILVERSCRIPT INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(401) 770-5407		09/30/2019	
TRUCK INSURANCE EXCHANGE	TRUCK INSURANCE EXCHANGE	0 CITY BUSINESS, Dania Beach, FL 33004	(818) 876-7993		09/30/2019	
TRUE HEART SOUND INC	TRUE HEART SOUND INC	1201 - 1205 SW 4TH AVE, DANIA BEACH, FL 33004	(954) 616-5622		09/23/2019	
TUSCANY VILLAS LLC	TUSCANY VILLAS LLC	4696 SW 33 AVE APT 1-6, DANIA BEACH, FL 33312	(305) 726-8822		09/16/2019	
TUSCANY VILLAS LLC	TUSCANY VILLAS LLC	4702-4716 SW 33 AVE, DANIA BEACH, FL 33312	(305) 726-8822		09/12/2019	
UNITED FIRE & INDEMNITY COMPANY	UNITED FIRE & INDEMNITY COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(319) 286-2685		09/30/2019	
VAN DEE FULFILLMENT	eWIZE MARKETING 4U LLC	2349 STIRLING RD, DANIA BEACH, FL 33312	(954) 923-7000		09/30/2019	
WESTWIND PROPERTY 227 LLC	WESTWIND PROPERTY 227 LLC	227-235 SE 1 ST, DANIA BEACH, FL 33004	(305) 793-4089		09/16/2019	

Businesses 43