

AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 12, 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. Veterans Day Presentation
- 2. Spirit Airlines Acknowledgment
- 3. Dania Beach Chamber of Commerce update by Randie Shane
- 4. Parks and Recreation Department Quarterly Most Valuable Employee (MVE) Presentations
- 5. Special Event request from Dania Pointe for their "Sneak Peek" event to be held at North Pointe Drive, Phase 2, Dania Pointe on November 17, 2019 from 9:00 a.m. - 4:00 p.m.
- 6. Update on Tropical Acres birthday brunch by Vice-Mayor Odman

4. PROCLAMATIONS

- 1. West Lawn Cemetery Rededication - Mayor Lewellen
- 2. David Heath, Gangrel's Wrestling Asylum - Commissioner Brandimarte

5. CITIZEN COMMENTS

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

6. PUBLIC SAFETY REPORTS

7. CONSENT AGENDA

1. Minutes: None

2. Travel Requests:

Request from City Manager Ana M. Garcia to attend Legislative meetings in Tallahassee, Florida on December 11-12, 2019 (Estimated cost \$1,181.50)

3. RESOLUTION NO. 2019-142

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO A LIGHTING AGREEMENT WITH FLORIDA POWER AND LIGHT (FPL) IN THE VICINITY OF SHERIDAN STREET AND SOUTHEAST SECOND AVENUE IN DANIA BEACH, INCLUDING ADDITIONAL COST TO THE CITY OF A NET TEN DOLLARS (\$10.00) PER MONTH, MODIFYING FPL ACCOUNT NUMBER 7404250974; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

4. RESOLUTION NO. 2019-143

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR SERVICES PURCHASED FROM CARNAHAN PROCTOR AND CROSS, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2019-2020, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

5. RESOLUTION NO. 2019-144

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR SERVICES TO BE PURCHASED FROM CALVIN GIORDANO AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2019-2020 THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

6. RESOLUTION NO. 2019-145

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE CITY TO PERFORM NECESSARY MAINTENANCE TO THE RIGHT OF WAY OF SOUTHWEST 40TH AVENUE FROM STIRLING ROAD TO GRIFFIN ROAD FROM MILE POST 1.010 TO MILE POST 2.110 LOCATED WITHIN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7. RESOLUTION NO. 2019-146

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR THE "2020 COMPLETE STREETS AND OTHER LOCALIZED INITIATIVES GRANT PROGRAM" FOR CERTAIN IMPROVEMENTS FOR NORTHEAST 2ND STREET AND A PORTION OF GULFSTREAM ROAD WITHIN THE DANIA BEACH MUNICIPAL BOUNDARIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

8. RESOLUTION NO. 2019-147

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT FOR THE CITY'S MEDICARE SUPPLEMENTAL INSURANCE COVERAGE PROCURED BY THE GEHRING GROUP AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH WITH AETNA, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2020 THROUGH DECEMBER 31, 2020 FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR MEDICARE ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN

EFFECTIVE DATE. *(Human Resources)*

8. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2019-148

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD REQUEST FOR PROPOSAL (“RFP”) NO. 19-011 FOR SOCIAL MEDIA, WEBSITE UPDATING AND GRAPHIC DESIGN SERVICES TO MULTI-MEDIA MARKETING ASSOCIATES, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Manager)*

9. PUBLIC HEARINGS

1. ORDINANCE NO. 2019-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 2, ENTITLED “ADMINISTRATION”, ARTICLE XI, ENTITLED “LOBBYIST REGULATIONS”, SECTION 2-231, ENTITLED “LOBBYIST REGISTRATION” AND SECTION 2-232, ENTITLED “REPORTING OF LOBBYING ACTIVITIES” OF THE CITY CODE OF ORDINANCES, PERTAINING TO AN INCREASE OF LOBBYIST REGISTRATION FEES AND PERTAINING TO REPORTING REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(City Attorney)*

2. ORDINANCE NO. 2019-020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 17, “OFFENSES-MISCELLANEOUS,” ARTICLE VIII, “SEXUAL VIOLATORS,” SECTION 17-128, “SEXUAL VIOLATOR RESIDENCY PROHIBITION,” OF THE CITY CODE OF ORDINANCES, TO REPLACE THE TERM “VIOLATOR WITH “OFFENDER,” UPDATE THE DEFINITION OF SEXUAL OFFENDER, AND MAKE THE PROVISION OF THE RESIDENCY PROHIBITION APPLICABLE TO SHORT-TERM TRANSIENT USE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Community Development)*

3. ORDINANCE NO. 2019-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 16, “VACATION RENTALS,” SECTION 16-2, “VACATION RENTALS” OF THE CITY’S CODE OF

ORDINANCES TO CREATE REGULATIONS AND REQUIREMENTS GOVERNING SEXUAL OFFENDERS' USE OF VACATION RENTALS AND PROHIBIT HUMAN TRAFFICKING ACTIVITIES IN VACATION RENTALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Community Development)*

4. ORDINANCE NO. 2019-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR THE CONTRACTION FROM THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH OF APPROXIMATELY 0.387 ACRES OF PROPERTY LOCATED AT A PORTION OF TRACTS 1 AND 4, PLAT OF A PART OF GOV. LOT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING BROWARD COUNTY PROPERTY ID NUMBER 504220-01-0011; CONTAINING PROVISIONS FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(City Attorney)*

5. ORDINANCE NO. 2019-023

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)** *(Community Development)*

6. ORDINANCE NO. 2019-024

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 I "IN GENERAL," SECTION 4-1 "DEFINITIONS" TO DEFINE SINGLE-SERVING CONTAINER, ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" TO MODIFY 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 27,500 SQUARE FEET, AND ARTICLE II “OPERATION REGULATIONS,” TO CREATE SECTION 4-37 “RESTRICTION ON THE SALE OF SINGLE-SERVING CONTAINERS;” AND PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

7. ORDINANCE NO. 2019-025

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING PART 8 “TECHNICAL APPENDIX” BY CREATING AND ESTABLISHING ARTICLE 811 “PUBLIC ART PROGRAM,” CREATING PUBLIC ART PROGRAM REQUIREMENTS FOR NEW DEVELOPMENT AND REDEVELOPMENT IN NON-RESIDENTIAL, MIXED-USE, AND MULTI-FAMILY ZONING DISTRICTS; PROVIDING FOR GENERAL PROVISIONS FOR PUBLIC ART PROGRAM ORGANIZATION, OPERATION AND IMPLEMENTATION; PROVIDING FOR A PUBLIC ART FEE FOR THE CREATION, ACQUISITION AND INSTALLATION OF PUBLIC ART IN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND FURTHER PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

8. ORDINANCE NO. 2019-026

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,” SECTION 110-20 “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO AMEND THE SCHEDULE OF PERMITTED USES; CREATING SECTION 110-320 “MOBILE FOOD VENDING CONDITIONS OF USE;” ARTICLE 115 “INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE,” SECTION 115-40 “SCHEDULE OF PERMITTED USES” TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 3 “SPECIAL ZONING DISTRICTS,” SUBPART 1, “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS,” ARTICLE 302 “DETAILED USE REGULATIONS,” SECTION 302-10 “PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 6 “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS,” ARTICLE 675 “TEMPORARY USE AND SPECIAL EVENT PERMITS,” TO PROVIDE FOR MOBILE FOOD VENDOR EVENTS; AND

FURTHER AMENDING PART 7 “CODE ADMINISTRATION,” ARTICLE 725 “DEFINITIONS,” SECTION 725-30 “TERMS DEFINED” TO PROVIDE FOR MOBILE FOOD VENDORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

9. RESOLUTION NO. 2019-149

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-117-19) SUBMITTED BY CPH, INC. ON BEHALF OF PANDA EXPRESS, INC., FOR PROPERTY LOCATED AT 121 S. POINTE DRIVE, 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. *(Community Development)*

10. RESOLUTION NO. 2019-150

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A SITE PLAN (SP-79-19) REQUEST, VARIANCE (VA-147-19, VA-149-19, AND VA-150-19,) REQUESTS AND DESIGN EXCEPTION (OT-148-19) REQUESTS SUBMITTED BY THE PROPERTY OWNER, OUTBOARD DYNAMICS, LLC FOR PROPERTY LOCATED AT 3998 S.W. 22ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

11. RESOLUTION NO. 2019-151

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING “OUTBOARD DYNAMICS PLAT” (PL-128-19) SUBMITTED BY OUTBOARD DYNAMICS, LLC FOR PROPERTY LOCATED AT 3998 S.W. 22ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A,” A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

10. DISCUSSION AND POSSIBLE ACTION

1. Review and approve City Commission meeting dates for 2020 - City Clerk

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

13. ADMINISTRATIVE REPORTS

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

Tuesday, December 10, 2019 - 5:30 p.m.
Tuesday, December 10, 2019 - 7:00 p.m.

CRA Board Meeting
City Commission Meeting

14. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Special Event Application

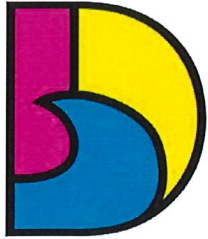
Continued from:

Requested Action (Identify appropriate Action or Motion)		
Special Event request from Dania Pointe for their "Sneak Peek" event to be held at North Pointe Drive, Phase 2, Dania Pointe on November 17, 2019 from 9:00 a.m. - 4:00 p.m.		

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

Fiscal Impact/Cost Summary

Exhibits Attached
Memo - Sneak Peek Special Event, Comments - Sneak Peek Special Event, Application - Sneak Peek Special Event



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: November 12th, 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 

RE: Special Events Application Request for November 12th, 2019
"Sneak Peek" at Dania Pointe scheduled for Sunday, November 17th, 2019 from 9:00 a.m.- 4:00 p.m.

Request

A Special Event approval is requested by Kim Butler, Director of Marketing for Dania Pointe on behalf of "Sneak Peek" for Sunday, November 17th 2019 from 9:00 a.m.- 4:00 p.m. The requested event will be held at Phase 2 North Pointe Dr, Dania Pointe. This event is open and free to the public.

Background

This event is the first "Special Event" hosted by Dania Pointe. The "Sneak Peek" event will showcase new businesses in Dania Pointe and will include a car show, a live performance and food vendors.

Budgetary Impact

The special events application fee for this event is \$150.00. A late fee of \$ 75.00 was assessed, because the application was received after the sixty (60) day cut off. The following page includes requirements from City staff, the applicant will pay for any necessary inspection and enforcement services.

Recommendation

It is recommended that the City Commission approve the special events application request with compliance of the conditions noted.

<u>Staff</u>	<u>Comments/ Conditions</u>	
BSO Fire: Fire Prevention Officer Zipoli	<i>Fire Marshall report attached.</i> Event is approved with conditions: - Minimum spacing requirements between tents shall be 10 feet unless approved by the Fire Marshall - Site plan required - Fire extinguishers required - Tent/ Canopy Permits Required - Power cords - Pre – Event inspection required and type of inspection - Fire inspector stand-by detail and operational detail not required	
Community Development Jack Fisher	Building and Electrical permits required for stage setup	
City Attorney - Tom Ansbro	No comments	
Code Enforcement – Eric Walton	No comments	
Community Dev. – Corinne Lajoie	No comments	
Hr/ Risk Mgmt- Bendra Caseneuve	No comments	
Parks & recreation- Eric Brown	No comments	
Public Services	No comments	
BSO Police Dept. Lieuttnanant Stallings	Recommends hiring two (2) deputies to handle crowd and traffic control. *Applicant will coordinate directly with the BSO Special detail office*	



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 Pointe "Sneak Peek" Sunday, Nov 17 9am - 4pm

*Brief Description of the Event: Cruise in car show, live band and DJ

Address/Location of Event: North Pointe Dr., Phase 2, Dania Pointe

Event Coordinator: Kim Butler

Telephone #1: 954-956-2105 E-mail Address: kbutler@kimcorealty.com

Telephone #2: 954-809-5389 Fax: _____

Additional Contact Person for the Event: _____

Telephone #1: _____ E-mail Address: _____

Telephone #2: _____ Fax: _____

Organization or Sponsor of Event: _____

Address: _____

City, State, Zip Code: _____

Telephone: _____ Fax: _____ Cell: _____

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

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

Date of Incorporation: _____ State of Incorporation: _____

Federal ID #: _____

Authorizing Official for the Organization: _____

Telephone: _____ E-mail Address: _____

Telephone #2: 954-809-5389

Authorizing Official for the Organization: _____

Kimco Realty- Dania Pointe Sneak Peek

Sunday, November 17th

Cars@thePointe Cruise In/ Shane Duncan Band

Timeline and flow

Cars@the Pointe Cruise In begins at 7am. Cars are directed to enter onto North Pointe Drive off of Stirling Road. North of the Bearing Street intersection at North Pointe Drive, one lane will be temporarily closed so cars may be checked in and directed where and how to park their vehicles. This will be a manned area by event organizers with a portable barricade. 124 spaces have been allocated; overflow parking will be directed to one of three overflow areas, able to accommodate a minimum of an additional 100+ cars as needed. Lane closure barricade is removed by 9am and North Pointe Drive is reopened.

Cars@the Pointe Cruise in vendors are located on the corner sidewalks with ample space to allow for egress and pedestrian traffic. Vendor tents are restricted to 10x10'.

Stage is located at Meridian Drive and North Pointe Drive between Tommy Bahama Marlin Bar (under construction) on the north side and vacant corner space on the south side. Electric is secured from lightpole outlets (as needed). A portable generator will be used as needed. Shane Duncan Band will perform between 1-4pm. Equipment and vehicle load in will take place via Klatt Lane and Meridian Drive, which are "back of house" service roadways at this time between 11am and 12:30pm.

Cruise in program is completed by Noon at which time show cars and vendors will be permitted to leave. Show cars/vendors will be directed to exit the property via Sunset Drive and Way Pointe Street to Bryan Road, or via South Bearing Street to Bryan Road.

Stage breakdown and load out takes place from 4pm- 5pm, exiting through Klatt Lane and South Bearing Street.

ADA accessible and public restrooms are available in the service corridor off of North Pointe Drive.

Entrance Route

Stirling Rd to
South Pointe Dr -
to North Pointe Dr.

Exit Routes

- ① Sunset to Way Pointe Ave to Bryan Rd.
- ② South Bearing St to Bryan Rd.

Stage
band + DJ

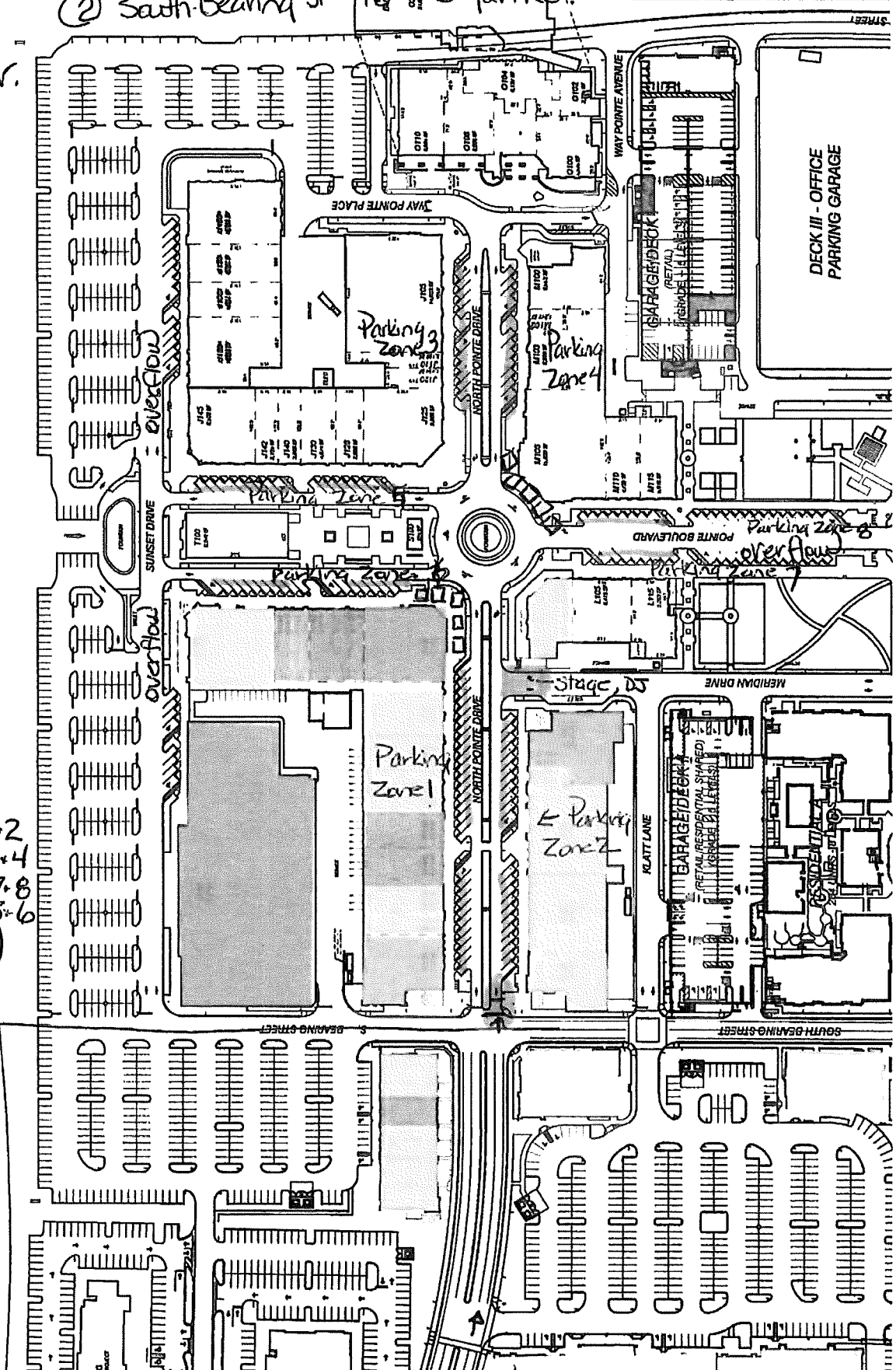
Sidewalk
Vendor
locations
up to 10 (as needed)

INTERSTATE 95

Staged 52 spaces 1x2
20 spaces 3x4
Parking 16 7x8
36 5x6
Zones (as needed)

Temporary manner
Road closure
7a-9a

No stage car
participants



Stirling Road - Entry point for Cruise In Cars

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

*Property Owner: KIMCO REALTY

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

Is the letter attached? ☒ Yes ☐ No owner is applicant

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: _____

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

Number of Expected Daily Attendants: 200 (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
Sunday	11/17/19	9 am	12 noon	3
Sunday	11/17/19	1 pm	4 pm	3

Anticipated Date and Time to Begin Set-Up: Sunday 11/17 7am - 9am

Anticipated Date and Time for Completion of Break-Down: Sunday, 11/17 5pm

*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 Temporary to accommodate car load in.

Please identify the street name(s) and/or locations for closure requests: 9am - Noon - Private Road

North Pointe Dr - Bearing St to Way Pointe Pl for Music In load in.
Pointe Blvd - Sunset Dr to N. Compass Way for Cruise In load in.

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

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

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

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

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

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

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

*Will electricity be required for this event?

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

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

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

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

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

Please specify the hours of entertainment:

DAY	DATE	START TIME	END TIME	TOTAL # OF HOURS
Sunday	11/17	1 pm	4 pm	3

*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: Auto accessories, collectibles,

****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 Danla 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 N/A

****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 N/A

****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 Danla 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 N/A
☐ Mixed Drinks ☐ Other: _____

If alcohol is being served, please indicate how the beverages will be served: ☐ N/A 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 ☒ N/A
☐ Mixed Drinks ☐ Other: _____

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

Please Specify: Vendors w/ car ~~an~~ accessories

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

☐ Yes ☒ No

*If yes, please describe: _____

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

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

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

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

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

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

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

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

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

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

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

If so, How many? ☐ N/A

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

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

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

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

If yes, please explain: _____

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

BSO DETAIL REQUIREMENT

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

FIRE WATCH REQUIREMENT

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

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

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

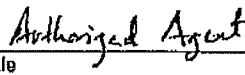
Engine (1500 gpm) - \$71.00 per hour

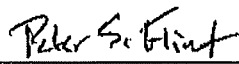
Ladder (1500 gpm) - \$80.00 per hour

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

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


Signature of Applicant

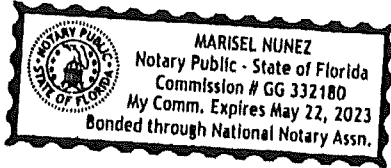

Title


Print name of Applicant

10/17/19
Date

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on Oct. 17th, 2019.
by Roker Flint, who is personally known to me, or, if not, such person produced the
following form of identification: _____.



NOTARY PUBLIC

My Commission expires: 5/22/23

My Commission number: GG 332180



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

PROCLAMATION

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 City Commission on October 7, 2019, unanimously approved Resolution No. 2019-125 to name a portion of an access road located within the City’s West Lawn Cemetery to “Marvin Merritt Way”;

WHEREAS, on November 1, 2019, the official rededication of the West Lawn Cemetery occurred;

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Lori Lewellen, Mayor of the City of Dania Beach, Florida, do hereby proclaim that a portion of road within the City’s West Lawn Cemetery located at 1251 Southwest 12 Avenue, has been named, and is now known as, “Marvin Merritt Way”.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR



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

PROCLAMATION

WHEREAS, David Heath a/k/a Gangrel, “The Vampire Warrior”, is an American professional wrestler and is best known for his career in the World Wrestling Federation (WWF) from 1998 to 2001 and intermittently throughout the mid-2000s under the ring name Gangrel, and for his return to the World Wrestling Entertainment (WWE) Performance Center in 2019; and

WHEREAS, David Heath holds championship titles from the following wrestling organizations: All Pro Wrestling, Americas Wrestling Federation, All-Star Wrestling, Atlantic Wrestling Council, Hoodslam, International Pro Wrestling Association, Legends Pro Wrestling, Maximum Pro Wrestling, National Wrestling Alliance Florida, National Wrestling League, Paragon Pro Wrestling, Pro Wrestling Live, Pro Wrestling Revolution, Stampede Wrestling, Tri-State Wrestling Alliance, United States Wrestling Association, and Vanguard Championship Wrestling; and

WHEREAS, David Heath is the founder of Gangrel’s Wrestling Asylum, located at 1982 Tigertail Boulevard in Dania Beach, Florida; and

WHEREAS, Gangrel’s Wrestling Asylum is a Pro Wrestling training facility whose trainers have over 55 years of experience combined and have a love and healthy respect for Pro Wrestling. David Heath has trained over 600 successful students, 17 of whom have gone on to the WWE; and

WHEREAS, Gangrel’s Wrestling Asylum hosted their 2nd Annual Cancer Benefit on Sunday, October 13, 2019 at The Casino at Dania Beach; and

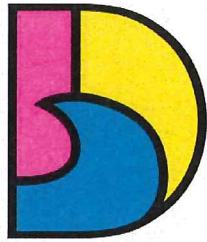
WHEREAS, on December 14, 2019, Gangrel’s Wrestling Asylum will co-host, along with the City of Dania Beach, their 3rd Annual Toy Drive at The Casino at Dania Beach. On the following day, December 15th, along with BSO Fire and Police, the wrestlers will personally give out the toys to all the children to make for a great holiday;

NOW, THEREFORE, on behalf of the Dania Beach City Commission, I, Lori Lewellen, Mayor of the City of Dania Beach, Florida, do hereby recognize David Heath for his contribution to and partnerships with the City of Dania Beach.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
OFFICE OF THE CITY MANAGER**

MEMORANDUM

DATE: November 12, 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: Travel request to Tallahassee, Florida to attend Legislative meetings
December 11-12, 2019

REQUEST:

A request for approval to attend Legislative meetings in Tallahassee, Florida December 11-12, 2019.

BACKGROUND:

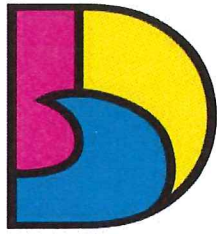
Annual travel to Tallahassee to be advocates for home rule, to discuss local issues that affect our City and to seize any and all opportunities that will benefit Dania beach today and in the future via state budgetary dollars. This date may be subject to change based on best timing for City Commission and/or any changes communicated to us via the Book Team.

BUDGETARY IMPACT:

The budgetary impact to travel for the conference is estimated at \$1,181.50. Funding is available in the City Manager's GL account 001-1201-512-40-10.

RECOMMENDATION:

City Commission approval of travel to attend Legislative meetings in Tallahassee, Florida.



DANIA BEACH
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City of Dania Beach Travel Authorization Form

TRAVELER'S NAME: Ana M. Garcia

DEPARTMENT: City Manager

TRAVELER'S POSITION: City Manager

DESTINATION: Tallahassee, FL

PURPOSE OF TRAVEL: Attend Legislative Meetings

DATES OF TRAVEL: 12/11/2019 TO 12/12/2019

ACCOUNT NO: 001-12-01-512-40-10

MODE OF TRAVEL:

- ☐ Personal Vehicle
☐ City Vehicle
☐ Rental Vehicle
☒ Airplane
☐ Other

Estimated Expenses:

ITEM	DESCRIPTION	TOTAL
Registration Fee:	N/A	\$ -
Lodging (# of nights x rate):	DoubleTree by Hilton 1 x \$ 325.00	\$ 325.00
Airfare:	American Airlines or United Airlines	\$ 565.00
Uber/Lyft/Taxi/Shuttle:	Estimate	\$ 200.00
Meals (Per Diem):	Per Diem Calculator and GSA Per Diem Rate attached	\$ 91.50
TOTAL ESTIMATED EXPENSES		\$1,181.50

Traveler's Signature: _____

Date: 11/7/19

Finance Reviewer's Signature: _____

Date: 11/7/19

Finance Approver's Signature: _____

Date: 11/7/19

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Your trip summary

Main Cabin

Round trip (Non-refundable)

\$ 564 per person

Total \$563.61 (all passengers)

[Price and tax information](#)

Good value with benefits

- Choose your seat (fee may apply)
- Eligible for upgrades on American flights
- Flight changes allowed (fee applies)
- General boarding

Includes taxes and carrier imposed fees.

[Bag and optional fees](#)

Depart Miami, FL to Tallahassee, FL

Wednesday, December 11, 2019

10:26 AM → 11:56 AM 1h 30m Nonstop Main Cabin

AA 3663 ■ ER4-Embraer ERJ-145 ■ Operated by Envoy Air As American Eagle

[Details](#) | [Change](#)

Return Tallahassee, FL to Miami, FL

Thursday, December 12, 2019

7:28 PM → 8:49 PM 1h 21m Nonstop Main Cabin

AA 3814 ■ ER4-Embraer ERJ-145 ■ Operated by Envoy Air As American Eagle

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Trip Summary

Trip Summary ▾

Trip Total: **\$394.30**

Price Guarantee

Only 6 tickets left at this price!

Rates are quoted in US dollars

15793 customers protected their flight in the last 7 days. Add flight protection when you check out.

Thu, Dec 12 From **Tallahassee Regional (TLH)**
To **Miami Intl. (MIA)**



American Airlines

7:28pm



8:49pm

1h 21m, Nonstop

TLH

MIA

Fare Rules and Restrictions:

- Bring a carry-on bag

Show flight and baggage fee details ▾

Change flights

Select your fare

☒ **Main Cabin**
Cabin: Economy/Coach

\$394.30

Checked Bags

Seat Choice

Carry On Bag

Cancellation

Changes

Personal Item

Show more ▾

☐ **Main Cabin Flexible**

Cabin: Economy/Coach

\$1,096⁻³⁰

 Checked Bags

✓ Seat Choice

✓ Carry On Bag

✓ Cancellation

✓ Changes

✓ Personal Item

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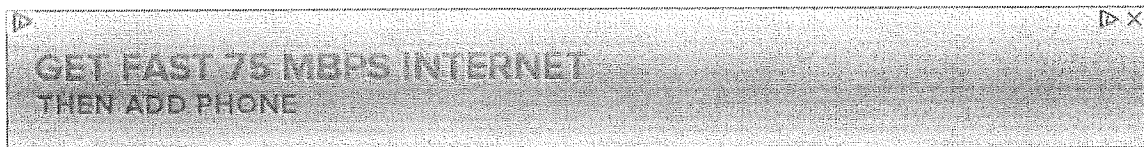


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✓ Free Cancellation within 24 hours!



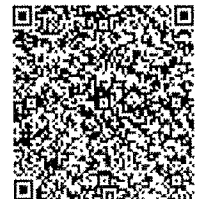
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your
first
app
hotel
booking
by
using**

Enter your phone number

Send

Or scan the QR code!



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MOB15

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Review your trip

Trip Summary

Trip Summary

Trip Total: **\$169³⁰**
 Price Guarantee

Rates are quoted in US dollars

15788 customers protected their flight in the last 7 days. Add flight protection when you check out.

Wed, Dec 11 From **Miami Intl. (MIA)**
To **Tallahassee Regional (TLH)**



American Airlines

10:26am → 11:56am 1h 30m, Nonstop
MIA TLH

Fare Rules and Restrictions:

- Bring a carry-on bag

[Show flight and baggage fee details](#)

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Select your fare

- ☒ **Main Cabin** **\$169³⁰**
Cabin: Economy/Coach
 - Checked Bags
 - Seat Choice
 - Carry On Bag
 - Cancellation
 - Changes
 - Personal Item

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Main Cabin Flexible

\$1,096³⁰

Cabin: Economy/Coach

💰 Checked Bags

✓ Seat Choice

✓ Carry On Bag

✓ Cancellation

✓ Changes

✓ Personal Item

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Buy this flight & you'll earn exclusive hotel deals!

Continue Booking

👤 15788 customers protected their flight in the last 7 days. Add flight protection when you check out.

✓ Free Cancellation within 24 hours!

Hot



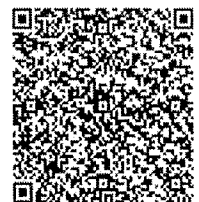
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off*
your
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booking
by
using
code
MOB15

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Send

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Step 3 of 3

Payment and Guest Details

Total for stay **\$322.88**

[Show price details](#)

Total room charge	\$287.00
Total taxes	\$35.88

All fields are required unless marked optional.



Payment

Card number

Select ▼

Select ▼



Guest information

First Name

Last Name



**DoubleTree
by Hilton**

Hotel

Tallahassee ▼

11 Dec – 12 Dec 2019
(1 night)

1 room for 1 adult

[Edit Stay](#)

☐ 1 King Bed

[Edit Room](#)

☐ FLEXIBLE
RATE

[Edit Rate](#)

☒ **Payment and
Guest Details**

Feedback

Email

Phone

Country/Region USA



Address

Address

2

Optional

Zip

City

State



Add guest
names

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☒ Yes, I want to join Hilton Honors
now.

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requests

Traveling with a pet, service animal, etc.

 Add special
requests

View optional
services



Guarantee and Cancellation Policy

There is a Credit Card required for this reservation.
Free cancellation before 11:59 PM local hotel time
on 09 Dec 2019.

By clicking "Book Reservation," I agree to the
[Rules and Restrictions, Site Usage Agreement](#) ,
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Estimated Fare

Tallahassee International Airport (TLH), 3300 Capital
Cir SW, Tallahassee, Florida, 32310, United States of
America
209 South Adams Street, Tallahassee, Florida 32301,
United States



\$15.34

For Uber X - Tallahassee, FL rates

See Uber, Lyft, and more...

Cost with Traffic

\$14.95

\$15.34

\$19.24

Fare Information

Trip Information

Trip is 6.4 mi, 14 mins

Notes

- How much does Uber X cost in Tallahassee?
- \$1.50 initial fare
- \$1.11 per mile
- \$0.13 per minute
- At times of high demand rates may change
- Minimum fare is \$4.70. Cancellation fee is \$5.00. Tolls are additional.

- Prices are shown in USD
- Tolls & surcharges may apply

Approximate Breakdown

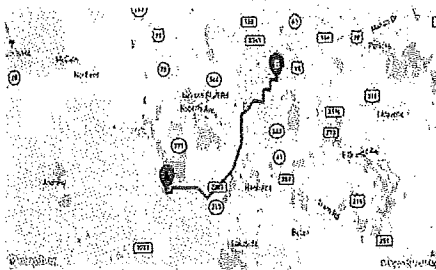
Initial Fare	\$1.61
Add. Metered Fare	\$9.53
Booking fee	\$1.70
Airport Fee	\$2.50
Estimated Taxi Fare	\$15.34

More Info

- Walking takes about 2 hours, 32 minutes and burns around NaN calories.
- How much does it cost the driver?
- How does this compare? Taxi rates ranking by city.
- Check out our Newsroom.

How much does a taxi cab cost from Tallahassee International Airport (TLH), 3300 Capital Cir SW, Tallahassee, Florida, 32310, United States of America to 209 South Adams Street, Tallahassee, Florida 32301, United States in Uber X - Tallahassee, FL?

Routes



Ride duration: ~16min ← new estimate (<https://estimatefares.com>)

**FIND CHEAP
FLIGHTS AND SAVE**

Lyft Plus (<https://estimatefares.com/what-is-lyft-plus>): \$19.46

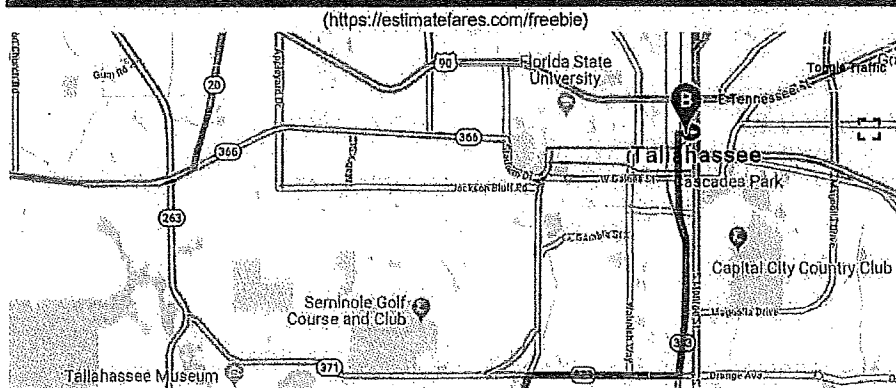
Optimal distance: 6.62 miles

Tallahassee Rates - Breakdown > (<https://estimatefares.com/rates/tallahassee>)

new to **Lyft?**

Here's **\$20** ride credit.
(It's to get you started. And it's free.)

DOWNLOAD & RIDE



Digitized by Google

(https://maps.google.com/maps?ll=50.117055/34.513706&z=13&mapshid=on4193&gl=SE&mapell=ext+api+8)Om11e1112b17sou1ap1ita22018-Google

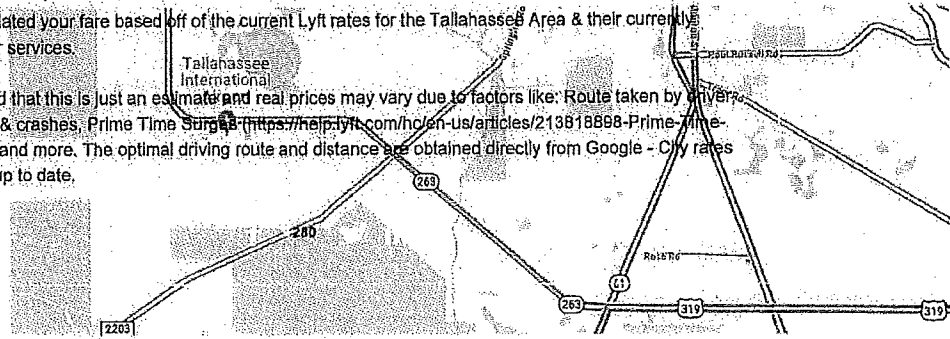
From: TLH Concourse A, 3300 Capital Cir
SW, Tallahassee, Florida 32310

To: 209 South Adams Street, Tallahassee,
Florida 32301

Calculate Another Ride ➤ (<https://estimatefares.com>)

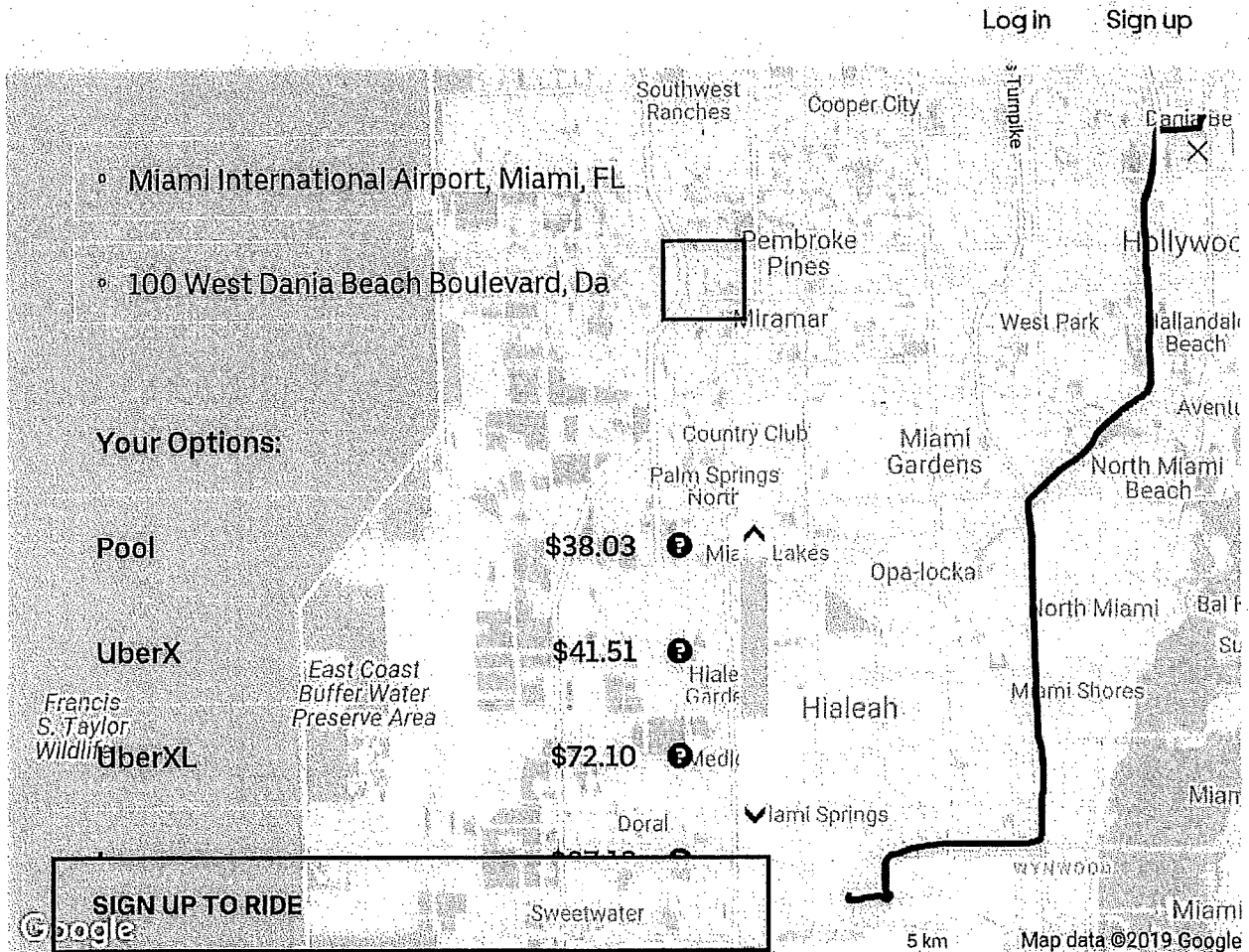
We've calculated your fare based off of the current Lyft rates for the Tallahassee Area & their currently available car services.

Keep in mind that this is just an estimate and real prices may vary due to factors like: Route taken by driver, Traffic jams & crashes, Prime Time Surge (<https://help.lyft.com/hot-en-us/articles/213818898-Prime-Time-Passenger>) and more. The optimal driving route and distance are obtained directly from Google - City rates are always up to date.



We are not affiliated with Lyft © (<https://www.lyft.com>)

© 2019 EstimateFares.com Sitemap (<https://estimatefares.com/sitemap>) Privacy (<https://estimatefares.com/privacy>)



*Sample Rider fares are estimates only and do not reflect variations due to discounts, traffic delays or other factors. Flat rates and minimum fares may apply. Actual Rider fares may vary. US Partners: Rates used to calculate partner fares are published at partners.uber.com and require an active partner account to view.

We're here to help

Support is just a few taps away. You can also get your questions answered by using our help section.

[Get help >](#)

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

Traveler's Name: Ana M. Garcia

Description of Trip: Legislative Meetings

Destination: Tallahassee, FL

Daily M&IE for FY 2020: \$ 61.00

Meal Exclusions		
Date	Meal	Amount
N/A		

First Date of Travel: 12/11/2019

Last Date of Travel: 12/12/2019

	Travel	Travel					
	WED	THU	MON	TUE	WED		
Date	11-Dec-19	12-Dec-19					
Breakfast (\$14)							
Lunch (\$16)							
Dinner (\$26)							
Incidental (\$5)							
Total Daily total =	\$ 45.75	\$ 45.75					

Travel Days Pro-rated at 75% of M&IE \$ 45.75

Total Per Diem Due to Traveler **\$ 91.50**

Domestic Meals and Incidental Expenses (M&IE) Breakdown for Federal FY 2020					
M&IE Total	Breakfast	Lunch	Dinner	Incidental	75%
55.00	13.00	14.00	23.00	5.00	41.25
56.00	13.00	15.00	23.00	5.00	42.00
61.00	14.00	16.00	26.00	5.00	45.75
66.00	16.00	17.00	28.00	5.00	49.50
71.00	17.00	18.00	31.00	5.00	53.25
76.00	18.00	19.00	34.00	5.00	57.00



FY 2019 Per Diem Rates for Tallahassee, Florida

Meals & Incidentals (M&IE) Breakdown

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel
Tallahassee	Leon	\$61	\$14	\$16	\$26	\$5	\$45.75

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO A LIGHTING AGREEMENT WITH FLORIDA POWER AND LIGHT (FPL) IN THE VICINITY OF SHERIDAN STREET AND SOUTHEAST SECOND AVENUE IN DANIA BEACH, INCLUDING ADDITIONAL COST TO THE CITY OF A NET TEN DOLLARS (\$10.00) PER MONTH, MODIFYING FPL ACCOUNT NUMBER 7404250974

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

TO APPROVE AND ADOPT A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO A LIGHTING AGREEMENT WITH FLORIDA POWER AND LIGHT (FPL) IN THE VICINITY OF SHERIDAN STREET AND SOUTHEAST SECOND AVENUE IN DANIA BEACH, INCLUDING ADDITIONAL COST TO THE CITY OF A NET TEN DOLLARS (\$10.00) PER MONTH, MODIFYING FPL ACCOUNT NUMBER 7404250974; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Exhibits Attached

19-1018_AgndaCoverMemo-FPL Lighting Agreement-mgcraig (3), R-2019- FPL LED Lighting Agreement Sheridan Street and SE 2nd Avenue Vicinity, City of Dania Beach - Agreement LT-1 RV01, FPL PERMIT 19-00001058 - 45 SE 2ND AVE @ SHERIDAN ST



CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: November 12, 2019

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director

RE: Approval of a Street Light Agreement with Florida Power and Light (FPL) for Street Light Modifications in the Vicinity of East Sheridan Street and SE 2 Avenue

Request

The Public Services Department (PSD) requests approval of an "LED Lighting Agreement" (Agreement) with Florida Power and Light (FPL) for two streetlights located in the vicinity of East Sheridan Street and SE 2nd Avenue, for a net increase of \$10.00 per month to the City's FPL account number 7404250974.

Background

The developer of a new Publix located at 45 E Sheridan, Equity Development Group (Developer), was required to make certain lighting improvements in the Florida Department of Transportation's (FDOT) right-of-way in conjunction with their development. The agreement under consideration calls for the Developer to pay FPL \$6,366.19 to initiate removal of a high density sodium vapor (HDSV) light that is in the way of a traffic pole. They will also install two new light emitting diode (LED) lights as highlighted in yellow on the attached site plan prepared by a lighting engineer. FDOT required LED lights in this location.

The Agreement modifies the cost per month for the City's FPL account 7404250974 by deleting the HDSV light and adding two LED lights for a net increased cost of \$10.00 per month (each light costs \$10.00 per month, regardless of type). For this cost, FPL maintains the lights and provides electricity.

Budgetary Impact

The net increase in the number of lights is one light, which will cost an additional \$10.00 per month for the City's FPL account number 7404250974.

Recommendation

PSD recommends approval of the Agreement with Florida Power and Light.

Attachment: Permit with exhibits

FR/MGC/mgc

RESOLUTION NO. 2019-142

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO A LIGHTING AGREEMENT WITH FLORIDA POWER AND LIGHT (FPL) IN THE VICINITY OF SHERIDAN STREET AND SOUTHEAST SECOND AVENUE IN DANIA BEACH, INCLUDING ADDITIONAL COST TO THE CITY OF A NET TEN DOLLARS (\$10.00) PER MONTH, MODIFYING FPL ACCOUNT NUMBER 7404250974; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the proper City officials are authorized to execute an “LED Lighting Agreement” in which FPL agrees to remove one high density sodium vapor (HDSV) light and install two light emitting diode (LED) lights in the vicinity of Sheridan Street and Southeast Second Avenue in Dania Beach, for a net increase in cost to the City of \$10.00 per month to FPL Account 7404250974.

Section 2. That Equity Development Group, the developer of the nearby Publix, will pay \$6,366.19 to FPL prior to FPL’s initiation of the proposed lighting modifications.

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

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 November 12, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

FPL Account Number: 7404250974

FPL Work Request Number: _____

LED LIGHTING AGREEMENT

In accordance with the following terms and conditions, City of Dania Beach (hereinafter called the Customer), requests on this ____ day of **September, 2019**, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) V/O Sheridan St & SE 2nd Ave, located in Dania Beach, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

<u>Poles</u>				
Pole Type	Existing Pole Count (A)	# Installed (B)	# Removed (C)	New Pole Count (A+B-C)
Wood	N/A	0	1	N/A
Standard Concrete	N/A	2	0	N/A
Standard Fiberglass				
Decorative Concrete				
Decorative Fiberglass				

<u>Underground Conductor</u>				
Type	Existing Footage (A)	Feet Installed (B)	Feet Removed (C)	New Footage (A+B-C)
Under Pavement		N/A ⁽¹⁾		
Not Under Pavement		838		

(1) All new conductor installed is in conduit and billed as Not Under Pavement

[illegible]

(b) Modification to existing facilities other than described above (explain fully): **Removing one wood pole & fixture from account. Adding two new concrete poles and fixtures mounted at 30ft with 10ft brackets.**

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a contribution in the amount of **\$6,366.19 (to be paid by developer- Equity Development Group)** prior to FPL's initiating the requested installation or modification.
3. To purchase from FPL all of the electric energy used for the operation of the Lighting System.
4. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
5. To provide access, final grading and, when requested, good and sufficient easements, suitable construction drawings showing the location of existing and proposed structures, identification of all non-FPL underground facilities within or near pole or trench locations, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
6. To perform any clearing, compacting, removal of stumps or other obstructions that conflict with construction, and drainage of rights-of-way or easements required by FPL to accommodate the lighting facilities.

IT IS MUTUALLY AGREED THAT:

7. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

8. Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
9. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient right-of-ways or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL lighting facilities. Payment shall be made by the Customer in advance of any relocation.
10. FPL may, at any time, substitute for any luminaire installed hereunder another luminaire which shall be of at least equal illuminating capacity and efficiency.
11. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial the (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
12. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the fixture, pole, and conductor charges for the period remaining on the currently active term of service plus the cost to remove the facilities.

13. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
14. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
15. **This Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
16. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
17. This Agreement shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and FPL.
18. The lighting facilities shall remain the property of FPL in perpetuity.
19. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

City of Dania Beach
Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

(Print or type name)

Title: _____

FLORIDA POWER & LIGHT COMPANY

By: _____
(Signature)

Marlon Barrios
(Print or type name)

Title: Sales Support - LED Lighting Solutions

SHERIDAN ST, SPEED LIMIT 40 MPH, 15 MPH DURING SCHOOL (6:15-7:15, 1:45-2:15)

SE 2ND AVE, SPEED LIMIT 25 MPH, 15 MPH DURING SCHOOL (6:15-7:15, 1:45-2:15)

DEMONSTRATE COMPLIANCE WITH THE CLEAR ZONE REQUIREMENTS OF THE FLORIDA GREEN BOOK FOR ANY AND ALL ABOVE GROUND IMPROVEMENTS WITHIN THE RIGHT OF WAY

PERMIT APPROVED BY FDOT PERMIT NO: 2019-H-491-00216

UTILITIES LEGEND

✕	wElevation Point
●	wFitting
—	Hydrant
—	Industrial
■	Catchbasin
▲	Curb Inle
●	swManhole Standard
—	swGravity Main Private
—	swDrainfield
—	Water main
⊗	Water system valves

FDOT MOT/LANE CLOSURE APPROVAL REQUIRED 14 DAYS PRIOR TO START OF CONSTRUCTION

SINGLE LANE CLOSURE 9AM-4PM MONDAY - FRIDAY

DOUBLE LANE CLOSURES 9PM- 5AM SUNDAY - THURSDAY

NO EXCEPTIONS !

FDOT PRE-CONSTRUCTION MEETING REQUIRED PRIOR TO START OF CONSTRUCTION

CITY OF DANIA PERMIT NOTES

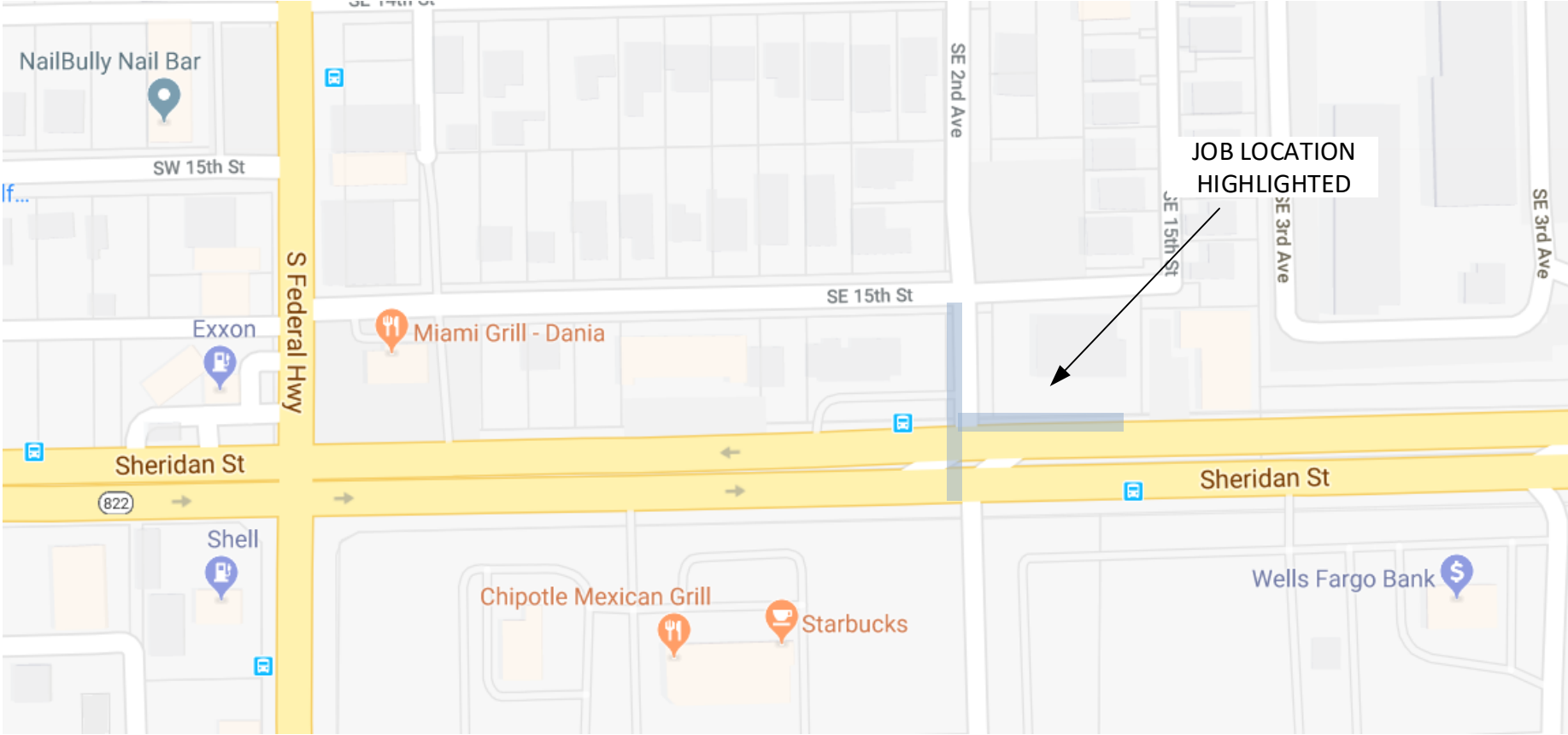
NOTIFY CITY OF DANIA BEACH 48 HOURS PRIOR TO START OF CONSTRUCTION

CITY OF DANIA BEACH MOT/LANE CLOSURE APPROVAL REQUIRED PRIOR TO START OF CONSTRUCTION

MAINTAIN 1' MIN SEPARATION TO SIDEWALK WHEN INSTALLING NEW POLES

MAINTAIN 1' MIN SEPARATION TO DRIVEWAYS WHEN INSTALLING NEW POLES

CUSTOMER WILL REPAIR ANY DAMAGES TO THE CITY PAVEMENT AND MARKINGS, CURBS, SIDEWALKS AND REPLACE SOD TO EXISTING CONDITIONS



MAINTAIN 1' MIN SEPARATION TO SIDEWALK WHEN INSTALLING NEW POLES

MAINTAIN 1' MIN SEPARATION TO DRIVEWAYS WHEN INSTALLING NEW POLES

CUSTOMER INSTALLED UNDERGROUND CONDUIT BY DIRECTIONAL BORE OF 1-2" HDPE

CUSTOMER RESPONSIBLE TO RESTORE CITY RIGHT OF WAY/ PRIVATE PROPERTY TO EXISTING OR BETTER CONDITIONS UPON COMPLETION OF CONSTRUCTION

SUGGESTED MOT INDEX 605

Range 42

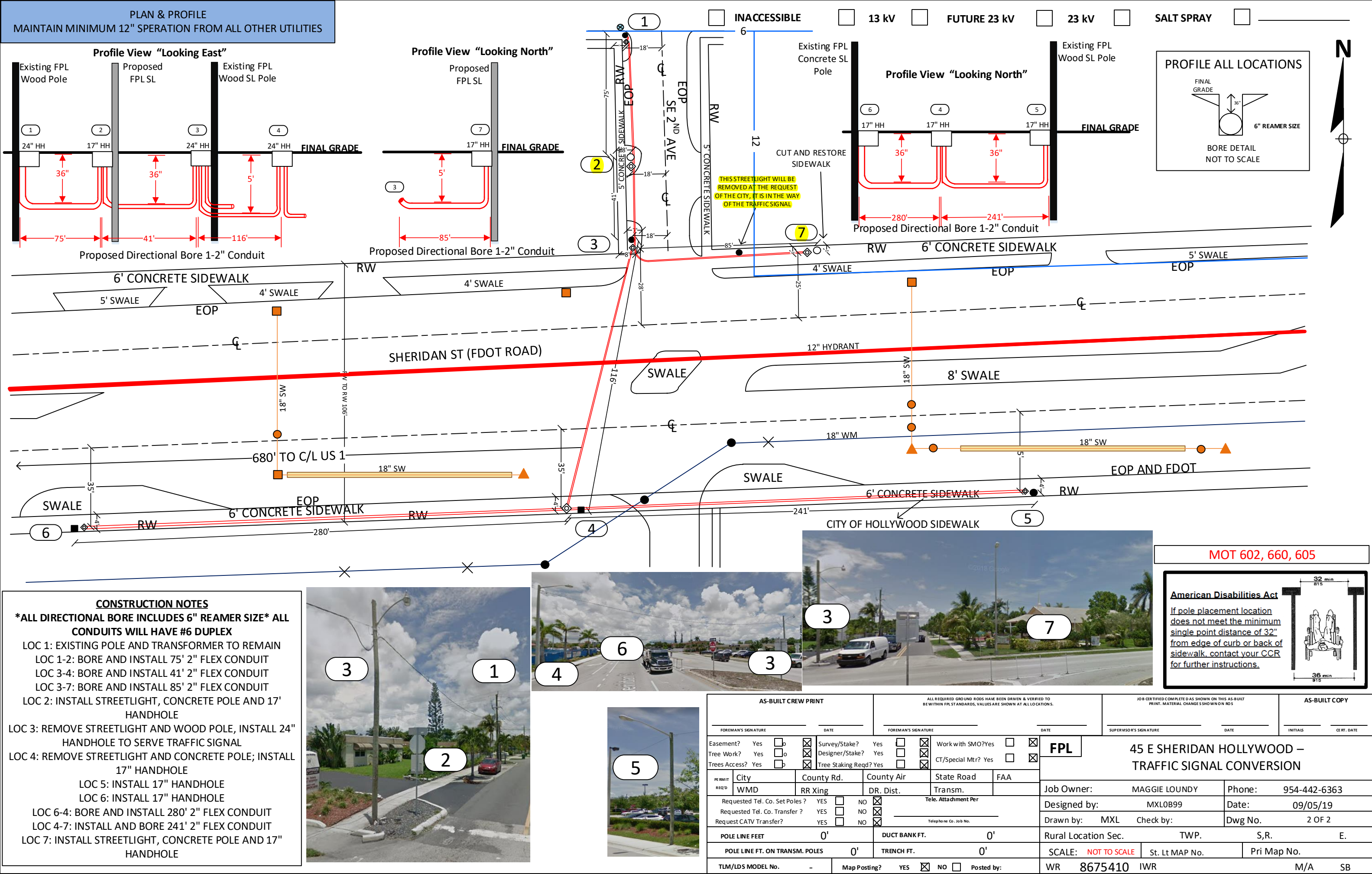
Township 51

Section 03

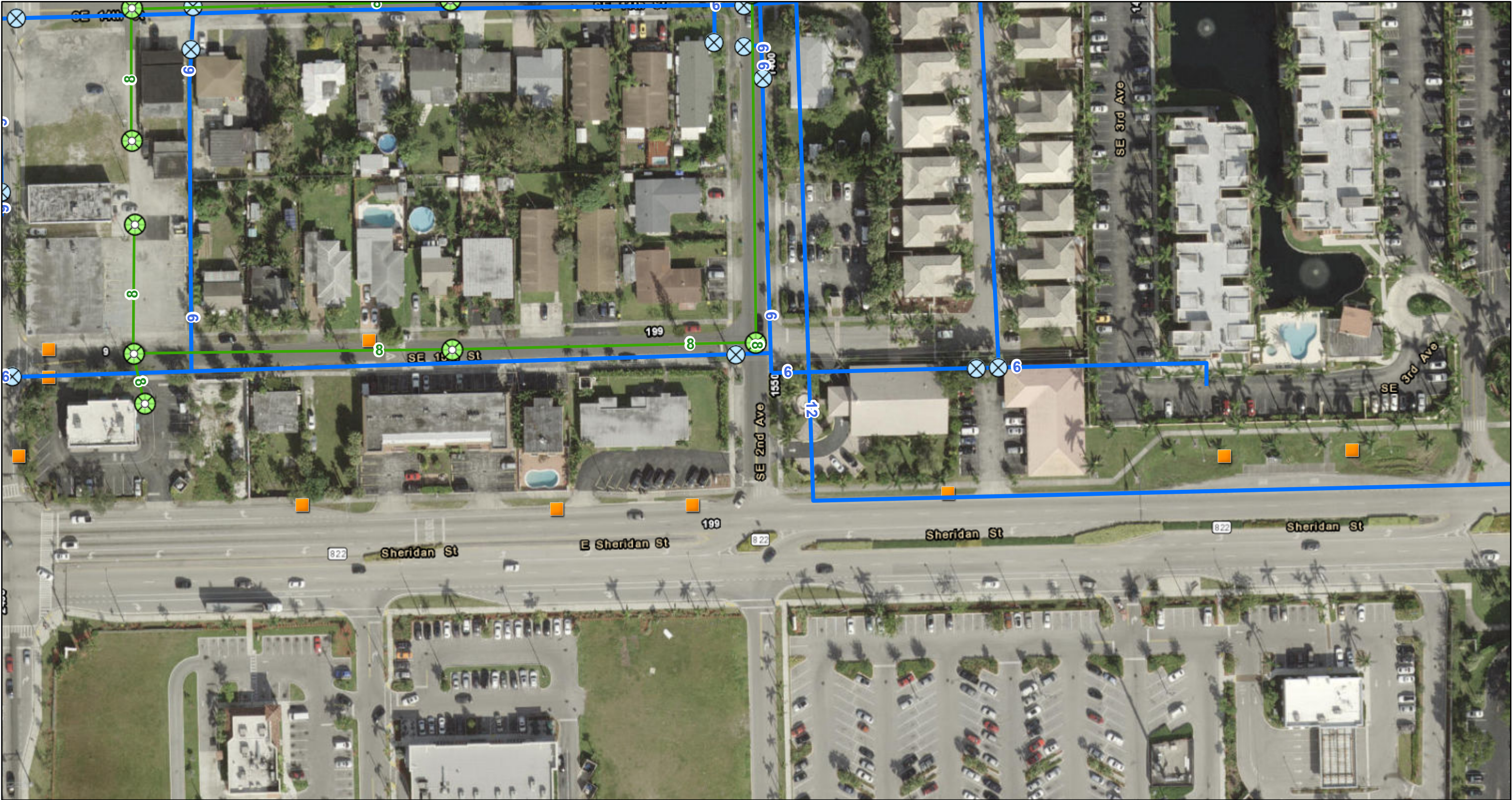
FPL LEGEND

◇	PROPOSED HANDHOLE
—	PROPOSED CONDUIT
○	PROPOSED SPLICE BOX
■	EXISTING CONCRETE POLE
●	EXISTING WOOD POLE
○	PROPOSED WOOD POLE

CUSTOMER WILL REPAIR ANY DAMAGES TO THE CITY PAVEMENT AND MARKINGS, CURBS, SIDEWALKS AND REPLACE SOD TO EXISTING CONDITIONS

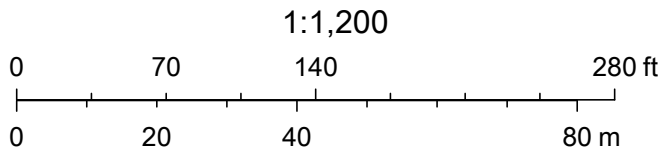


Dania Beach Utilities - Sheridan St & SE 2nd Ave



6/3/2019, 12:05:45 PM

-  Sanitary Sewer Manholes
-  Water System Valves
-  Sanitary Sewer Gravity Main
-  Water Mains
-  Stormwater Catch Basin



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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 TO BE PURCHASED FROM CARNAHAN PROCTOR AND CROSS, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2019-2020, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE DEPARTMENTS; APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

PS Memo-CPC to Exceed 25k FY20.revFJR, R 2019- Carnahan Proctor and Cross
Authorization to Exceed \$25K



**CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT**

MEMORANDUM

DATE: December 10, 2019

TO: Honorable Mayor and Commissioners

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

VIA: Fernando J. Rodriguez, Public Services Director

RE: Approval of Resolution to Procure Professional Engineering Services from Carnahan, Proctor & Cross and to Exceed the City's 25k Threshold

Request

The Public Services Department (PSD) is requesting authorization to engage in professional engineering services provided by Carnahan, Proctor and Cross (CPC) for surveys, waterworks, drainage and other public works related projects.

Background

PSD is requesting Commission approval to exceed the City's \$25,000.00 annual per vendor threshold due to the MPO TAP Program Project, specific purpose survey, and other similar project engagements. Each or combination of these projects will exceed the \$25,000.00 threshold. PSD's growing engagement in projects, engineering analyses and assessments, hydrologic modeling, and other activities requiring technical/engineering work will call for the use of these type of consulting services.

CPC was recently prequalified as one of fifteen firms awarded as an approved engineering consultant by the City Commission on October 25, 2016 under RFQ 16-004 under Resolution No. 2016-142.

Budgetary Impact

Funding for all department purchases shall be subject to and made within the respective Department's Professional Services Engineering Account #31-30 approved level of their respective annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy.

Recommendation

PSD recommends approval of the Resolution to exceed the City's \$25,000.00 threshold to CPC from available appropriations for Fiscal Year 2019-2020.

RESOLUTION NO. 2019-143

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR SERVICES PURCHASED FROM CARNAHAN PROCTOR AND CROSS, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2019-2020, THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE 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 each fiscal year; and

WHEREAS, the Public Services Department will purchase engineering services from Carnahan Proctor and Cross, Inc. ("CPC") during the fiscal year, which services for various engineering services may exceed the annual Twenty Five Thousand Dollars (\$25,000.00) City threshold for a single vendor and, therefore, requires City Commission approval; and

WHEREAS, CPC was chosen as one of fifteen firms approved as an engineering consultant by the City Commission on October 25, 2016 under RFQ 16-004 pursuant to Resolution No. 2016-142; and

WHEREAS, the Public Services Department is seeking approval to exceed Twenty Five Thousand Dollars (\$25,000.00) for any necessary future services for Fiscal Year 2019-2020 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 the purchase of professional services from CPC exceeding the annual amount of Twenty Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor for Fiscal Year 2019-2020.

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 November 12, 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 OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR SERVICES TO BE PURCHASED FROM CALVIN GIORDANO AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2019-2020 THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Purchasing Requests ONLY

Dept:

Acct #:

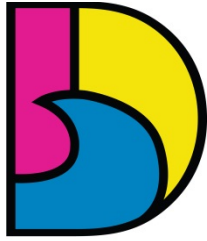
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

2019 Agenda Memo-CGA Authorization to Exceed 25k FY20, R-2019- Calvin Giordano and Associates Associates Authorization to Exceed \$25K



DANIA BEACH
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CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: December 10, 2019

TO: Honorable Mayor and Commissioners

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

VIA: Fernando J. Rodriguez, Public Services Director

SUBJECT: Approval of a Resolution to Procure Professional Engineering Services from Calvin Giordano and Associates to Exceed the City's 25K Threshold

Request

Public Services Department is requesting to engage the professional services of Calvin Giordano and Associates (CGA) for professional engineering services for various projects.

Background

Calvin Giordano and Associates was chosen as one of fifteen firms awarded as an approved engineering consultant by the City Commission on October 25, 2016 under RFQ 16-004 under Resolution No. 2016-142.

Public Services Department is also requesting Commission approval to exceed the City's \$25,000.00 annual vendor threshold for fiscal year 2019-2020.

Budgetary Impact

Funding for purchases shall be subject to and made within the Public Services Department approved Professional Services Engineers Accounts level of the annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy.

Recommendation:

Public Services recommend approval of a resolution to utilize CGA to provide professional engineering services and to exceed the City's \$25,000.00 vendor threshold to Calvin Giordano and Associates from available fund appropriations.

RESOLUTION NO. 2019-144

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT FOR SERVICES TO BE PURCHASED FROM CALVIN GIORDANO AND ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR FISCAL YEAR 2019-2020 THAT EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES 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 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 each fiscal year; and

WHEREAS, the Public Services Department and other Departments will purchase engineering services from Calvin Giordano and Associates, Inc. ("CGA") during the fiscal year, which 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, CGA was chosen as one of fifteen firms approved as an engineering consultant for continuing contract services by the City Commission on October 25, 2016 under RFQ No. 16-004 pursuant to Resolution No. 2016-142; and

WHEREAS, the Public Services Department Director has determined that CGA will be needed to provide various professional engineering services; and

WHEREAS, the Public Services Department is seeking approval to exceed Twenty Five Thousand Dollars (\$25,000.00) for any necessary future engineering services for Fiscal Year 2019-2020 provided funding is available and appropriated in the current budget year and made in accordance with the City of Dania Beach Purchasing Policy for such 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 the purchases of professional services from CGA exceeding the annual amount of Twenty-Five Thousand Dollars (\$25,000.00) purchase threshold for a single vendor for Fiscal Year 2019-2020.

Section 3. That all Department purchases shall be subject to and made within the 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 November 12, 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 CITY OFFICIALS TO EXECUTE A HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE CITY TO PERFORM NECESSARY MAINTENANCE TO THE RIGHT OF WAY OF SOUTHWEST 40TH AVENUE FROM STIRLING ROAD TO GRIFFIN ROAD FROM MILE POST 1.010 TO MILE POST 2.110 LOCATED WITHIN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

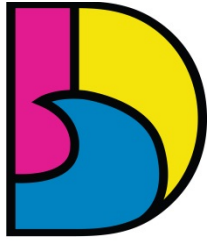
Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

19-1112_AgndCover Memo_FDOT HMMOA-40th Ave Improve 436196-1-52-01 mgc, R-2019- FDOT HMMOA for ROW Maintenance of SW 40th Avenue Improvements from Stirling to Griffin, 436196.1_HMMOA_City of Dania (00000004) Exhibit A, SW40AVE PLAN with rasters



DANIA BEACH
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CITY OF DANIA BEACH PUBLIC SERVICES DEPARTMENT

MEMORANDUM

DATE: November 12, 2019

TO: Honorable Mayor and Commissioners

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

FROM: Fernando J. Rodriguez, Public Services Director

RE: Florida Department of Transportation (FDOT) Highway Maintenance Memorandum of Agreement for SW 40th Avenue Improvements from Stirling Road to Griffin Road

Request

The City Commission is requested to authorize by resolution a Highway Maintenance Memorandum of Agreement (HMMOA) between the FDOT and the City. The HMMOA is an agreement that states that the City will own and maintain the improvements on SW 40th Ave from Stirling Road to Griffin Road as shown on the FDOT Contract Plans for Financial Project ID 436196-1-52-01, after it has been constructed and certified for operation.

Background

The Broward Metropolitan Planning Organization (MPO) is investing over \$300 million to create safer, healthier communities in Broward County. This project is one of many within a larger plan to create enhanced bicycle, pedestrian, and public transportation access. The Broward MPO is a federally-mandated agency that is responsible for making decisions on local transportation issues and prioritizing how to spend federal funds on transportation projects.

Through the MPO, FDOT is proposing the following summary of work as a part of the Financial Project ID 436196-1-52-01 that includes:

- Widen SW 40th Avenue to add a five (5) foot bike lane and install sidewalk in both directions from Stirling Road to North of SW 54th Street and SW 53rd Street to North of SW 49th Court
- Realign SW 40th Avenue from SW 49th Court to Griffin Road to accommodate for a wider turning radius at the SW corner of SW 40th Avenue and Griffin Road
- Mill and resurface the pavement
- Drainage improvements
- New signage and pavement markings
- Signal replacement at Griffin Road

The City shall allow FDOT access to the property for the construction of the improvements. For the duration of the project, the City is responsible for maintaining the existing roadway and any City-owned property, including mowing and litter removal of the property. Of note, the City and Broward County share jurisdiction over SW 40th Avenue.

Budgetary Impact

\continued...



DRANDUM

Page 2 of 2

orida Department of Transportation(FDOT) Highway Maintenance Memorandum of greement for SW 40th Avenue Improvements from Stirling Road to Griffin Road

The cost associated with HMMOA agreement is estimated at \$1,200.00 per year starting in fiscal year 2020. Funding for the Maintenance Memorandum of Agreement (HMMOA) will be paid from future Public Service annual budget appropriations of the General Fund Streets Maintenance Division budgets starting FY2020.

Recommendation

The City administration recommends that the City Commission approve the HMMOA under the terms and conditions outlined in the agreement and authorize the City Manager to execute the same. This action helps align CRA plans and City regulations in enhancing the safety and beauty of the City of Dania Beach.

FJR/MGC/HH/hh

RESOLUTION NO. 2019-145

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE CITY TO PERFORM NECESSARY MAINTENANCE TO THE RIGHT OF WAY OF SOUTHWEST 40TH AVENUE FROM STIRLING ROAD TO GRIFFIN ROAD FROM MILE POST 1.010 TO MILE POST 2.110 LOCATED WITHIN THE CITY OF DANIA BEACH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the proper City officials are authorized to execute a Highway Maintenance Memorandum of Agreement (“HMMOA”) on behalf of the City with the State of Florida Department of Transportation (“FDOT”), authorizing the City to perform necessary on-going maintenance to the improvements resulting from the proposed project work for a portion of Southwest 40th Avenue from Stirling Road to Griffin Road; a copy of the HMMOA in substantial form is attached as Exhibit “A” and it is made a part of and is incorporated into this Resolution by this reference.

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

Section 3. That all initial costs associated with the HMMOA are the responsibility of FDOT, which will construct the improvements as a part of Financial Project ID#436196-1-52-01.

Section 4. That the City will be responsible for the maintenance costs going forward after project close out, including construction and operational certification in an annual amount not to exceed Twelve Hundred Dollars (\$1,200.00) to be appropriated from the General Fund Services Street Maintenance Division budget starting in Fiscal Year 2019-2020.

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

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

PASSED AND ADOPTED on November 12, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

SECTION No.: 86000082
FM No.: 436196-1-52-01
AGENCY: City of Dania Beach
C.R. No.: N/A

DISTRICT FOUR
HIGHWAY MAINTENANCE MEMORANDUM OF AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 20__, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the DEPARTMENT and City of Dania Beach, a political subdivision of the State of Florida, or a municipal corporation existing under the Laws of Florida, hereinafter called the AGENCY collectively referred to as Parties.

WITNESSETH:

WHEREAS, the AGENCY has jurisdiction over SW 40th Avenue, as part of the City roadway system from Stirling Road to N of SW 54th Street and SW 53rd Street to N of SW 49th Court; and

WHEREAS, pursuant to Sections 339.07, 339.08 and 339.12, Florida Statutes and Federal funding provisions the DEPARTMENT is authorized to undertake projects within the AGENCY's geographical limits and the AGENCY agrees to have this improvement constructed; and

WHEREAS, in accordance with Title 23, U.S. Code, Section 116 and Federal Highway Administration regulations issued pursuant thereto, there must be an agreement with the AGENCY to maintain the project; and

WHEREAS, pursuant to such authority, the DEPARTMENT and the AGENCY agrees to have the DEPARTMENT construct certain improvements more particularly described as Financial Project ID 436196-1, which involves roadway widening for bike lane, and sidewalk installation; hereinafter referred to as the "Project", as more particularly described in **Exhibit A**; and

WHEREAS, the DEPARTMENT may not spend state funds for Off-system projects; and

WHEREAS, upon acquisition of the necessary right-of-way, if needed, the DEPARTMENT will proceed to construct the Project; and

WHEREAS, the Parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the AGENCY by Resolution on the _____ day of _____, _____, a copy of which is attached hereto and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so;

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the Parties covenant and agree as follows:

1. The recitals set forth above are true and correct and are deemed incorporated herein.
2. The DEPARTMENT has undertaken and obtained the approval of Federal participation for the Project. The AGENCY is responsible for additional Project costs determined to be Federal Aid Non-Participating.
3. The AGENCY shall allow the DEPARTMENT and its contractors to enter onto the existing AGENCY property. No further permit or agreement from the Agency shall be required to construct this Project. The AGENCY shall satisfy any tree permit obligation imposed by Broward County.
4. The AGENCY shall continue to maintain the existing roadway and any property owned by AGENCY until the DEPARTMENT begins construction of the Project. The AGENCY shall continue to be responsible for mowing and litter removal during the duration of the Project.
5. Upon "final acceptance" by the DEPARTMENT of the Project, (as "final acceptance" is described in the Standard Specifications for Roadway and Bridge Construction dated 2019, as amended), and Notice thereof to the AGENCY, the AGENCY shall maintain the Project, at its own cost, in accordance with the following Federally and State accepted standards: (a) FDOT Design Manual (FDM), current edition (b) Florida Green Book dated 2016, as amended (c) Governing standards and specifications: FDOT Design Standards dated FY 2017-18, as amended (d) Standard Specifications for Roadway and Bridge Construction dated 2019, as amended by contract documents, and (e) Manual on Uniform Traffic Control Devices (MUTCD), current edition, or as amended. Maintenance of said Project includes, but is not limited to maintaining roadway and sidewalk. The Department shall give the AGENCY ten (10) days notice before final acceptance.
 - a. The AGENCY grants to the DEPARTMENT all rights necessary to enter and construct the Project.
6. No additional right of way is required for the PROJECT. The PROJECT can be completed within the AGENCY's existing right of way.
7. Warranties: The DEPARTMENT shall transfer any applicable warranties to the AGENCY.
8. Environmental permitting: If requested by the DEPARTMENT, the AGENCY shall sign as a joint applicant and be responsible for the permits related to the Project. Further the AGENCY shall be in compliance with all permits after the construction is complete and the right of way is transferred to the AGENCY. To the extent permitted by law, the AGENCY shall indemnify the DEPARTMENT for any violations by the AGENCY of any permits issued to the Department or jointly to the AGENCY and the DEPARTMENT after construction is complete. The AGENCY shall execute all documentation required by the permitting agencies in a timely manner to accept transfer of the Project. For various occupancy permits the AGENCY shall be the applicant.
9. Utilities: The AGENCY shall cooperate with the DEPARTMENT, to the extent necessary, to

accomplish utility relocations for this Project. This shall include, but not be limited to, entering into utility subordination agreements with the affected utility owners, thereby assuming liability for future utility relocations within the AGENCY right of way and proposed right of way. This shall also include having the AGENCY require the Utility to relocate or adjust if the utility is there by permit, as necessary.

- a. AGENCY'S Utilities: The AGENCY shall relocate and adjust its own utilities including connection with utility customers.

10. Signals: The AGENCY shall cooperate with the DEPARTMENT, to the extent necessary, to affect signal and interconnect connections for the Project.

11. Drainage: drainage will be included to accommodate the roadway widening and sidewalk installation.

12. Unforeseen issues: If unforeseen issues shall arise, the AGENCY shall cooperate with the DEPARTMENT to the extent necessary to construct the Project. This shall include but not be limited to the execution of documents; allowing the Department and/or their contractors/consultants to enter upon the real property owned, leased, possessed and/or controlled by the Agency upon which the Project is to be constructed or any property adjacent thereto.

13. E-verify requirements: The AGENCY:

- shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the AGENCY during the term of the contract; and
- shall expressly require any contractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the contractor during the contract term.

14. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings as represented in the Final Proposed Construction plans. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representation or agreements whether oral or written.

15. This Agreement shall be governed, interpreted and construed according to the laws of the State of Florida.

16. LIST OF EXHIBITS

- **Exhibit A:** Project Scope

[This space intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year provided below.

AGENCY

ATTEST:

City of Dania Beach, through its
BOARD OF CITY COMMISSIONERS

By: _____

_____ day of _____, 20____

Approved as to form by Office of City Attorney

By: _____

DEPARTMENT

ATTEST:

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Executive Secretary
(SEAL)

By: _____
Transportation Development Director

_____ day of _____, 20____

Approval :

Office of the General Counsel (Date)

SECTION No.: 86000082
FM No.: 436196-1-52-01
AGENCY: City of Dania Beach
C.R. No.: N/A

EXHIBIT A

PROJECT SCOPE

All of the improvements are to be completed by DEPARTMENT within the AGENCY's existing right-of-way.

Summary of Work

The project proposes to widen SW 40th Avenue to add 5 feet bike lane and install sidewalk in both directions from Stirling Road to N of SW 54th Street and SW 53rd Street to N of SW 49th Court. The project will realign SW 40th Avenue from SW 49th Court to Griffin Road to accommodate for a wider turning radius at the SW corner of SW 40th Avenue and Griffin Road.

Typical Section

- The proposed typical section consists of a two-lane two-way roadway with an intermittent two-way left-turn lane in the center of the roadway. The travel lanes are 11-ft wide with a 5-foot bike lane. Continuous concrete sidewalk will be provided on both sides of the roadway.

ADA

- Proposed sidewalks will be ADA compliant.

Landscape

- Landscape is limited to the evaluation of existing trees and analysis of design scheme to mitigate impact. Trees impacted by the proposed design will be removed or relocated by the AGENCY prior to construction.

Signing and Pavement Markings

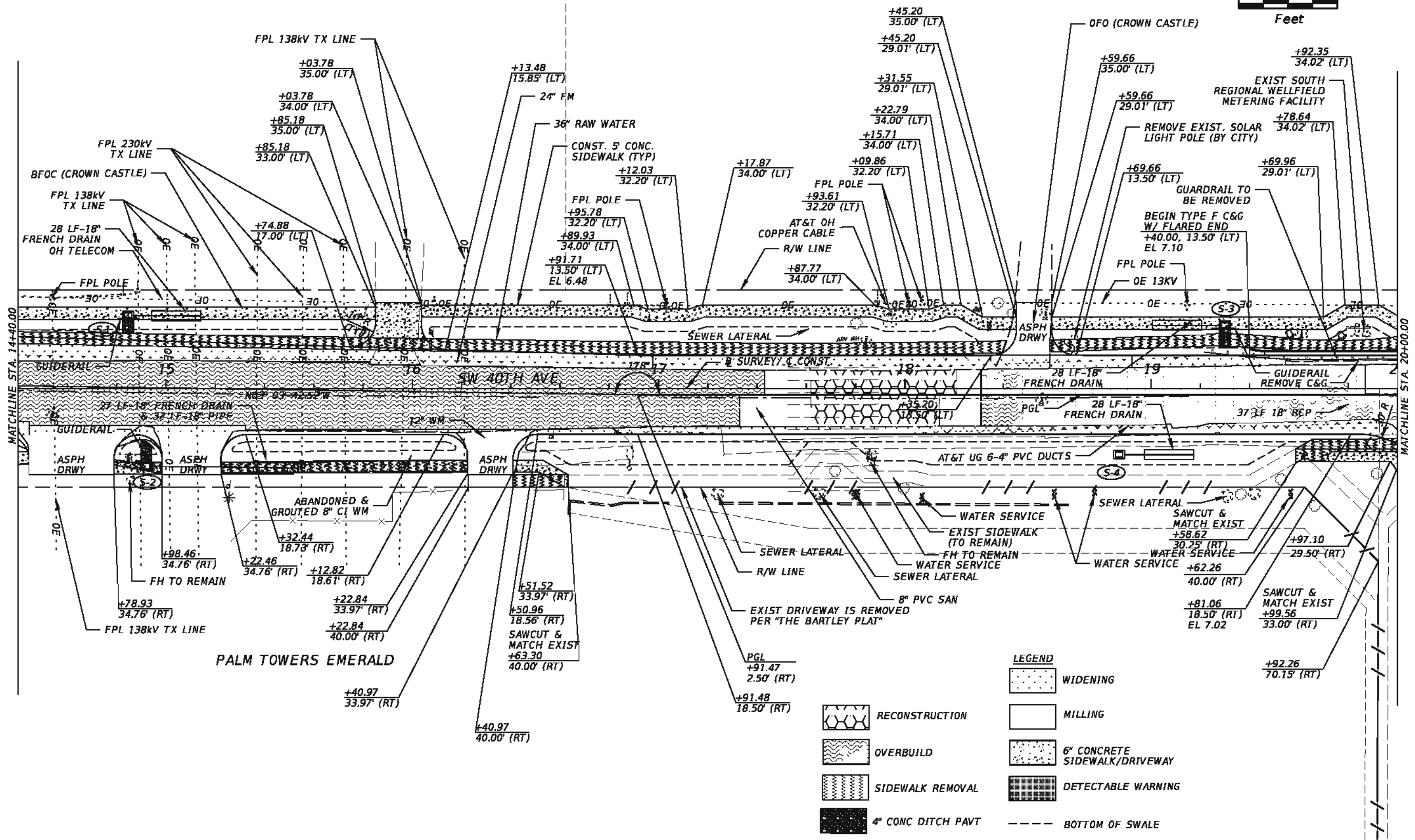
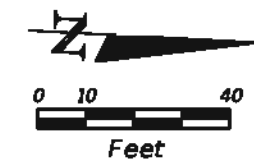
- All signing and pavement markings will be updated to ensure conformance with the Manual on Uniform Traffic Control Devices (MUTCD).

Drainage

- Drainage will be included to mitigate the additional impervious area and additional runoff. Curb and gutter are not provided.

Permits

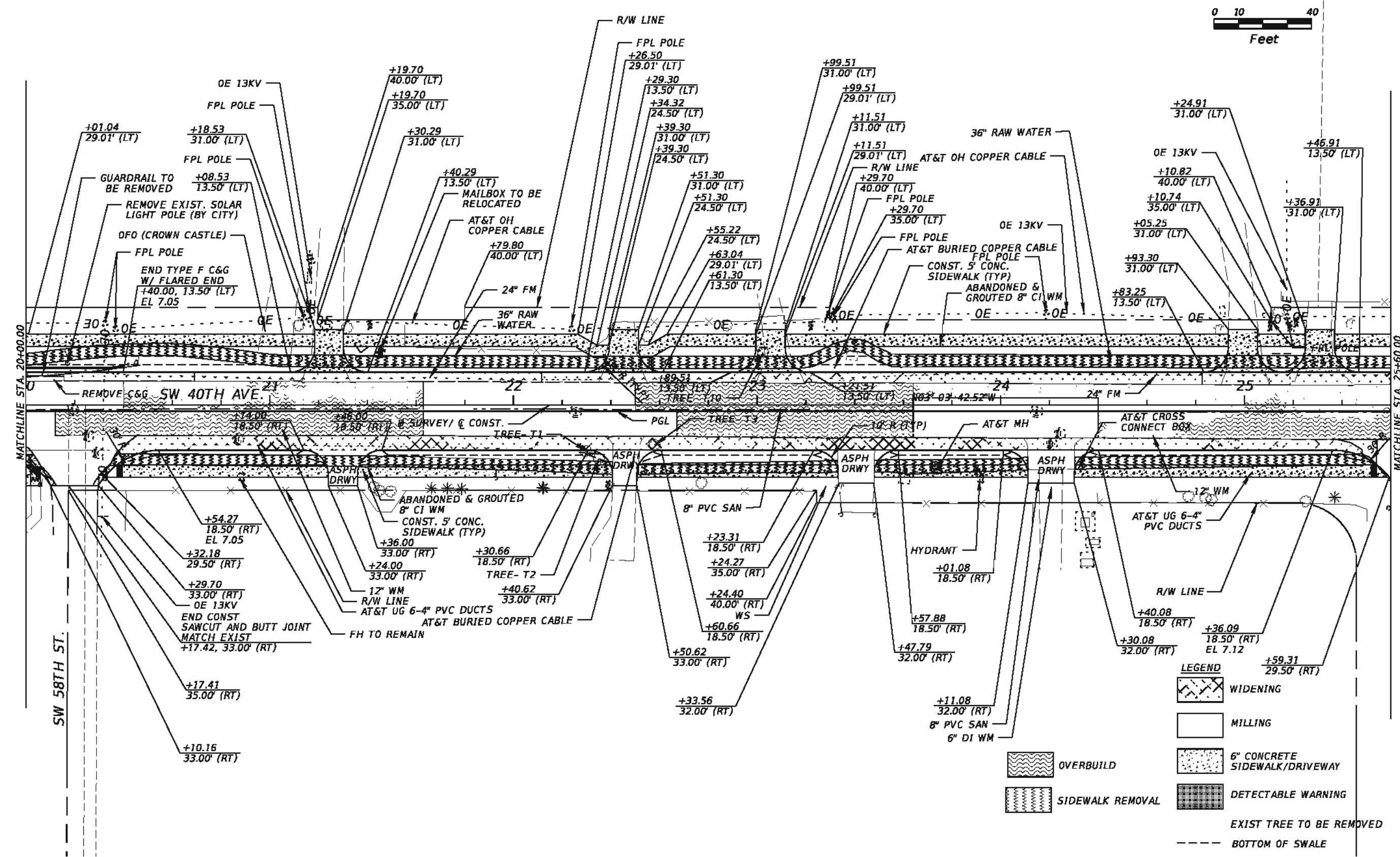
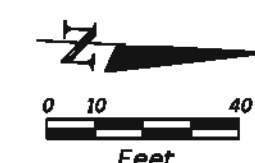
- FDOT will acquire permits from US Army Corps of Engineers and South Florida Water Management District in the Agency's name.



REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO. 15
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					SW40AVE	BROWARD	436196-1-52-01		

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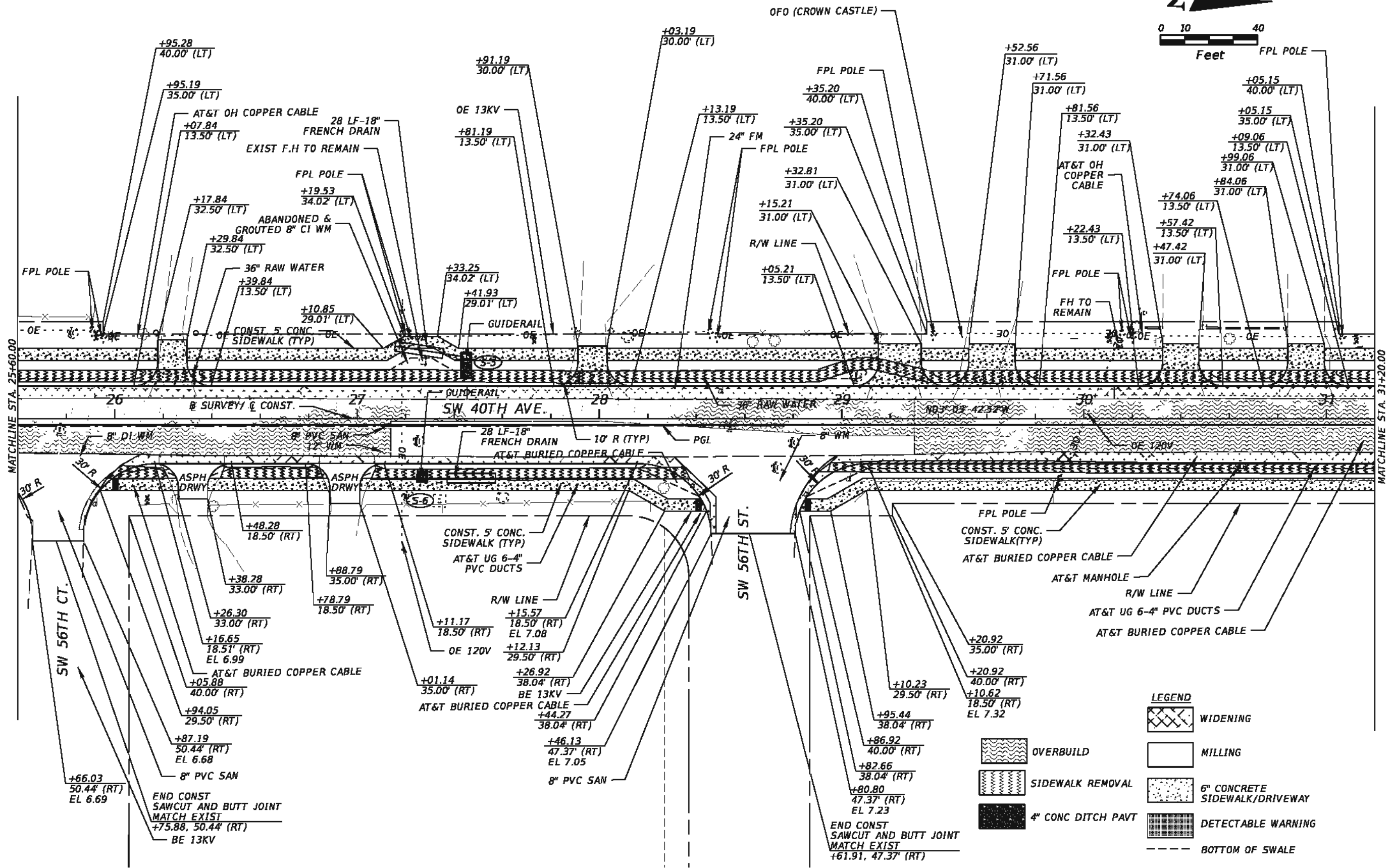
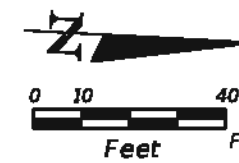


- LEGEND**
- WIDENING
 - MILLING
 - 6" CONCRETE SIDEWALK/DRIVEWAY
 - OVERBUILD
 - SIDEWALK REMOVAL
 - DETECTABLE WARNING
 - EXIST TREE TO BE REMOVED
 - BOTTOM OF SWALE

REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO. 16
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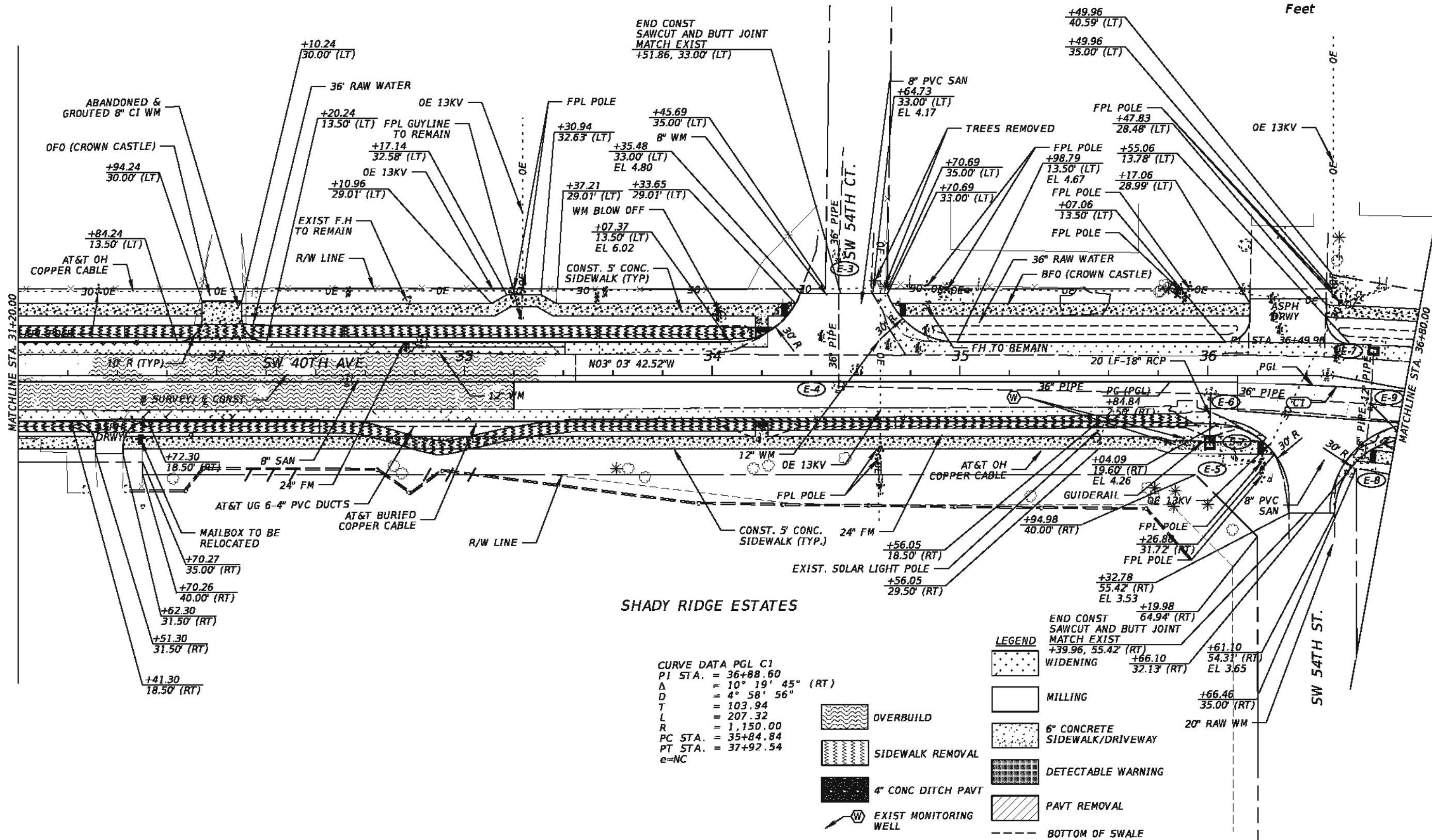
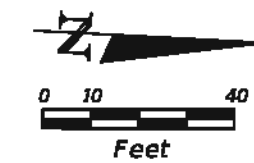


- LEGEND**
- WIDENING
 - MILLING
 - 6" CONCRETE SIDEWALK/DRIVEWAY
 - DETECTABLE WARNING
 - BOTTOM OF SWALE
 - OVERBUILD
 - SIDEWALK REMOVAL
 - 4" CONC DITCH PAVT

REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO. 17
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SHADY RIDGE ESTATES

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PT STA. = 37+92.54
e=NC

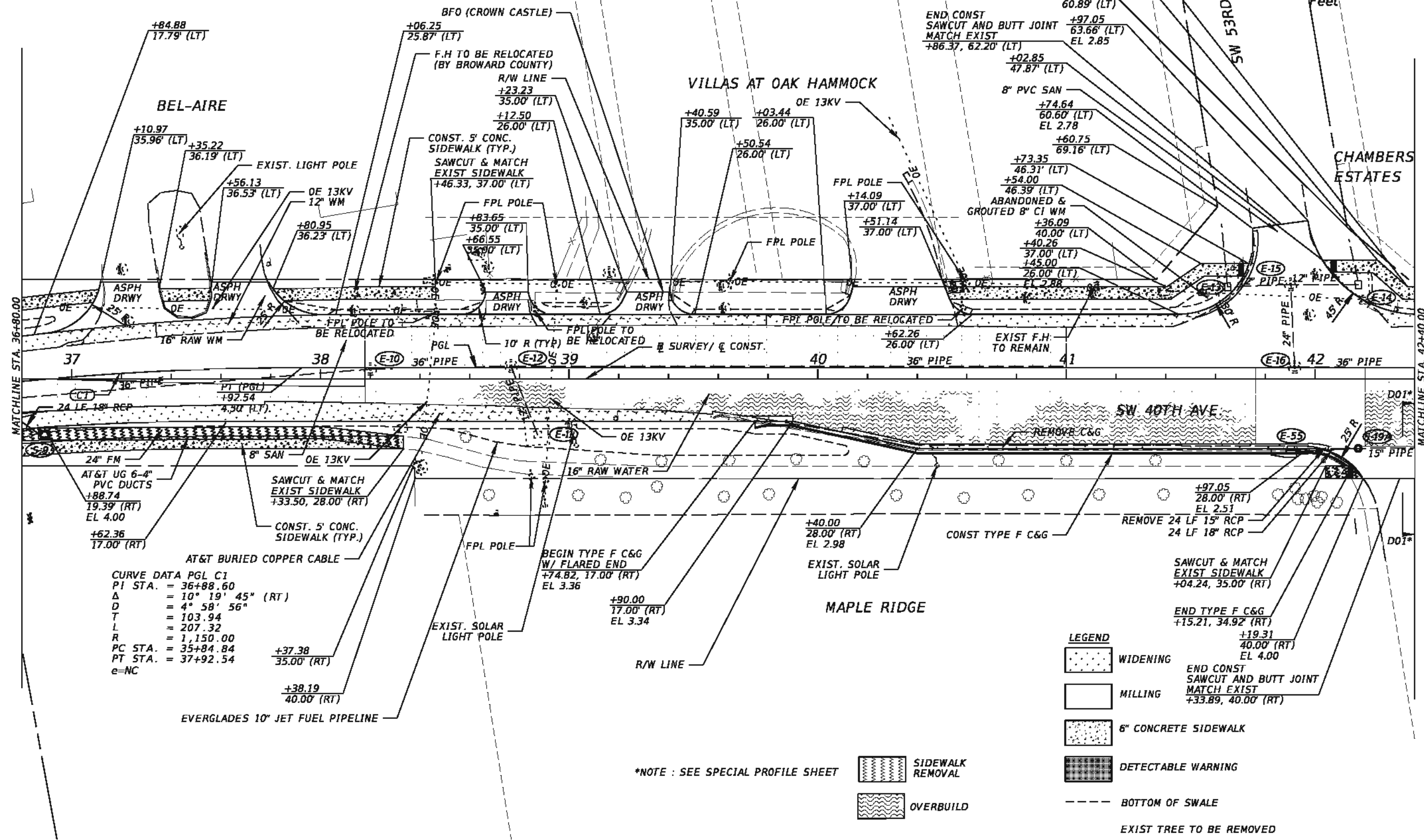
LEGEND

- OVERBUILD
- SIDEWALK REMOVAL
- 4" CONC DITCH PAVT
- EXIST MONITORING WELL
- MILLING
- 6" CONCRETE SIDEWALK/DRIVEWAY
- DETECTABLE WARNING
- PAVT REMOVAL
- BOTTOM OF SWALE

REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO. 18
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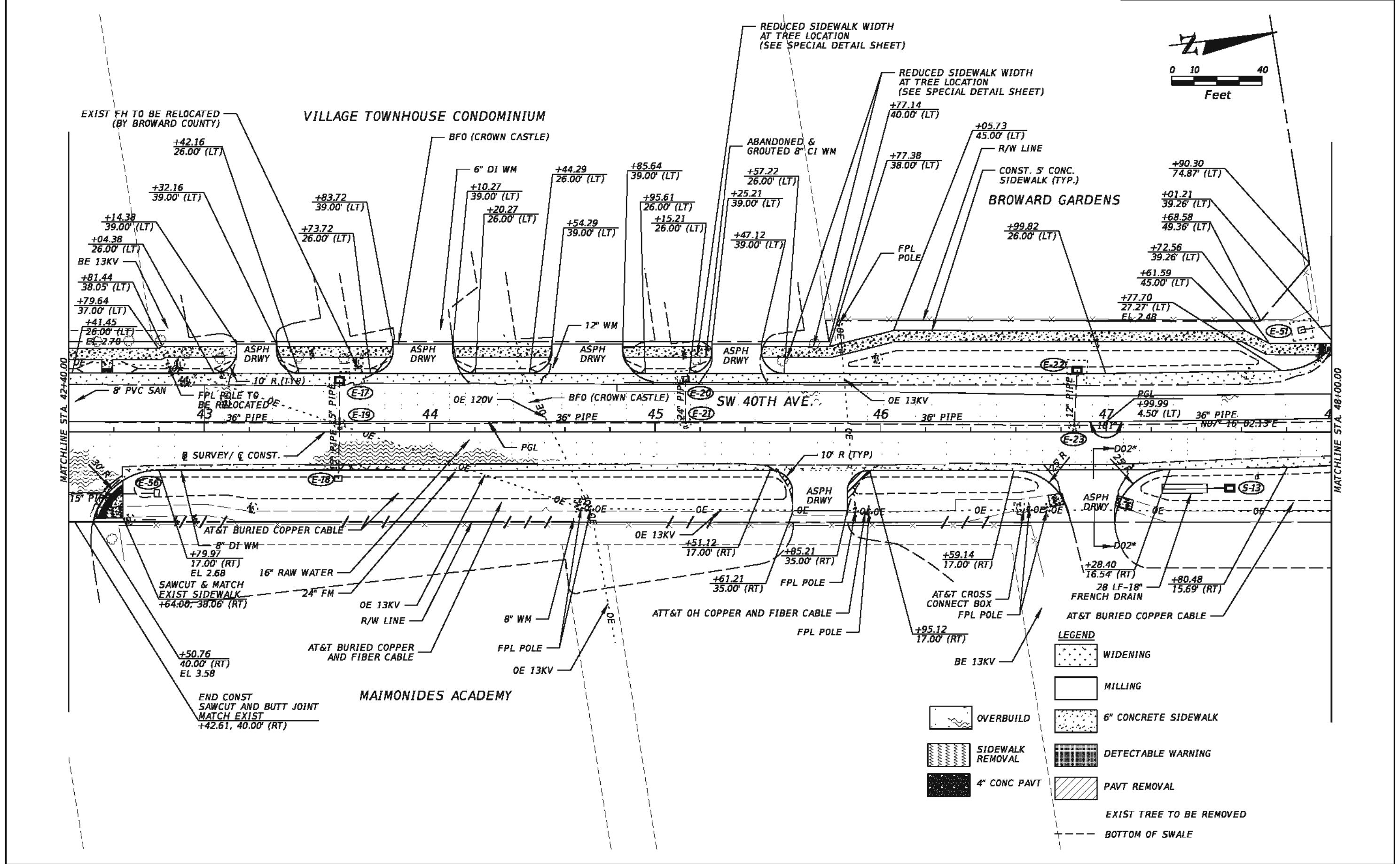
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 L = 207.32
 R = 1,150.00
 PC STA. = 35+84.84
 PT STA. = 37+92.54
 e=NC

- LEGEND**
- WIDENING
 - MILLING
 - 6" CONCRETE SIDEWALK
 - DETECTABLE WARNING
 - SIDEWALK REMOVAL
 - OVERBUILD
 - BOTTOM OF SWALE
 - EXIST TREE TO BE REMOVED

*NOTE : SEE SPECIAL PROFILE SHEET

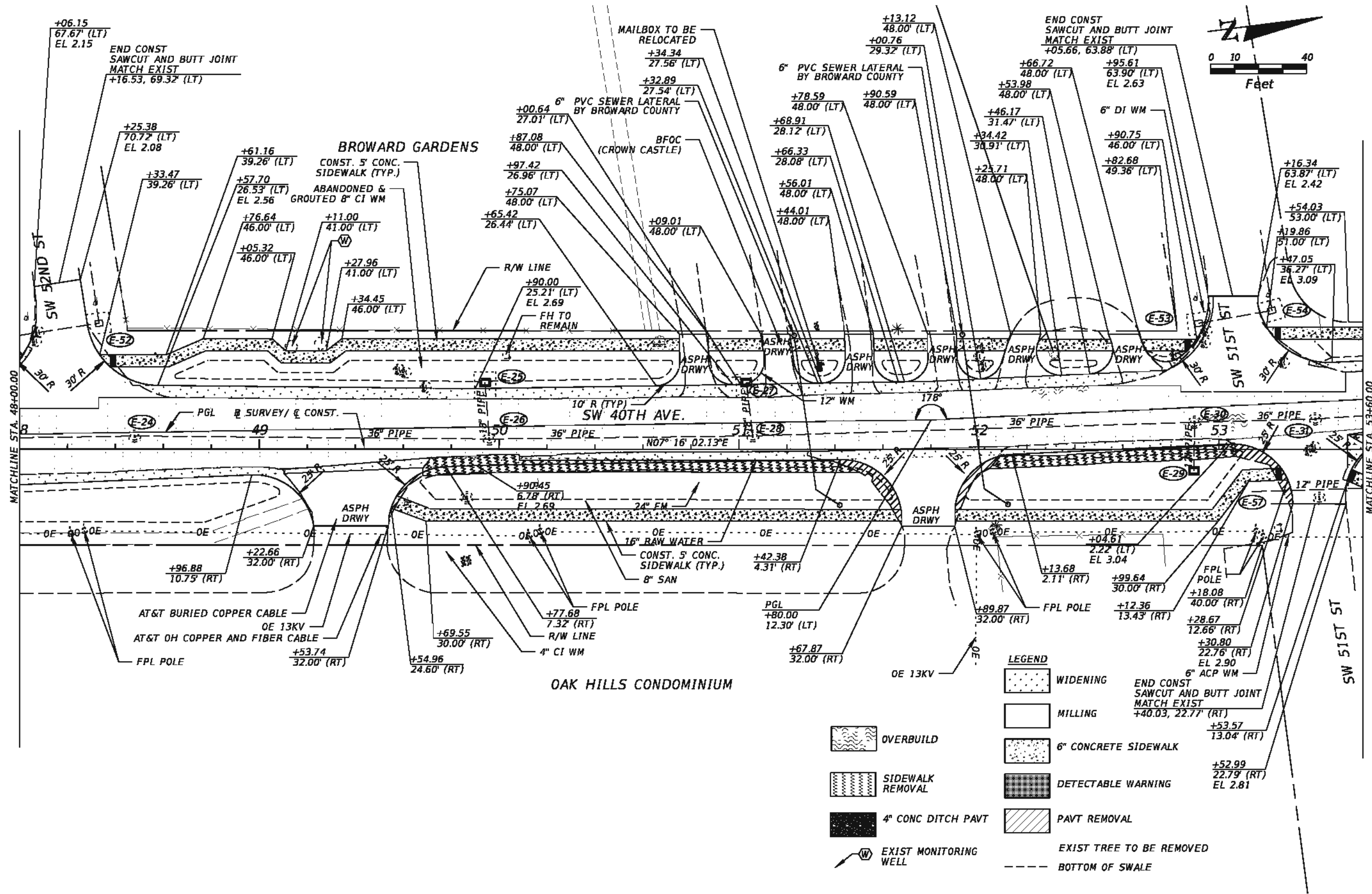
REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN SHEET NO. 19
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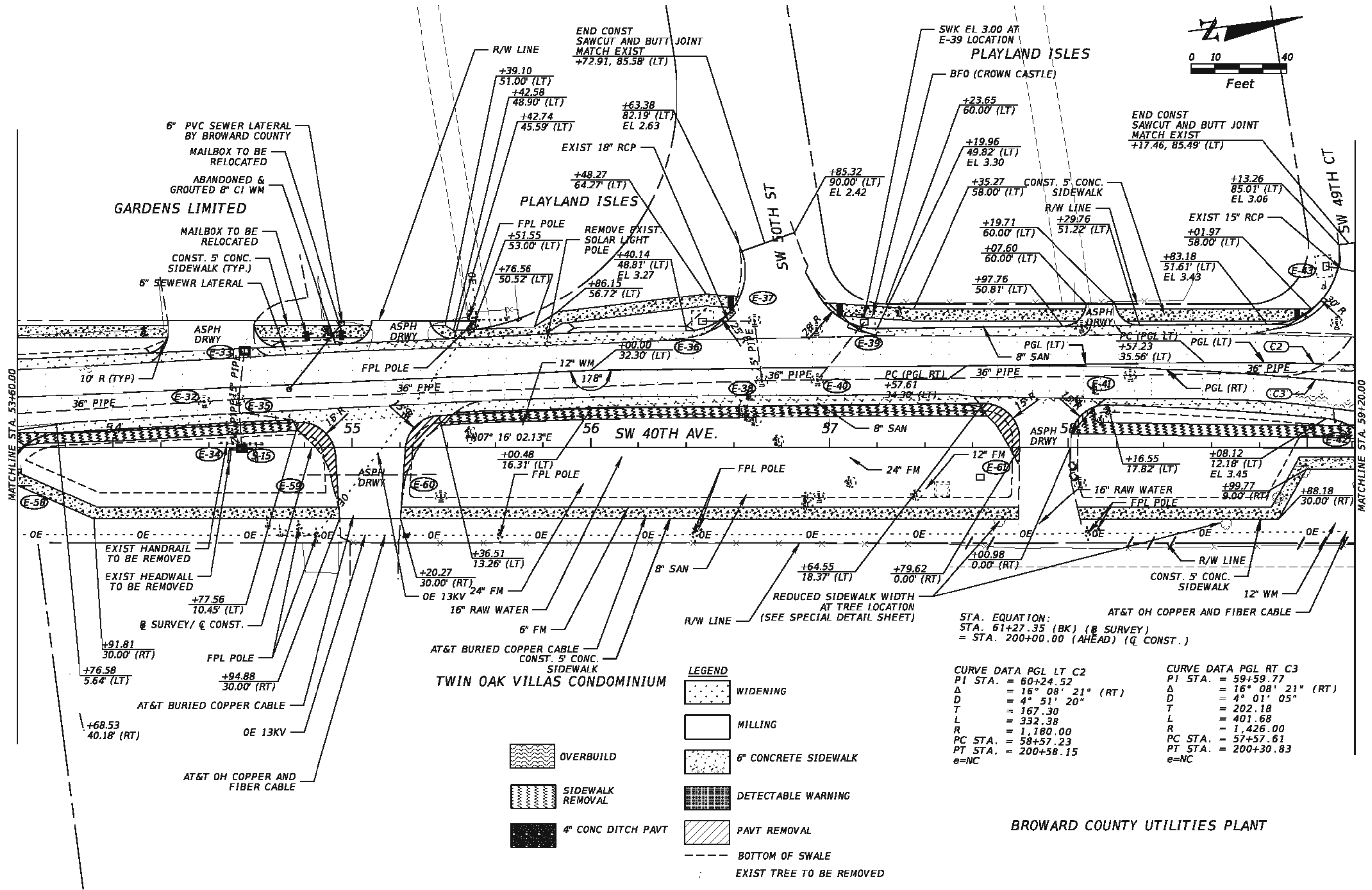
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DATE	DESCRIPTION	DATE	DESCRIPTION			
				ROAD NO.	COUNTY	FINANCIAL PROJECT ID
				SW40AVE	BROWARD	436196-1-52-01
NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258				20		

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REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 H5Q GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		21
					SW40AVE	BROWARD	436196-1-52-01		

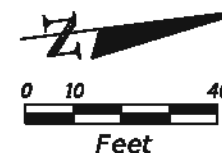
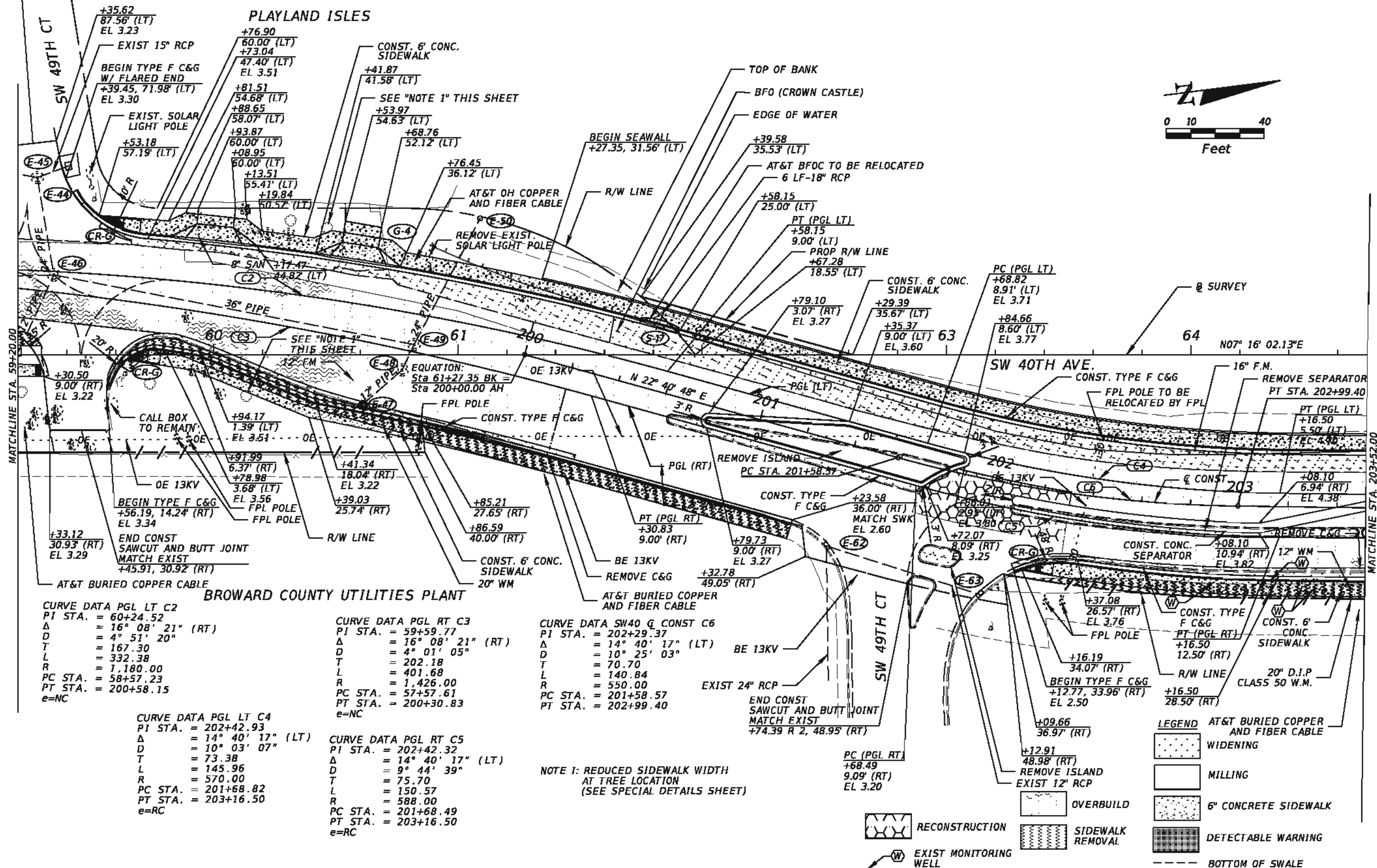
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DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
					SW40AVE	BROWARD	436196-1-52-01	

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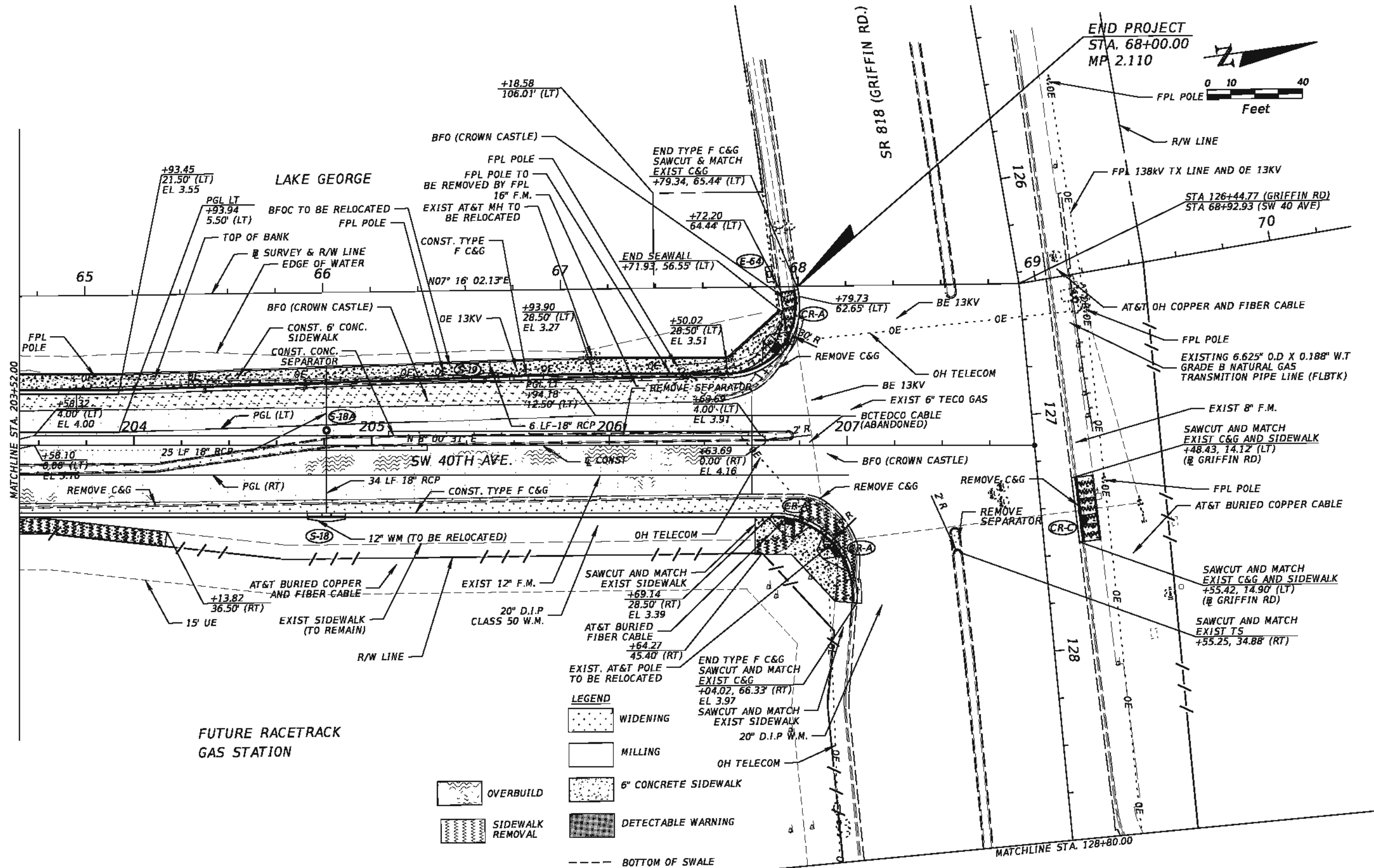
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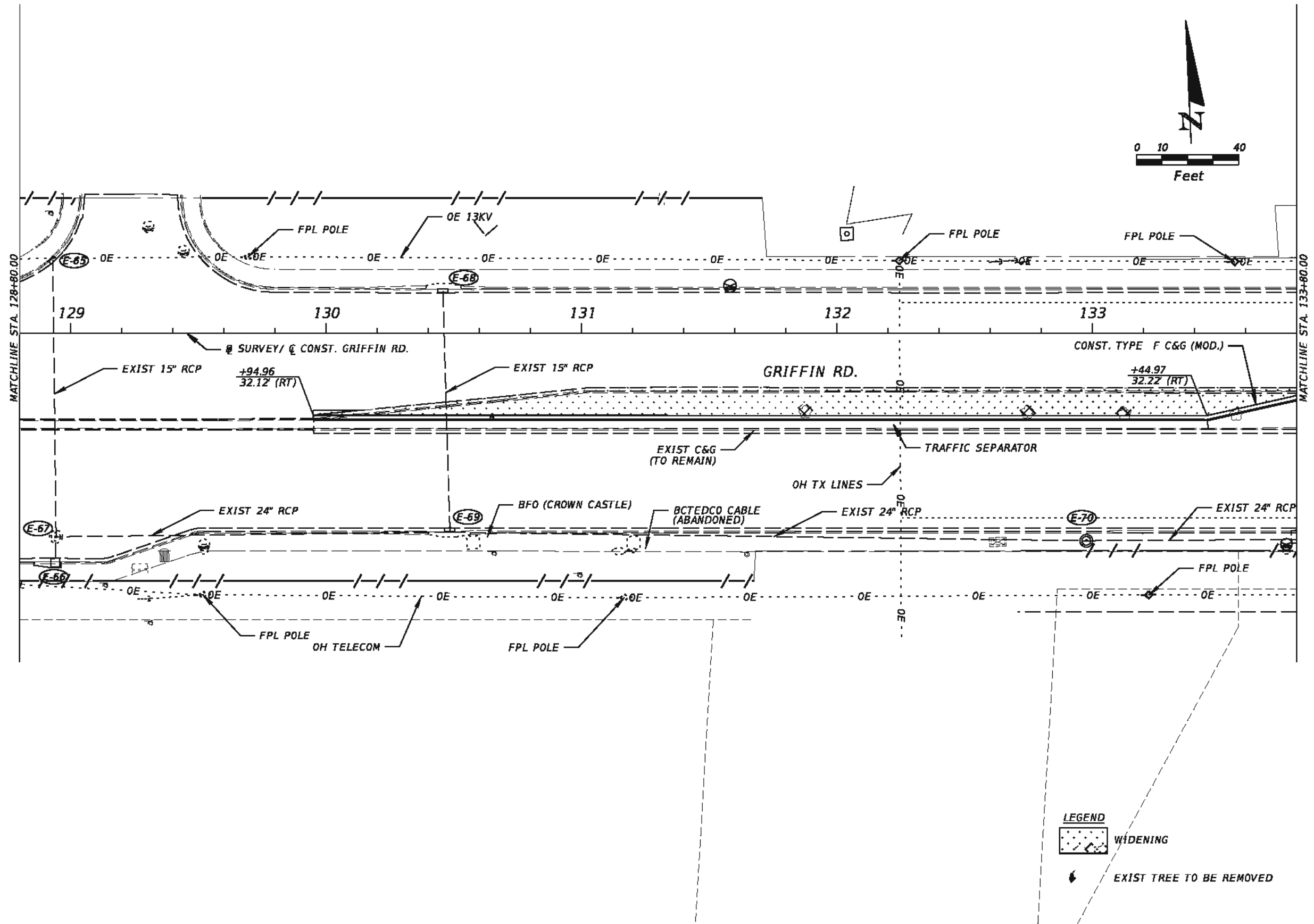
REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO. 23
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SW40AVE	BROWARD	436196-1-52-01		

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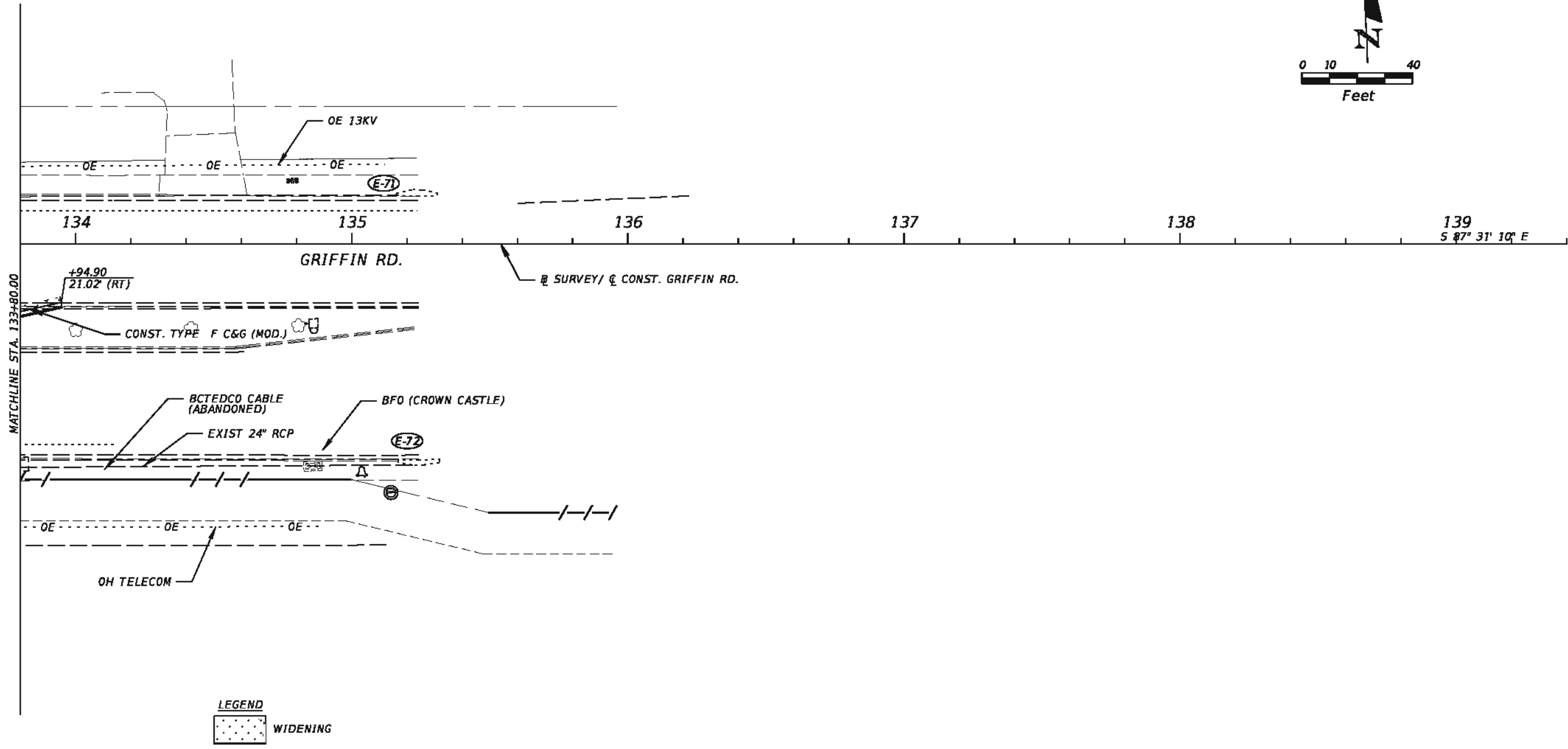
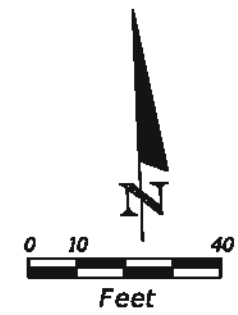
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REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO. 25
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SW40AVE	BROWARD	436196-1-52-01		



REVISIONS				NOUR SHEHADEH, P.E. P.E. LICENSE NUMBER 48307 HSQ GROUP, INC. 1001 YAMATO ROAD, SUITE 105 BOCA RATON, FL 33431 CERTIFICATE OF AUTHORIZATION 26258	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					SW40AVE	BROWARD	436196-1-52-01		26

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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 CITY MANAGER TO APPLY FOR THE “2020 COMPLETE STREETS AND OTHER LOCALIZED INITIATIVES GRANT PROGRAM” FOR CERTAIN IMPROVEMENTS FOR NORTHEAST 2ND STREET AND A PORTION OF GULFSTREAM ROAD WITHIN THE DANIA BEACH MUNICIPAL BOUNDARIES

Purchasing Requests ONLY

Dept:

Acct #:

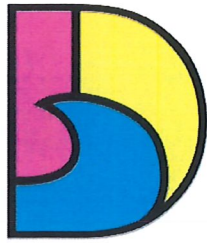
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Complete Street Grant Program, R-2019- MPO CSLIP Grant Program for NE 2nd Street and Gulfstream Road, Map - Complete Street Grant Program



DANIA BEACH
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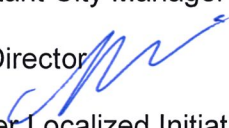
**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 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: Complete Streets and Other Localized Initiatives Grant Program Application for NE 2nd Street and Gulfstream Road.

The Request

Approval for application for the Broward Metropolitan Organization (MPO) Complete Streets and Other Localized Incentives Grant Program (CSLIP) on NE 2nd Street/Gulfstream Road (see map attached).

Background

The Broward MPO's CSLIP program provides funding for small, local transportation projects (\$500K to \$3M) which improves the safety and mobility for all transportation users (vehicles, transit, bicyclists, and pedestrians). This grant program is competitive and requests for projects are submitted on an annual basis.

The roadway improvements planned for NE 2nd Street and Gulfstream Road are: paving, drainage, sidewalks, bike lanes, crosswalks, pedestrian lighting, ADA ramps, pavement markings, and signage. Additional project enhancements such as flood management, landscaping, lighting, ornate signage, or decorative paving will not be considered grant eligible and if desired will need to be funded by the City. No right-of-way (R-O-W) acquisition is allowed to implement the project. If approved, the grant awarded will include all design and construction costs by the FDOT. No local match or funding is required for the applications. If the project is constructed, the City must agree to maintain the grant funded improvements.

The Broward MPO approval of 2020 CSLIP grants are anticipated in the 4th quarter of 2020. Construction of a CSLIP project typically commences 4 to 7 years after approval by the Broward MPO.

Budgetary Impact

None for the design and construction of the project. Future improved maintenance of the roadway is anticipated.

Recommendation

Approve the resolution authorizing application for a Broward MPO CSLIP grant for NE 2nd Street and Gulfstream Road.

RESOLUTION NO. 2019-146

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR THE “2020 COMPLETE STREETS AND OTHER LOCALIZED INITIATIVES GRANT PROGRAM” FOR CERTAIN IMPROVEMENTS FOR NORTHEAST 2ND STREET AND A PORTION OF GULFSTREAM ROAD WITHIN THE DANIA BEACH MUNICIPAL BOUNDARIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the “Complete Streets and Other Localized Initiatives Grant Program” (“CSLIP”) is administered by the Broward County Metropolitan Planning Organization (the “MPO”); and

WHEREAS, the Broward MPO CSLIP Program provides funding for the design and construction of small transportation projects that will improve mobility and safety for all transportation users; and

WHEREAS, the City of Dania Beach will be submitting an application for the 2020 CSLIP with a request for a CSLIP project along Northeast 2nd Street and a portion of Gulfstream Road (the “Project”); and

WHEREAS, a community meeting was held on November 7, 2019 to inform the public of the Project and receive comments from residents; and

WHEREAS, the grant-related transportation project was presented to the Dania Beach City Commission at its November 12, 2019 meeting; and

WHEREAS, the Project is supported by the City of Dania Beach and the proposed improvements to Northeast 2nd Street and a portion of Gulfstream Road are described to include paving, drainage, sidewalks, bike lanes, crosswalks, pedestrian lighting, disability ramps, pavement markings and signage; and

WHEREAS, the City owns, operates and maintains Northeast 2nd Street and Gulfstream Road; and

WHEREAS, the CSLIP does not require a City match; however, the City will be responsible for any construction costs exceeding the CSLIP cap; and

WHEREAS, the City is responsible for all operations and maintenance costs or additional enhancements after the Project is completed; and

WHEREAS, the City of Dania Beach endorses Florida Department of Transportation (“FDOT”) delivering the Project on the City’s behalf, fully administering the design and construction phases of the Project;

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

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

Section 2. That the request to submit the 2020 CSLIP application for the Project submitted by the City of Dania Beach to the Broward County MPO, is approved and the City endorses the Project and seeks funding for it from the Broward MPO CSLIP Program.

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

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 November 12, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

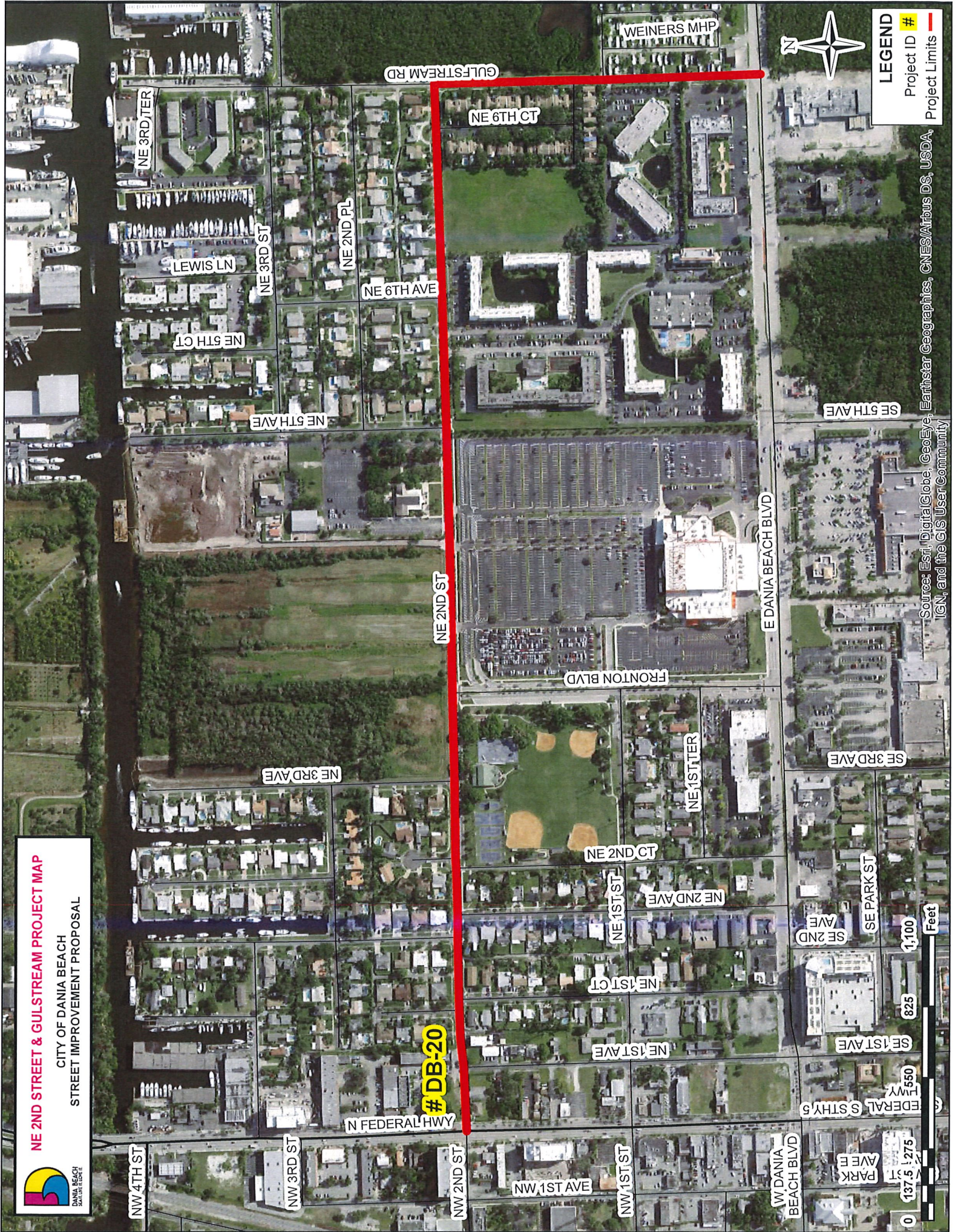
LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY



NE 2ND STREET & GULFSTREAM PROJECT MAP
CITY OF DANIA BEACH
STREET IMPROVEMENT PROPOSAL



#DB-20



LEGEND

Project ID #

Project Limits

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, IGN, and the GIS User Community



CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT FOR THE CITY'S MEDICARE SUPPLEMENTAL INSURANCE COVERAGE PROCURED BY THE GEHRING GROUP AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH WITH AETNA, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2020 THROUGH DECEMBER 31, 2020 FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR MEDICARE ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00)

Purchasing Requests ONLY

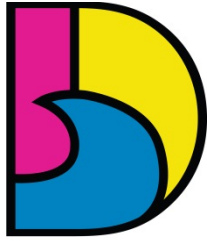
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Aetna Renewal Memo , R-2019- Aetna Renewal 2020 Medicare Supplemental Insurance, 2019-11-05 - Dania Beach - Group Medicare Renewal Recommendation 2020, 2019-10-28 - Dania Beach - Medicare Renewal Evaluation



DANIA BEACH
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**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 2019

TO: Honorable Mayor and Commissioners

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

BY: Kristin Milligan, IPMA-SCP, PHR, HR/Risk Director

RE: 2020 Medicare Supplemental Insurance Coverage Renewal

The Request

Approval of the renewal of group Medicare Advantage Insurance through Aetna for retirees and their dependents over the age of 65 for plan year 2020 as recommended by the Gehring Group, the City's insurance broker.

Background

The City of Dania Beach offers two health insurance plans for active employees and retirees:

1. United Healthcare (UHC) for active employees, retirees, and their dependents under the age of 65 and not otherwise eligible for Medicare;
2. Aetna Medicare Advantage PPO as supplemental Medicare insurance coverage for 67 Medicare eligible retirees and their Medicare eligible dependents through Aetna.

While the UHC plan has already been renewed for plan year 2019/2020 as it runs fiscal year, the Aetna Medicare Advantage PPO plan is due for renewal for calendar plan year 2020 as it runs concurrently with Medicare.

Last year, the City transitioned from a traditional Medicare supplement plan to the Aetna Medicare Advantage PPO resulting in a simplified billing structure and significant cost savings. The City also benefited from a moratorium on the Health Insurer Fee mandated by the Patient Protection and Affordable Care Act (PPACA). However, the moratorium on the Health Insurer Fee has been lifted for plan year 2020.

The total annual premium for plan year 2020 is \$330,790.00, up \$38,303.00 (or 13.1%) from plan year 2019. However, it is important to note that \$28,172 (or 9.6%) of the increase is due to the lifting of the moratorium on the Health Insurer Fee mandated by PPACA which the City would also be subject to with any other fully insured Medicare plan. As such, the actual increase in premium is only \$10,131.00 (or 3.5%), demonstrating the plan's effectiveness in controlling plan costs.

The City subsidizes 2/3 of the cost of the Aetna Medicare Advantage PPO plan with the other 1/3 being paid by the retirees. This results in a total increase in cost to the City of \$25,535.00. Even with the moratorium being lifted, the renewal for plan year 2020 is still below the cost of the previously offered Medicare supplement program in 2018 with a total realized savings over two years of approximately \$17,147.00.

Budgetary Impact

The total cost to the City for the Aetna Medicare Advantage PPO plan is \$220,536.70.

Funding for the renewal is appropriated in the 2019/2020 budget and shall be charged to the City Health Insurance Fund, Professional Services Account (#501-18-00-519-45-41).

Recommendation

Approve the renewal of the Aetna Medicare Advantage PPO insurance plan for supplemental Medicare insurance coverage for Medicare eligible retirees and their Medicare eligible dependents for plan year 2020.

KM/km

RESOLUTION NO. 2019-147

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT AN AGREEMENT FOR THE CITY'S MEDICARE SUPPLEMENTAL INSURANCE COVERAGE PROCURED BY THE GEHRING GROUP AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH WITH AETNA, FOR INSURANCE COVERAGE BEGINNING JANUARY 1, 2020 THROUGH DECEMBER 31, 2020 FOR MEDICARE ELIGIBLE RETIRED EMPLOYEES AND THEIR MEDICARE ELIGIBLE DEPENDENTS THAT EXCEEDS AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach obtained the services of the Gehring Group as a Broker of Record to secure coverage for the City's Medicare Supplemental Insurance plan for Medicare eligible retired employees and their Medicare eligible dependents for the 2020 plan year; and

WHEREAS, the Gehring Group secured Medicare Advantage PPO coverage for the City through Aetna for the plan year 2019 and Aetna has offered a renewal of the same plan for the Medicare plan year of January 1, 2020 to December 31, 2020; and

WHEREAS, the coverage from Aetna offers rates for Medicare Supplemental Insurance coverage for all Medicare eligible retirees, regardless of residence, including prescription rates; and

WHEREAS, based on current Medicare eligible retiree census data, the City's Medicare Supplemental Medical Insurance and Prescription plan premium cost will be increased by an estimated Thirteen Percent (13%), resulting in an estimated Twenty Five Thousand Five Hundred Thirty Five Dollars (\$25,535.00) cost to the City and an estimated Twelve Thousand Seven Hundred Sixty Seven Dollars (\$12,767.00) cost to Medicare eligible retirees; and

WHEREAS, the City Administration recommends that the City Commission approve the Aetna Medicare Advantage PPO Medicare Supplemental Insurance plan;

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 proper City officials are authorized to execute appropriate documents to accept the proposal of the Aetna Medicare Advantage PPO plan on behalf of the

City of Dania Beach to provide Medicare Supplemental Medical Insurance coverage to Medicare eligible retirees at the following not to exceed monthly rates:

Current	2020 Renewal
\$188.10	\$193.85

Section 3. That the proper City officials are authorized to execute appropriate documents to accept the proposal of Aetna on behalf of the City of Dania Beach to provide Medicare Supplemental Prescription Insurance coverage to Medicare eligible retirees at the following not to exceed monthly rates:

Current	2020 Renewal
\$175.69	\$182.54

Section 4. That funding for the cost of the City's health claims program administration for Medicare Supplemental Insurance coverage is planned and shall be charged to the City Health Insurance Fund, Professional Services Account, Account No. 501-18-00-519-45-41.

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

Section 6. That this Resolution shall be in force and take effect on January 1, 2020.

PASSED AND ADOPTED on November 12, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

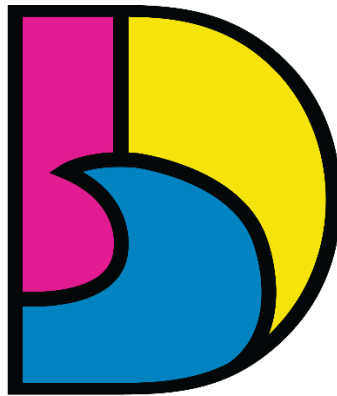
LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

CITY OF DANIA BEACH

Employee Benefits Insurance Evaluation



DANIA BEACH
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RENEWAL RECOMMENDATION FOR:

GROUP MEDICARE INSURANCE

PLAN YEAR EFFECTIVE: January 1, 2020

November 12, 2019

Presented By:



4200 Northcorp Parkway, Ste. 185

Palm Beach Gardens, FL 33410

Tel: (800) 244-3696 Fax: (561) 626-6970

www.gehringgroup.com

Medicare Renewal Evaluation & Recommendation

Plan Year Effective: January 1, 2020

The City of Dania Beach currently offers group Medicare Medicare Advantage Insurance through Aetna to its retired employees and their dependents, age 65 and over.

Only Medicare eligible individuals are allowed to enroll in Medicare Plans. If a spouse and/or dependent is under age 65, he/she will continue to be covered through his/her employer-sponsored coverage or the City's group health plan with the Florida League of Cities (FMIT).

The current total annual cost of the Medicare Advantage insurance program for the 2019 plan year (calendar year plan) is approximately \$292,487 based on current enrollment of 67 retired employees/spouses of retired employees. The total projected annual cost of the Medicare Advantage insurance program for the 2020 plan year is approximately \$330,790. This represents an overall increase of \$38,303 or an increase of 13.1%. The City subsidizes 2/3 of the cost of Medicare Advantage insurance, which represents a budget increase of \$25,535 with the retired employee/spouse paying the difference in the total increase.

There was a moratorium on the Health Insurer Fee mandated by PPACA in 2019 that will expire in 2020, making the fee again applicable for plan year 2020. This fee accounts for \$28,172 of the \$38,303 increase for 2020 or 9.6%; without this fee the Medicare Advantage program is only calling for a \$10,131 or 3.5% increase proving its effectiveness in controlling plan costs. Any other fully insured Medicare product would also have the Health Insurer fee assessed, therefore the City did not solicit quotes from the open market.

The cost of the Medicare Advantage insurance program for 2020 is still below the cost of the previously offered Medicare supplement program in 2018, with a total net savings over 2 years of \$25,720. The City's realized savings over 2 years is approximately \$17,147.

Gehring Group is recommending that the City renew the Medicare Advantage ESA PPO for the upcoming plan year effective January 1, 2020.

EXHIBITS

-
- Medicare Renewal Evaluation
-

City of Dania Beach
Medicare Advantage for Retired Employees 65 and Over
Effective Date: January 1, 2020

		CURRENT	RENEWAL
		Aetna Medicare Advantage PPO C04 Rx 1211	Aetna Medicare Advantage PPO C04 Rx 1211
Calendar Year Deductible		In-Network	In-Network
Single		N/A	N/A
Family		N/A	N/A
Out of Pocket Maximum			
Single		N/A	N/A
Family		N/A	N/A
Coinsurance		0%	0%
Office Visits			
Primary Care Visit		\$0 Copayment	\$0 Copayment
Specialist Visit		\$0 Copayment	\$0 Copayment
Hospital			
Inpatient		\$0 Copayment	\$0 Copayment
Outpatient		\$0 Copayment	\$0 Copayment
Emergency Room Visit		\$0 Copayment	\$0 Copayment
Physician Services in Hospital		\$0 Copayment	\$0 Copayment
Skilled Nursing Facility		\$0 Copayment (Days 1-100)	\$0 Copayment (Days 1-100)
Prescription Drugs -		Initial Coverage Limit = \$3,820	Initial Coverage Limit = \$4,020
Initial Coverage Limit & Coverage Gap		Catastrophic >=\$5,100	Catastrophic >=\$6,350
Tier 1		\$5	\$5
Tier 2		\$30	\$30
Tier 3		\$60	\$60
Tier 4		N/A	N/A
Mail Order		2 x Retail Copay	2 x Retail Copay
Medical		All Retiree Rates 100% Composite	All Retiree Rates 100% Composite
Monthly Premium Per Enrollee	67	\$188.10	\$193.85
Health Insurer Fee (PPACA)*	67	N/A	\$29.84
Monthly Premium		\$12,603	\$14,987
Annual Premium		\$151,232	\$179,847
\$ Increase		N/A	\$28,614
% Increase		N/A	18.9%
Prescription		All Retiree Rates 100% Composite	All Retiree Rates 100% Composite
Monthly Premium Per Enrollee	67	\$175.69	\$182.54
Health Insurer Fee (PPACA)*	67	N/A	\$5.20
Monthly Premium		\$11,771	\$12,579
Annual Premium		\$141,255	\$150,943
\$ Increase		N/A	\$9,688
% Increase		N/A	6.9%
Combined Medicare Supplement and Standalone PDP Coverage		Combined Composite Rate \$363.79	Combined Composite Rate \$411.43
Combined Monthly Premium		\$24,374	\$27,566
Combined Annual Premium		\$292,487	\$330,790
Combined \$ Increase		N/A	\$38,303
Combined % Increase		N/A	13.1%

*2019 Health Insurer Fee (PPACA) moratorium expires

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Bids and Proposals

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD REQUEST FOR PROPOSAL (“RFP”) NO. 19-011 FOR SOCIAL MEDIA, WEBSITE UPDATING AND GRAPHIC DESIGN SERVICES TO MULTI-MEDIA MARKETING ASSOCIATES, INC.

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Social Media RFP Award, R-2019- Multi-Media Marketing Associates Bid Award for Social Media ITB 19-011



**CITY OF DANIA BEACH
OFFICE OF THE CITY MANAGER**

MEMORANDUM

Date: November 12, 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

RE: City RFP No. 19-011 Social Media, Website Updating and Graphic Design Services
Bid Award

REQUEST

City Administration is requesting City Commission approve the bid award to Multi-Media Marketing Associates Inc. and further authorize the City Administration to execute an agreement for social media, website updating and graphic design services.

BACKGROUND

Earlier this year the City Commission directed the City Manager to put out a Request for Proposals (RFP) to enhance our social media presence and increase citizen engagement. On August 9, 2019, we prepared City RFP No. 19-011 to enhance, augment and support the City's social media pages, increase citizen engagement, update our website and provide graphic design services as needed.

The services requested in the RFP will provide a hybrid of in-house staff along with outside contractual support. This hybrid combination will increase our quality and quantity of work, resulting in a higher level of service delivery. The benefit of a hybrid approach is that a contractual company can bring in someone with very specific skill set to take on a particular task such as developing a Social Media Citizen Engagement Strategy and providing specific graphic design services while our in-house team member can continue working on projects without any interruptions to service delivery.

The City accepted sealed proposals for City RFP No. 19-011 on Friday, September 6, 2019, and received six (6) proposals from the following firms:

- Anything But Advertising

- Design Moves LLC
- Full Moon Creative LLC
- Mad 4 Marketing
- Multi-Media Marketing Associates Inc.
- Quest Corporation of America

The City created a Bid Review Committee to review the proposals. The proposals were evaluated by a cross departmental team which included Candido Sosa-Cruz, Assistant City Manager; Eric Brown, Director of Parks & Recreation; Katia Bordy, Public Information Officer; Tania Stevens, Senior Accountant, Finance.

The Bid Review Committee evaluated each proposal for resources and capabilities, staffing and organization, project experience and cost. Based on the above objective the Bid Review Committee ranked the Proposers as follows:

1. Multi-Media Marketing Associates Inc.	359 points
2. Quest Corporation of America	283 points
3. Mad 4 Marketing	254 points
4. Full Moon Creative LLC	236 points
5. Anything But Advertising	235 points
6. Design Moves LLC	224 points

BUDGETARY IMPACT

The City earmarked \$30,000 as part of the Commission Contingency for services related to Social Media, Website Updating and Graphic Design Services.

RECOMMENDATION

After a thorough evaluation by the Review Bid Committee, the City Administration recommends approving the attached Resolution awarding the bid to Multi-Media Marketing Associates Inc.

RESOLUTION NO. 2019-148

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AWARD REQUEST FOR PROPOSAL (“RFP”) NO. 19-011 FOR SOCIAL MEDIA, WEBSITE UPDATING AND GRAPHIC DESIGN SERVICES TO MULTI-MEDIA MARKETING ASSOCIATES, INC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City posted and advertised Request for Proposal (“RFP”) No. 19-011 on the City of Dania Beach’s website, Demand Star and in the local newspaper on Friday, August 9, 2019; and

WHEREAS, the bid opening was held on Friday, September 6, 2019 at 10:30 a.m.; and

WHEREAS, six (6) bidders submitted their bids:

<u>Name</u>	<u>City</u>
Multi-Media Marketing Associates Inc.	Pembroke Pines, Florida
Quest Corporation of America	Land O’ Lakes, Florida
Mad 4 Marketing	Fort Lauderdale, Florida
Full Moon Creative LLC	Sunrise, Florida
Anything But Advertising	Aventura, Florida
Design Moves LLC	Oakland Park, Florida; and

WHEREAS, the Bid Review Committee held a review meeting on October 16, 2019 at 10:00 a.m. at City Hall to evaluate the bids that were received; and

WHEREAS, all six 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 Multi-Media Marketing Associates, Inc.;

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 Multi-Media Marketing Associates Inc., and further authorizes the proper City officials to execute an Agreement for the services; provided, however no agreement will be effective unless and until City officials complete their execution of it.

Section 3. That the necessary funds are budgeted each fiscal year and are available and appropriated in the City budget.

Section 4. That the City Manager and City Attorney are authorized to make minor revisions to the Agreement as are deemed necessary and proper for the best interests of the City.

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

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

PASSED and ADOPTED on November 12, 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 ORDINANCE AMENDING CHAPTER 2, ENTITLED “ADMINISTRATION”, ARTICLE XI, ENTITLED “LOBBYIST REGULATIONS”, SECTION 2-231, ENTITLED “LOBBYIST REGISTRATION” AND SECTION 2-232, ENTITLED “REPORTING OF LOBBYING ACTIVITIES” OF THE CITY CODE OF ORDINANCES, PERTAINING TO AN INCREASE OF LOBBYIST REGISTRATION FEES AND PERTAINING TO REPORTING REQUIREMENTS **(SECOND READING)**

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Lobbyist Registration, O-2019- Amending Section 2-231 Lobbyist Registration - Increasing Fee and Amending Reporting Requirements



CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: November 12, 2019

TO: Honorable Mayor and Commissioners

FROM: Thomas J. Ansbro, City Attorney

SUBJECT: Amending Section 2-231 "Lobbyist Registration" and Section 2-232 "Reporting of Lobbying Activities" of the City Code of Ordinances

The Request

The City Commission is requested to adopt an amendment to the City ordinance that governs lobbying activities; Section 2-231 "Lobbyist Registration" and Section 2-232 "Reporting of Lobbying Activities".

Background

In seeking parity with other local municipalities' lobbyist registration fees, the City desires to increase the annual lobbyist registration fee from one hundred dollars (\$100.00) per lobbyist client to two hundred fifty dollars (\$250.00) per such a client. Also, due to changes in Broward County lobbying regulations pertaining to reporting requirements that affect Broward cities, some City ordinance lobbyist regulations need to be revised and updated.

Budgetary Impact

The additional fees will modestly increase City General Fund revenues.

Recommendation

It is recommended that the City Commission adopt the Ordinance on Second Reading.

TJA/la

cc: Ana M. Garcia, ICMA-CM, City Manager
Thomas Schneider, City Clerk
Adam Segal, Acting Director, Finance Department

ORDINANCE NO. 2019-019

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION", ARTICLE XI, ENTITLED "LOBBYIST REGULATIONS", SECTION 2-231, ENTITLED "LOBBYIST REGISTRATION" AND SECTION 2-232, ENTITLED "REPORTING OF LOBBYING ACTIVITIES" OF THE CITY CODE OF ORDINANCES, PERTAINING TO AN INCREASE OF LOBBYIST REGISTRATION FEES AND PERTAINING TO REPORTING REQUIREMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach lobbyist registration fee was established pursuant to Ordinance No. 2004-003 adopted January 13, 2004; and

WHEREAS, in keeping with current fees charged by other local municipalities, the City desires to increase the annual lobbyist registration fee from one hundred dollars (\$100.00) per client to two hundred fifty dollars (\$250.00) per client; also, due to changes in Broward County lobbying regulations that affect Broward cities, some City lobbyist regulations need to be revised and updated;

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

Section 1. That Article XI, entitled "Lobbyist Regulations" of Chapter 2, entitled "Administration", Section 2-231, "Lobbyist Registration", of the City Code of Ordinances, is amended to read as follows:

Sec. 2-231. – Lobbyist Registration.

- • •
- (2) Pay to the ~~City Clerk's Office~~ Finance Department an annual ~~One Hundred Two Hundred Fifty~~ Dollars (~~\$100.00~~ \$250.00) as the registration fee for each principal or employer, identified on an annual or amended registration statement, on whose behalf he or she intends to lobby, whether he or she was retained directly by the principal or employer or by another Lobbyist retained by the principal or employer. The registration fees required by this Section shall be expended by the City Clerk's Office solely for the purpose of defraying the administrative costs of

implementing, monitoring, and otherwise ensuring compliance with this Section. A lobbyist, who is lobbying as a volunteer for a non-profit organization, without any compensation, is not required to pay a registration fee in connection with those uncompensated lobbying activities, but shall be required to register.

• • •

Section 2. That Article XI, entitled “Lobbyist Regulations” of Chapter 2, entitled “Administration”, Section 2-232, “Reporting of Lobbying Activities”, of the City Code of Ordinances, is amended to read as follows:

(A) To promote full and complete transparency, lobbyists ~~and their principals or employers who intend to meet or otherwise communicate with~~ lobby a City Commissioner for the purpose of engaging in lobbying activities, either at the Commissioner's offices or elsewhere on the City government's premises, must, contemporaneously with the lobbying activity or as soon thereafter as is practicable (but in any event within three (3) business days after the lobbying activity occurs), legibly complete an on-line contact log for public viewing, listing each City Commissioner with whom the lobbyist, principal, or employer meets or intends on meeting or communicating which contains the following information:

- (1) The lobbyist's name; ~~the name of the entity or person by which or by whom the lobbyist is employed; the name of the person or entity for whom or which he or she is lobbying; the name of any principal or employer of the lobbyist who is present at any meeting at which the communication is made; the name of each City Commissioner with whom he or she is meeting or communicating; the date and time of each such meeting; and the specific purpose and subject matter of each such meeting.~~
- (2) ~~The contact log shall be completed contemporaneously with the meeting(s) and shall be filed for public inspection with the office of the City Clerk.~~ The name of the person or entity by which the lobbyist is employed;
- (3) The name of the person or entity for whom or for which the lobbyist is lobbying;

- (4) The name of each City Commissioner lobbied by the lobbyist;
- (5) The name of each person attending or participating in any portion of the meeting or communication during which the lobbying activity occurred;
- (6) The date and time of the meeting or other communication during which the lobbying activity occurred;
- (7) The location of the meeting and mode of communication, as applicable (e.g., in person, by telephone, by email exchange; and
- (8) The specific subject matter discussed in such meeting or communication.

~~(B) To further promote full and complete transparency, City Commissioners must disclose any and all lobbying activity that knowingly occurs between themselves and individual lobbyists, their principals or employers outside of the City premises. This shall include communicating by any form of telephonic or electronic media.~~

- ~~(1) The disclosure shall include the lobbyist's name; the name of the entity or person by which or by whom the lobbyist is employed; the name of the person or entity for whom or which he or she is lobbying; the name of any principal or employer of the lobbyist who is present at any meeting at which the communication is made; the date, time, and location of the meeting; and the specific purpose and subject matter of the meeting.~~
- ~~(2) The disclosure shall be made within ten (10) business days of the lobbying activity, but must, in any event, be made prior to any vote on a matter that was the subject of the lobbying activity.~~
- ~~(3) The disclosure shall be filed for public inspection with the office of the City Clerk.~~

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 and all resolutions or parts of resolutions in conflict with this Ordinance, are repealed to the extent of such conflict.

Section 5. That this Ordinance shall take effect on January 1, 2020.

PASSED on first reading on October 28, 2019.

PASSED AND ADOPTED on second reading on November 12, 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 ORDINANCE AMENDING CHAPTER 17, “OFFENSES-MISCELLANEOUS, ”ARTICLE VIII, “SEXUAL VIOLATORS, ” SECTION 17-128, “SEXUAL VIOLATOR RESIDENCY PROHIBITION,”OF THE CITY CODE OF ORDINANCES, TO REPLACE THE TERM “VIOLATOR WITH “OFFENDER,” UPDATE THE DEFINITION OF SEXUAL OFFENDER, AND MAKE THE PROVISION OF THE RESIDENCY PROHIBITION APPLICABLE TO SHORT-TERM TRANSIENT USE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Chapter 17, Article VIII, Sec. 17-128 - Offenses, O-2019- Amending Sec. 17-128 Sexual Violator Residency Prohibition to Replace Terminology, Update Definition, Short-Term Transient Use



CITY OF DANIA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: November 12, 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: The applicant, City of Dania Beach, is requesting to amend the City Code of Ordinances, Chapter 17, Article VIII, Section 17-128: "Offenses" (Second Reading)

The Request

The Community Development Department is requesting to amend Article VIII, "Sexual Violators" of Chapter 17, "Offenses – Miscellaneous," Section 17-128, "Sexual Violator Residency Prohibition," of the City Code of Ordinances. This agenda is a companion to the Code amendment relating to Chapter 16 "Vacation Rentals."

Background

The proposed Code Amendment was approved on the first reading at the October 28, 2019 City Commission meeting.

In 2005, the City Commission passed and adopted Ordinance No. 2005-023, which was enacted to provide the City's greater protection to children against the dangers posed by registered sex offenders. This Ordinance is codified in Section 17-128 of the City Code and, specifically, creates a sexual offender residency prohibition that makes it unlawful for any sexual violator to reside within 2,500 feet of any school, day care center, park or playground. However, the term reside specifically excludes "temporary stay in any residential unit or any other facility." Furthermore, the term sexual violator includes any person who has been convicted of any felony sexual offense, regardless of whether adjudication has been withheld, in which the victim of the offense was less than sixteen (16) years of age.

The current Code provision conflicts with a new objective of the City Commission to require sexual offenders, who occupy vacation rentals, to adhere to the residency restrictions established in City Code Section 17-128. Use of vacation rentals have become prevalent within the last decade. To prevent creating an inconsistency within the Code by only amending the vacation rental regulations, we recommend amending the sexual offender regulations as well to make the residency restrictions applicable to temporary or transient uses, as provided in State law. However, please note the City Code is more restrictive than the State law, as the City requires a 2,500-foot distance separation and the State requires a 1,000-foot distance separation.

Budgetary Impact

This is a regulatory item therefore there is no direct budgetary impact.

Recommendation

Approve the proposed Code amendment on second reading.

ORDINANCE NO. 2019-020

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 17, "OFFENSES - MISCELLANEOUS," ARTICLE VIII, "SEXUAL VIOLATORS," SECTION 17-128, "SEXUAL VIOLATOR RESIDENCY PROHIBITION," OF THE CITY CODE OF ORDINANCES, TO REPLACE THE TERM "VIOLATOR WITH "OFFENDER," UPDATE THE DEFINITION OF SEXUAL OFFENDER, AND MAKE THE PROVISION OF THE RESIDENCY PROHIBITION APPLICABLE TO SHORT-TERM TRANSIENT USE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, 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, on June 28, 2005, the City Commission adopted Ordinance No. 2005-023, establishing sexual offender residency prohibitions; and

WHEREAS, the City Commission intends to revisit the issue in light of current laws, current knowledge of effectiveness of sex offender restrictions, reports, data, and court decisions; and

WHEREAS, short-term transient use is more prevalent due to the accessibility and popularity of vacation rental homes; and

WHEREAS, the risks posed by sexual offenders against children still exist, whether establishing permanent or short-term residency; and

WHEREAS, the City Commission desires to amend the City Code in order to apply the residency prohibition provision to short-term transient use; and

WHEREAS, pursuant to Section 166.041 (3)(a), 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 date of the public hearing; 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:

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 VIII, “Sexual Violators” of Chapter 17, “Offenses - Miscellaneous,” Section 17-128, “Sexual Violator Residency Prohibition,” of the City Code of Ordinances, is amended to read as follows:

ARTICLE VIII. - SEXUAL VIOLATORS- OFFENDERS

Sec. 17-128. - Sexual ~~violator~~ offender residency prohibition.

- (a) It is unlawful for any “sexual ~~violator~~, offender,” as that term is defined below, to reside within two thousand five hundred (2,500) feet of any school, day care center, park, ~~or~~ playground, or other place where children regularly congregate. The term “reside” shall ~~not~~ include any temporary stay in any residential unit or any other facility ~~as long as the temporary stay does not exceed fifteen (15) days in any one (1) calendar year.~~
- (b) A person who violates subsection (a) shall be punished by a fine not exceeding five hundred dollars (\$500.00) or by imprisonment for a term not exceeding sixty (60) days, or by both such fine and imprisonment.
- (c) For purposes of this section, a “sexual ~~violator~~ offender” is any person who has ~~been convicted of any felony sexual offense in any state in the United States at any time, regardless of whether adjudication has been withheld, in which the victim of the offense was less than sixteen (16) years of age, as that term was applied and used by the state in which the person was convicted to adhere to state laws, pertaining to residency restrictions for persons convicted of certain sex offenses.~~
- (d) Any person who is registered as a sexual violator, sexual offender or sexual predator and whose registration shows an address within the city prior to the effective date of this section may continue to reside at that address even if it is within two thousand five hundred (2,500) feet of any school, day care center, park, ~~or~~ playground, or other place where children regularly congregate.
- (e) If a school, day care center, park, ~~or~~ playground, or other place where children regularly congregate is established or built after the effective date of this section, the provisions of subsection (a) shall not apply to any person who is registered as a sexual violator, sexual offender or sexual predator and whose registration shows an address within the city that is within two thousand five hundred (2,500) feet of the newly established or built school, day care center, park, ~~or~~ playground, or other place where children regularly congregate.

- (f) It shall be a violation of the City Code of Ordinances for a landlord or owner of residential property in the city to rent or lease a residence to a sexual ~~violate~~ offender, if the sexual ~~violate~~ offender intends to reside at the property and if the property is located within two thousand five hundred (2,500) feet of a school, day care center, park, ~~or~~ playground, or other place where children regularly congregate. Any person violating this provision is subject to the code enforcement procedures set forth in chapter 2, article IV, City of Dania Beach Code of Ordinances.
- (g) The two-thousand-five-hundred-foot minimum distance separation shall be measured by following a straight line from the nearest point of the property line of the residence to the nearest point of the property line of any property used as a school, day care center, park, ~~or~~ playground, or other place where children regularly congregate.
- (h) The provisions of this section apply to sexual ~~violators~~ offenders who committed an offense after June 28, 2005.

* * *

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 take full effect immediately upon its passage and adoption.

PASSED on first reading on October 28, 2019.

PASSED AND ADOPTED on second reading on November 12, 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 ORDINANCE AMENDING CHAPTER 16, "VACATION RENTALS," SECTION 16-2, "VACATION RENTALS" OF THE CITY'S CODE OF ORDINANCES TO CREATE REGULATIONS AND REQUIREMENTS GOVERNING SEXUAL OFFENDERS' USE OF VACATION RENTALS AND PROHIBIT HUMAN TRAFFICKING ACTIVITIES IN VACATION RENTALS **(SECOND READING)**

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Chapter 16, Sec. 16-2 - Vacation Rentals, O-2019- Amending Section 16-2 Vacation Rentals to Create Regulations Governing Use by Sexual Offenders, 3G12022-Affidavit of Compliance - Vacation Rental (Clean Final 10-18)



CITY OF DANIA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

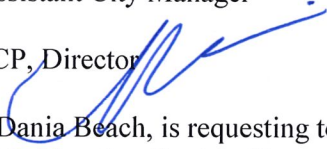
MEMORANDUM

DATE: November 12, 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: The applicant, City of Dania Beach, is requesting to amend the City Code of Ordinances, Chapter 16, Section 16-2: Vacation Rentals (Second Reading)

The Request

The Community Development Department is requesting to amend Chapter 16, Section 16-2, "Vacation Rentals," of the City Code of Ordinances. This agenda is a companion to the Code amendment relating to Chapter 17 "Offenses." (Second Reading)

Background

The proposed Code Amendment was approved on first reading at the October 28, 2019, City Commission meeting.

Prior to the conclusion of the 2011 Florida Legislative Session, the City of Dania Beach adopted vacation rental regulations pursuant to Ordinance No. 2011-017, as codified in Chapter 16 of the City Code. The current vacation rental regulations do not include any restrictions on use by sexual offenders. Nor, does it require property owners to notify BSO when a sexual offender occupies the vacation rental. Further, it does not specifically prohibit the use of vacation rentals for human trafficking activities.

The proposed Code amendments makes the property owner and vacation rental agent responsible for ensuring that sexual offenders, as defined by state law, register with BSO in accordance with State laws. Additionally, the property owner and vacation rental agent must inquire, at the time of check-in, whether any vacation rental occupants are sexual offenders. Additionally the code amendment requires property owners and vacation rental agents to adhere to City Code Section 17-128 residency restrictions. Property owners and vacation rental agents are prohibited from renting to sexual offenders, as defined in City Code Section 17-128, when the property is located within 2,500 square feet of any school, day care center, park playground, or other places where children regularly congregate. Finally, the proposed Code amendment, makes it unlawful for property owners and vacation rental agents to allow human trafficking activity within the vacation rentals. Failure to comply with the human trafficking and sexual offender provisions is a violation of Chapter 16 of the City Code, under the proposed Code amendment.

Budgetary Impact

This is a regulatory item therefore there is no direct budgetary impact.

Recommendation

Approve the proposed Code amendment on second reading.

ORDINANCE NO. 2019-021

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 16, "VACATION RENTALS," SECTION 16-2, "VACATION RENTALS" OF THE CITY'S CODE OF ORDINANCES TO CREATE REGULATIONS AND REQUIREMENTS GOVERNING SEXUAL OFFENDERS' USE OF VACATION RENTALS AND PROHIBIT HUMAN TRAFFICKING ACTIVITIES IN VACATION RENTALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, 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, on June 28, 2005, the City Commission adopted Ordinance No. 2005-023, establishing sexual offender residency distance prohibitions; and

WHEREAS, on May 31, 2011 the City Commission adopted Ordinance No. 2011-017, establishing Chapter 16, "Vacation Rentals" of the City Code of Ordinances; and

WHEREAS, the City Commission desires to amend the City Code in order to: (1) make such distance prohibitions applicable to sexual offenders who rent vacation rentals; (2) require property owners and vacation rental agents to ensure that sexual offenders, who are occupants, register with the Broward Sheriff's Office ("BSO") within the applicable timeframe mandated by state law, as may be amended; (3) require property owners and vacation rental agents to notify BSO within twenty-four (24) hours of knowledge that any occupant is a sexual offender; and (4) prohibit use of vacation rentals for human trafficking activities; and

WHEREAS, pursuant to Section 166.041 (3)(a), 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 date of the public hearing; 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:

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

Section 2. That Section 16-2, entitled “Vacation Rentals” of Chapter 16, “Vacation Rentals” of the City Code of Ordinances is hereby amended to read as follows:

Chapter 16 - VACATION RENTALS

Sec. 16-2. - Vacation rentals.

* * *

(k) Sexual offenders.

(1) Sexual offenders must register. In addition to general compliance with all federal, state, county, and local laws, it is the affirmative duty and responsibility of the property owner and vacation rental agent, individually and collectively, to ensure that sexual offenders, as defined by state law, register with the Broward Sheriff's Office (“BSO”), in accordance with state law, as may be amended from time to time.

(2) Notification of sexual offender status. At the time of check-in, the property owner or vacation rental agent shall inquire if any vacation rental occupant is a sexual offender, as defined by state law. If any vacation rental occupant is a sexual offender as defined by state law, the property owner, vacation rental agent, or both shall notify BSO within twenty-four (24) hours of being informed.

(3) Proximity Prohibitions. It is unlawful to rent any vacation rental to any person prohibited from establishing such temporary residence, pursuant to section 17-128 of this code, if the vacation rental is located within two thousand five hundred (2,500) feet of any school, day care center, park, playground, or other place where children regularly congregate.

Prior to renting any vacation rental that is located within two thousand five hundred (2,500) feet of any school, day care center, park playground, or other place where children regularly congregate, the property owner and vacation rental agent shall obtain written confirmation from the Florida Department of Law Enforcement (FDLE), BSO, or other law enforcement agency that the prospective renter is not a sexual offender, as defined in section 17-128(c) of this code. A copy of the referenced written confirmation

shall be retained by the property owner and vacation rental agent for not less than two (2) years after the termination of the sexual offender's residence on the property.

(4) *Non-compliance.* A property owner's failure to comply with the provisions of this subsection shall constitute a violation of this section, and shall subject the property owner to revocation of the vacation rental license, as provided in section 16-3 of this code.

(l) *Human Trafficking.* It is unlawful for any property owner or vacation rental agent to allow human trafficking activity within the vacation rental if such property owner or vacation rental agent knew or should have known that the vacation rental was to be used for human trafficking purposes. If such unlawful activity is found by law enforcement agencies, the City shall immediately revoke the vacation rental license, pursuant to section 16-3 of this code.

* * *

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 take full effect immediately upon its passage and adoption.

PASSED on first reading on October 28, 2019.

PASSED AND ADOPTED on second reading on November 12, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Affidavit of Compliance

Before me, the undersigned authority personally appeared, _____
who,

PRINT NAME

after being duly sworn, says he/she personally knows the facts stated in this document.

1. As of the date this affidavit is signed, I am the known owner of or person who is a principal of an entity that owns the residence located at _____ Dania Beach,

STREET ADDRESS

Florida (the "Property")

2. On _____, I submitted an application for the registration of a residence as a vacation rental and request for a Short Term Vacation Rental License to the City of Dania Beach.
3. I certify that I have read and understood all of the questions in this application and that all of the foregoing information submitted in this application and supporting documents are true and correct to the best of my knowledge.
4. I certify that I have read and understood Chapter 16, "Vacation Rentals" of the City of Dania Beach Code of Ordinances **AND** short-term vacation rental compliance regulations and standards as set forth in this Application and I will continue to operate within those guidelines.
5. I certify that the Property has no pending Code Violations or unsatisfied liens.
6. This Affidavit can be executed on behalf of the Owner by an Authorized Agent with a valid Power of Attorney. The original Power of Attorney must be attached to the Affidavit.

SIGNATURE OF PROPERTY OWNER OR
AUTHORIZED AGENT

DATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on _____, 20____,
by _____ on behalf of _____,
a Florida (corporation) (partnership) (other). He/She is personally known to me or has produced
_____ as identification and did take an oath.

NOTARY PUBLIC
State of Florida

My Commission Expires:

Affidavit of Responsible Party

Before me, the undersigned authority personally appeared _____ who,
after being duly sworn, says he/she personally knows the facts stated in this document.
PRINT NAME

1. As of the date this affidavit is signed, I am the Responsible Party for Short Term Vacation Rental of the residence located at _____ Dania Beach, Florida
(the "Property").
STREET ADDRESS
2. I am the owner of or person who is a principal of an entity that owns the Property.
☐ YES ☐ NO
3. I agree to perform the following responsibilities with regard to the Short Term Rental of the Property:
 - a) to be available by landline or mobile telephone to address problems with the rental of the property on a twenty-four (24) hours a day basis, seven (7) days a week;
 - b) be situated close enough to the Property so as to be able to respond in person within one (1) hour of being notified by a vacation rental occupant, law enforcement officer, emergency personnel, or the City of issues related to the vacation rental;
 - c) keep available a list of all guests, which shall be made available for inspection by authorized personnel of the City at all times upon request;
 - d) maintain the entire property free of garbage and litter, provided however, that this section shall not prohibit the storage of garbage and litter in authorized receptacles for collection;
 - e) Conduct an on-site inspection of the vacation rental at the end of each rental period to ensure continued compliance with requirements of the City Code of Ordinances of the City of Dania Beach.

I certify that I have read and understood the information contained in this Affidavit, and that to the best of my knowledge such information, it is true, complete and accurate.

PRINT NAME

SIGNATURE OF PROPERTY OWNER OR
AUTHORIZED AGENT

DATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on _____, 20____,
by _____ on behalf of _____,
a Florida (corporation) (partnership) (other). He/She is personally known to me or has produced
_____ as identification and did take an oath.

NOTARY PUBLIC

My Commission Expires:

State of Florida

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE PROVIDING FOR THE CONTRACTION FROM THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH OF APPROXIMATELY 0.387 ACRES OF PROPERTY LOCATED AT A PORTION OF TRACTS 1 AND 4, PLAT OF A PART OF GOV. LOT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING BROWARD COUNTY PROPERTY ID NUMBER 504220-01-0011; CONTAINING PROVISIONS FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Rolly Marine Voluntary D-Annexation (Final 10-21-19), O-2019- Rolly Marine Voluntary De-Annexation, Exhibit A - Voluntary Petition for Contraction, Exhibit B - Public Notice - Rolly Marine Voluntary De-Annexation (with Map), Exhibit D to Ordinance - Legal Description and Map



CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: October 28, 2019

TO: Honorable Mayor and Commissioners

FROM: Thomas J. Ansbro, City Attorney

SUBJECT: Petition Received by City for De-annexation of 0.387 Acres of Land Owned by Rolly Marine

Attached are copies of the following:

- 1) a July 22, 2019 letter from attorney for Petitioner, Rolly Marine, seeking to de-annex a very small (0.387) strip adjacent to the "Secret Woods Nature Park", which lies adjacent to Rolly Marine, on the north side of State Road 84;
- 2) a copy of "Petition for Contraction of Municipal Boundary" (i.e., a de-annexation request for the small land strip);
- 3) a copy of a proposed ordinance to accompany the de-annexation; and
- 4) an aerial view of the "subject property" depicting the subject strip of land.

The ad valorem (property taxes) paid to the City will be reduced by a total sum of less than \$800.00 per year. Once de-annexed, the land will become a part of unincorporated Broward County, subsequently it will be annexed into the City of Fort Lauderdale, where the rest of the Rolly marina is currently located.

Our City had prior experience with this small parcel in 2015 when Rolly Marine contacted the City for assistance when it had discovered that the land strip, due to a surveyor's error years ago, was excluded from the Rolly Marine property and in effect, had been added to the Park. The Park, which is County-owned and operated, became of part of the City a number of years ago due to several annexations and de-annexations of City lands related to expansion of the Fort Lauderdale-Hollywood International Airport. After working with Broward County and Rolly

Marine, the land was ultimately transferred to Rolly Marine, which has been using the land strip for many years as part of its marina operations.

It is recommended that the City Commission adopt the Ordinance on first reading with a subsequent Public Hearing to be held on November 12, 2019.

TJA/la

cc: Ana M. Garcia, ICMA-CM, City Manager
Marc LaFerrier, Director, Community Development Department
Adam Segal, Acting Director, Finance Department
Thomas Schneider, City Clerk

ORDINANCE NO. 2019-022

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR THE CONTRACTION FROM THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH OF APPROXIMATELY 0.387 ACRES OF PROPERTY LOCATED AT A PORTION OF TRACTS 1 AND 4, PLAT OF A PART OF GOV. LOT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING BROWARD COUNTY PROPERTY ID NUMBER 504220-01-0011; CONTAINING PROVISIONS FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 171.051, Florida Statutes provides a procedure for contraction of real property from municipal boundaries; and

WHEREAS, the owners of a parcel of land (the “Land”) have submitted a Voluntary Petition for Contraction (“Exhibit A”) which has been presented to the City Commission to contract the parcel of land from the City of Dania Beach, which parcel is described in Section 2, below; and

WHEREAS, the City Commission has determined that the requirements of Sections 171.051 and 171.052, Florida Statutes, pertaining to contraction of municipal boundaries, have been complied with, in that:

- A. The Land does not meet the criteria for annexation pursuant to Section 171.043, Florida Statutes and further will not result in a portion of the municipality becoming noncontiguous with the rest of the municipality;
- B. The Petition for Voluntary Contraction (Exhibit “A”) contains the signatures of all owners of the Land to be contracted from the City of Dania Beach;
- C. Prior to second reading of this Ordinance, the Ordinance has been advertised once a week for two (2) consecutive weeks in a newspaper of general circulation in the City of Dania Beach, Broward County, as required by Section 171.051, Florida Statutes (Exhibit “B”); and
- D. The City provided a copy of the advertised notice, via certified mail, to the Board of County Commissioners of Broward County (Exhibit “C”); and

WHEREAS, the City Commission finds that contraction of the Land is in the best interest of the City of Dania Beach; and

WHEREAS, the City Commission, pursuant to the provisions of Section 171.051, Florida Statutes, desires to exclude the Land from its municipal boundaries and to redefine the boundary lines of the City of Dania Beach to exclude such property.

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

Section 1. That the foregoing “Whereas” clauses are ratified and incorporated as the legislative intent of this Ordinance.

Section 2. That subject to the conditions provided in this Ordinance, the corporate boundaries of the City of Dania Beach, Florida are contracted and redefined to exclude the real property legally described by metes and bounds and depicted on the Legal Description and map marked Exhibit “D,” which is attached to and made a part of this Ordinance.

Section 3. That in accordance with Section 171.062(3), Florida Statutes, the Land shall no longer be subject to any laws, ordinances, or regulations in force in the City of Dania Beach and shall no longer be entitled to the privileges and benefits accruing to the area within the City’s municipal boundaries upon the effective date of the exclusion. It shall be subject to all laws, ordinances, and regulations in force in Broward County.

Section 4. That pursuant to Section 171.052(2), provision is made for the apportionment of any prior existing debt and property.

Section 5. That within seven (7) days after the adoption of this Ordinance, the City Clerk shall file a copy of it with the Clerk of the Circuit Court of Broward County, the County Administrator for Broward County, and the Florida Department of State.

Section 6. That it is the intention of the City Commission that appropriate City staff make such amendments to the official boundary map of the City in order to redefine the boundary lines of the City of Dania Beach to exclude the Land and that such amendments become and be made a part of the Charter of the City of Dania Beach in accordance with Part I, Article I, Section 6 of the Charter.

Section 7. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 8. That should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part of it, other than the part declared to be invalid.

Section 9. That this Ordinance shall take effect immediately at the time of its passage and adoption.

PASSED on first reading on October 28, 2019.

PASSED AND ADOPTED on second reading on November 12, 2019.

ATTEST:

THOMAS SCHNEIDER, CMC
CITY CLERK

LORI LEWELLEN
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CITY ATTORNEY

Prepared by and return to:

Keith M. Poliakoff, Esq.
Saul Ewing Arnstein & Lehr LLP
200 E. Las Olas Blvd., Suite 1000
Fort Lauderdale, FL 33301

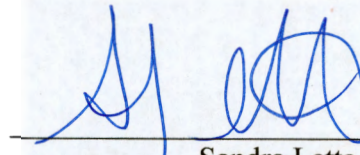
PETITION FOR CONTRACTION OF MUNICIPAL BOUNDARY

The undersigned is the fee simple owner ("Owner") of a parcel of real property located at 2701 W. State Road 84, Dania Beach, Florida 33312 ("the Property"), and hereby voluntarily petitions the City of Dania Beach ("the City") to contract the Property in accordance with Section 171.051, Florida Statutes, as follows and states:

1. Owner owns real property located at 2701 W. State Road 84, which bears the Tax Folio No. 5042 20 01 0011, a portion of tracts 1 and 4, Plat of a part of Gov. Lot No. 1, according to the Plat thereof, as recorded in Plat Book 14, Page 21 Broward County Records, described as follows:

Begin at the SE corner of said tract 4, thence along the south line of said tract 4, South 88°38'18" West 17.34 Feet; thence North 03°26'07" West 733.00 Feet; thence North 41°33'53" East 15.94 Feet; thence North 03°01'24" West 183.4 Feet; thence North 42°00'08" inches East 15.73 Feet; thence along the East line of said tracts 1 and 4, South 03°02'27" East 939.49 Feet to the point of beginning. Said lands situate, lying, and being in the City of Dania Beach, Broward County, Florida and containing 16857 square feet (0.387 acres) more or less.

2. Owner hereby petitions the City for contraction of the Property which, pursuant to Section 171.043, meets the criteria for exclusion by the City because it does not meet the threshold statutory criteria for annexation by another municipality under Sections 171.0413 and 171.043(1) since it is currently included within the boundary of another incorporated municipality.
3. Owner asks the City to grant this Petition, to initiate proceedings under Section 171.051 for the notice and adoption of a contraction ordinance, and to exclude the Property from its municipal boundary.



Sandra Latta, President
Rolly Marine Service Company

CITY OF DANIA BEACH

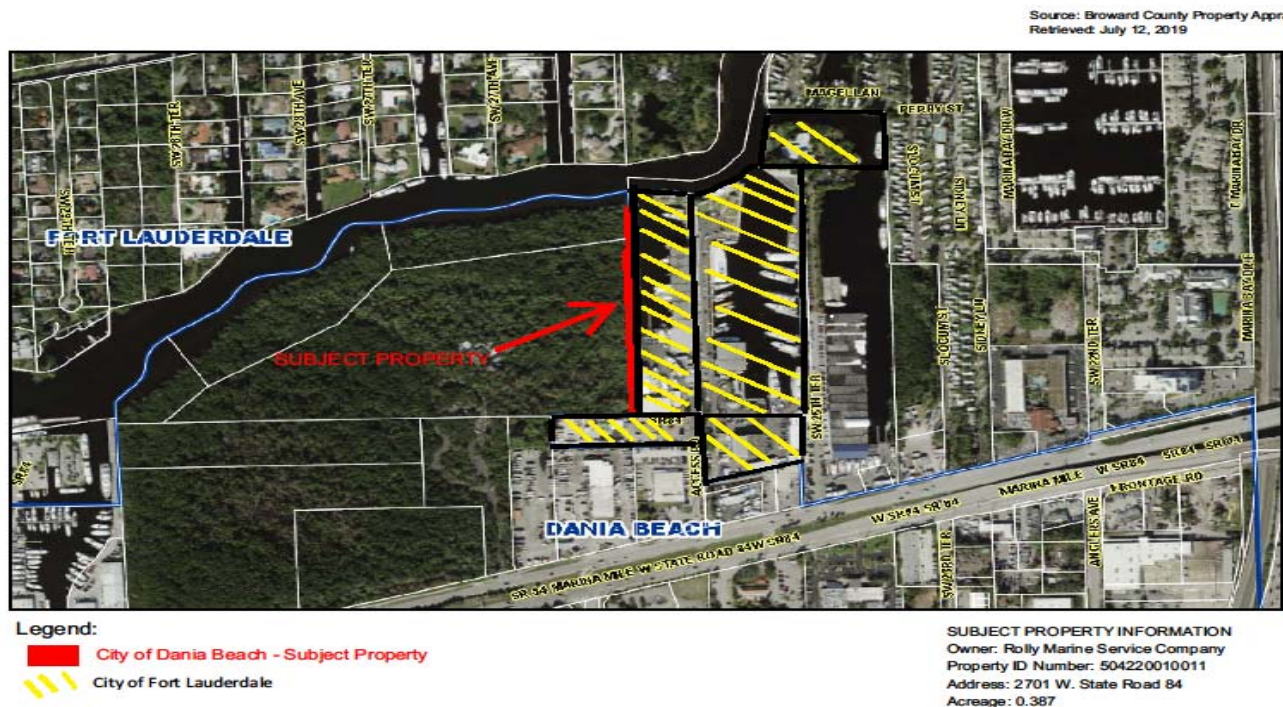
PUBLIC NOTICE

NOTICE IS GIVEN that the City of Dania Beach City Commission will hold a Public Hearing on November 12, 2019, at 7:00 (or as soon thereafter as the matter may be heard) in the City Commission Chambers, located at 100 W. Dania Beach Boulevard, Dania Beach, Florida, to consider and act upon the following request made by the Rolly Marine Service Company (Petitioner):

ORDINANCE NO. 2019-022

AN ORDINANCE OF THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR THE CONTRACTION FROM THE CORPORATE LIMITS OF THE CITY OF DANIA BEACH OF APPROXIMATELY 0.387 ACRES OF PROPERTY LOCATED AT A PORTION OF TRACTS 1 AND 4, PLAT OF A PART OF GOV. LOT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING BROWARD COUNTY PROPERTY ID NUMBER 504220-01-0011; CONTAINING PROVISIONS FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

This applies to approximately 0.387 acres of property located at a portion of Tracts 1 and 4, Plat of Part of Gov. lot No. 1 situated in the incorporated City limits of Dania Beach. The land being proposed for contraction from the municipal limits of the City of Dania Beach is depicted on the map in this notice. Pursuant to Sections 171.051 and 171.052, Florida Statutes, the land does not meet the criteria for annexation pursuant to Section 171.042, Florida Statutes, and further will not result in a portion of the City becoming noncontiguous with the rest of the City.



The City is comprised of approximately 5,331 acres, more or less, generally located in the area just east of U.S. 441 (State Road 7), south of Griffin Road, north of Sheridan Street and west of a line extending three (3) miles east into the Atlantic Ocean. The City is located entirely within Broward County, Florida. The Petitioner has proposed to amend the boundary of the City by contracting the existing boundary to remove approximately less than one (1) acre from the City boundaries. The total area of the City, as contracted, shall encompass approximately 5,330 acres.

Copies of the Petition, department reports and the proposed ordinance are open to public inspection at the office of the City Clerk at 100 W. Dania Beach Boulevard, Dania Beach, FL 33004.

All interested parties are invited to appear at this hearing and be heard. Additionally, any comments filed with the City will be considered by the City Commission and entered into the record. Anyone wishing to appeal any decision made by the Dania Beach City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Copies of the proposed ordinance, the petition, and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m. Monday through Friday at the office of the City Clerk at City Hall at the address identified above. Interested parties may obtain assistance regarding this matter by calling (954) 924-6800, Ext. 3623 during normal business hours.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceedings, should contact the City Clerk's Office at (954) 924-6800, ext. 3624 (for hearing impaired individuals, call Florida Relay Service at 1-800-955-8770), no later than two (2) days prior to the date of the hearing.

Publication Dates: October 29, 2019
November 5, 2019

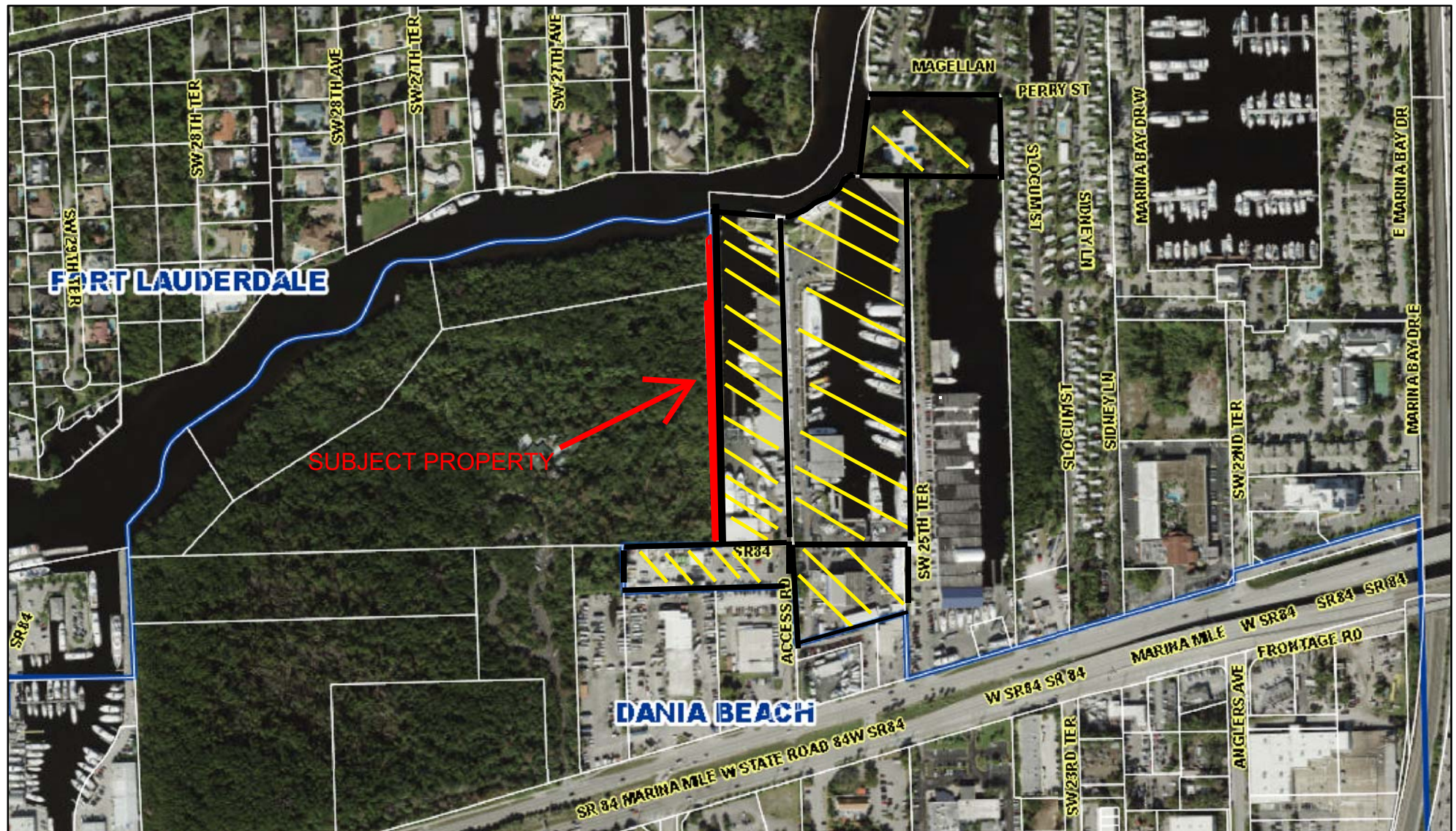
EXHIBIT D

LEGAL DESCRIPTION

A PORTION OF TRACTS 1 AND 4, PLAT OF A PART OF GOV. LOT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 21, BROWARD COUNTY RECORDS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 4, THENCE ALONG THE SOUTH LINE OF SAID TRACT 4, SOUTH 88°38'18" WEST 17.34 FEET; THENCE NORTH 03°26'07" WEST 733.00 FEET; THENCE NORTH 41°33'53" EAST 15.94 FEET; THENCE NORTH 03°01'24" WEST 183.54 FEET; THENCE NORTH 42°00'08" EAST 15.73 FEET; THENCE ALONG THE EAST LINE OF SAID TRACTS 1 AND 4, SOUTH 03°02'27" EAST 939.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 16857 SQUARE FEET (0.387 ACRES) MORE OR LESS.



Legend:

- City of Dania Beach - Subject Property
- /// City of Fort Lauderdale

SUBJECT PROPERTY INFORMATION

Owner: Rolly Marine Service Company
Property ID Number: 504220010011
Address: 2701 W. State Road 84
Acreage: 0.387

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

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 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

Purchasing Requests ONLY

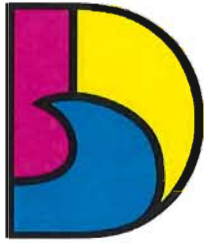
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

CM TX-114-19 Accessory Liquor, SR TX-114-19, O-2019- Text Amendment (TX-114-19) Liquor, Package Store as Permitted Accessory Use to Retail Use, Publix LDC app & backup OPT



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 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 *[Signature]*
Corinne Lajoie, AICP, Planning and Zoning Manager *[Signature]*

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, package 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 also proposing, as a separate application, an amendment to extend the hours of sales for accessory liquor stores.

On September 23, 2019 the applicant requested to withdraw their item to allow corrections to be made to the accompanying ordinance regarding hours of alcohol sales.

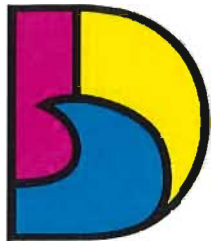
This application request will require two (2) public hearings with the City Commission.

Budgetary Impact

None

Recommendation

Approve the ordinance on first reading.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: November 12, 2019

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

VIA: Candido Sosa-Cruz, Assistant City Manager

FROM: Marc C. LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager *CLajoie*

RE: **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, package stores as an accessory use (FIRST READING).

The Request

To allow liquor, package stores as an accessory use to retail sales of groceries.

The applicant represents the Publix located on East Dania Beach Boulevard which is zoned East Dania Beach Boulevard Mixed-Use (EDBB-MU). However, with this application, the applicant is requesting to allow liquor, package stores as an accessory use to grocery stores throughout the city, with conditions. The applicant is proposing this accessory use in the following zoning districts:

- City Center (CC)
- East Dania Beach Boulevard Mixed-Use (EDBB-MU)
- South Federal Highway Mixed-Use (SFED-MU)
- Beach Gateway Mixed-Use (GTWY-MU)
- Community Business District (C-2)
- General Business District (C-3)
- General Commercial District (C-4)

The applicant has 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:

(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 27,500 square feet.

This amendment would allow the Publix grocery store on East Dania Beach Boulevard, and all grocery stores in the city with 27,500 square feet. Liquor stores are currently prohibited in the zoning districts located within the CRA.

The applicant is also proposing a separate amendment to allow liquor stores accessory to a grocery store to sell alcohol between the hours of 7:00a.m. to 10:00p.m., where is it currently prohibited. Because this reference is outside of the Land Development Regulations, the Planning and Zoning Board does not make recommendation to the City Commission on this application request. This text amendment (TX-114-19) request, and the companion text amendment (TX-115-19) request amending hour of alcohol sales incorporates all revisions previously identified.

This application request will require two (2) public hearings with the City Commission.

PLANNING AND ZONING BOARD PREVIOUS ACTION

On September 18, 2019 the Planning and Zoning Board will hear this item. The Board's recommendation will be presented at the City Commission meeting.

Recommendation

Approve the ordinance on first reading.

ORDINANCE NO. 2019-023

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:

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.

		INDUST RIAL	MIXED-USE DISTRICTS					COMMERCIAL ZONING DISTRICTS				
				CRA FORM-BASED DISTRICTS								
Legend P - Permitted P(#) - Permitted subject to numbered footnote A - Permitted accessory use only SE - Permitted special exception use only		Marine	RO (see sec 110- 180)	CC	EDBB- MU	SFED- MU	GTWY- MU	NBHD- MU	C-1	C- 2	C- 3	C- 4
NP	- Not permitted											

USES											
<u>Liquor, package stores accessory to grocery retail use of at least 27,500 square feet [subject to section 110-50]</u>	<u>NP</u>	<u>NP</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>NP</u>	<u>NP</u>	<u>A</u>	<u>A</u>	<u>A</u>

Sec. 110-50. Proximity of alcoholic beverage establishments to other establishments and uses.

(A)[Applicability.] The distance separation requirements of this section shall not apply to:

- (1) The sale of beer or wine or both for consumption off-premises; and
- (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 27,500 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
			Principal Street Frontage						
NP	- Not permitted		EDBB	Other streets	S. Fed. Hwy Sheridan St.	Other Streets			
Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway									
	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
	<u>Liquor, package stores accessory to grocery retail use of at least 27,500 square feet [subject to section 110-50]</u>	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 November 12, 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

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

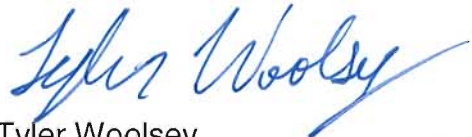
Dear Corinne,

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

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**.

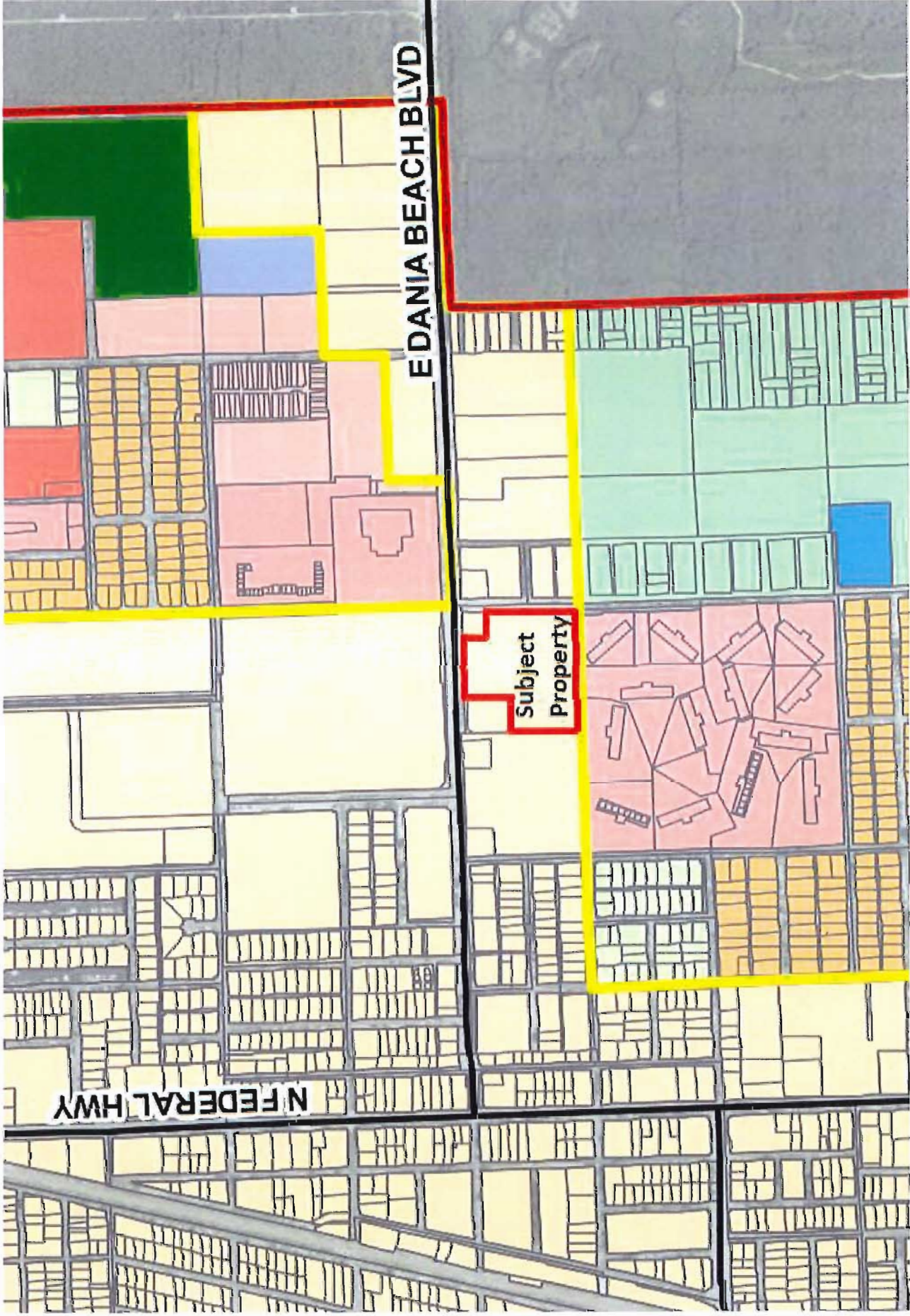
Based on previous communication with City staff in this regard, it is believed that the proposed code amendment as stated above would provide applicants with a reasonable mechanism to achieve a desired liquor store use in association with the establishment or operation of an eligible grocery store use 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.

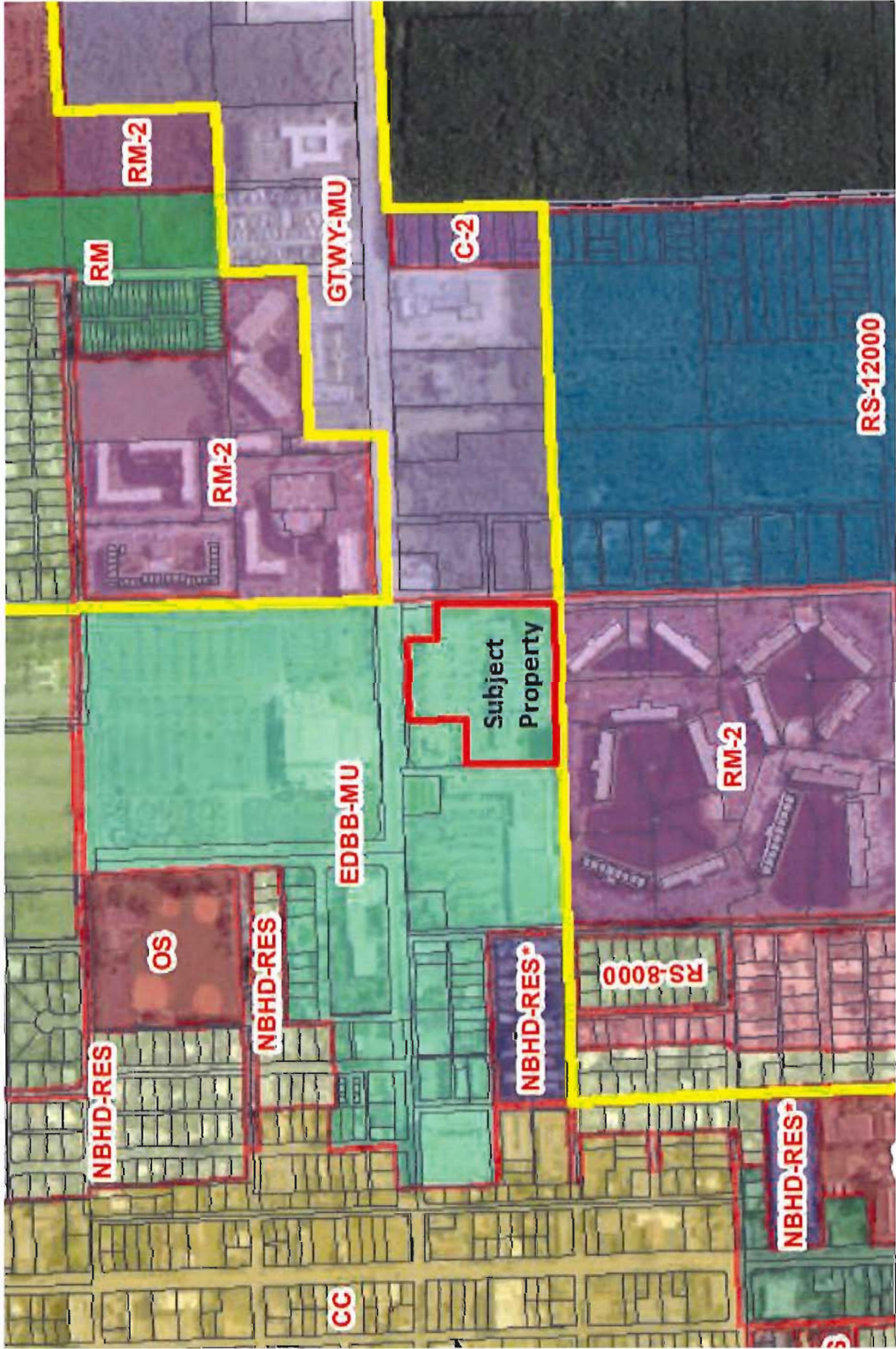
Sincerely,
GREENSPOON MARDER LLP



Dennis D. Mele, Esq.



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



Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: Code Text Amendment

Date Rec'd: _____

Petition No.: TA-114-19

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 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

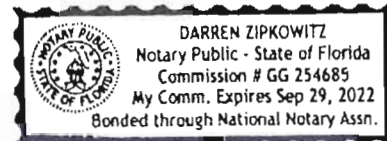
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary

[Signature]

(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.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE TO AMEND CHAPTER 4 “ALCOHOLIC BEVERAGES,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE I “IN GENERAL,” SECTION 4-1 “DEFINITIONS” TO DEFINE SINGLE-SERVING CONTAINER, ARTICLE II “OPERATION REGULATIONS,” SECTION 4-18 “HOURS OF SALE” TO MODIFY 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 27,500 SQUARE FEET, AND ARTICLE II “OPERATION REGULATIONS,” TO CREATE SECTION 4-37 “RESTRICTION ON THE SALE OF SINGLE-SERVING CONTAINERS

Purchasing Requests ONLY

Dept:

Acct #:

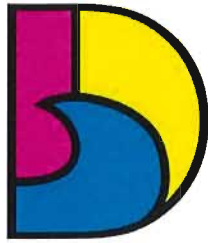
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM TX-115-19 Alcohol sales, SR TX-115-19, O-2019- Text Amendment (TX-115-19) Amending Sec. 4-1 to Define Single-Serving Container, Sec. 4-18 to Modify Hours for Accessory Use Liquor Stores, Cr, Alcohol HOS app & backup OPT



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 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 *CLajoie*

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 27,500 square feet.

On September 23, 2019 the applicant requested to withdraw this item to allow corrections to be made regarding the minimum size of applicable grocery stores.

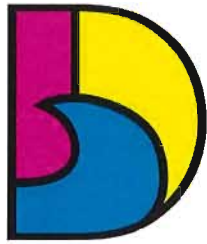
This application request will require two (2) public hearings with the City Commission.

Budgetary Impact

None

Recommendation

Approve the ordinance on first reading.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: November 12, 2019

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

VIA: Candido Sosa-Cruz, Assistant City Manager

FROM: Marc C. LaFerrier, AICP, Director
Corinne Lajoie, AICP, Planning and Zoning Manager *CLajoie*

RE: **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 sales of alcohol on Sundays (FIRST READING).

The 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.

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. This amendment will allow alcohol sales conducted as an accessory use to a permitted grocery store of at least 27,500 square feet during the hours of 7:00am and 12:00pm on Sundays, which is currently prohibited.

In addition, the applicant has added a provision prohibiting the sale of any single-serving container of liquor, beer or wine for off-premise consumption.

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 27,500 square feet.

The applicant is also proposing a separate amendment to allow liquor stores as an accessory to a grocery store of 27,500 square feet.

This Code amendment is located in the Volume 1 of the City's Code of Ordinances and not in the Land Development Regulations, the Planning and Zoning Board is not required to hear this request. This application request will require two (2) public hearings with the City Commission.

Recommendation

Approve the ordinance on first reading.

ORDINANCE NO. 2019-024

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 I "IN GENERAL," SECTION 4-1 "DEFINITIONS" TO DEFINE SINGLE-SERVING CONTAINER, ARTICLE II "OPERATION REGULATIONS," SECTION 4-18 "HOURS OF SALE" TO MODIFY 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 27,500 SQUARE FEET, AND ARTICLE II "OPERATION REGULATIONS," TO CREATE SECTION 4-37 "RESTRICTION ON THE SALE OF SINGLE-SERVING CONTAINERS;" AND 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:

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

Section 2. That Chapter 4 "Alcoholic Beverages," of the City of Dania Beach Code of Ordinances is amended to read as follows:

Chapter 4 - ALCOHOLIC BEVERAGES

ARTICLE I. – IN GENERAL

Sec. 4-1. – Definitions.

* * *

Single-serving container shall be interpreted to include all single containers of wine that hold 6.75 fluid ounces (200 ml) or less, single containers of liquor that hold 1.7 fluid ounces (50 ml) or less, and single containers of beer or malt liquor that hold 41 fluid ounces (1,213 ml) or less.

* * *

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 27,500 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.

* * *

Sec. 4-37. – Restriction on the sale of single-serving containers.

- (a) No person, vendor or distributor shall sell or offer for sale any single-serving container of liquor, beer or wine for off-premise consumption. This restriction does not apply to the sale of a manufacturer's package containing more than one single-serving container of beer or wine that is sold as a single unit.

Sec. 4-378. - Reserved.

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 November 12, 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

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



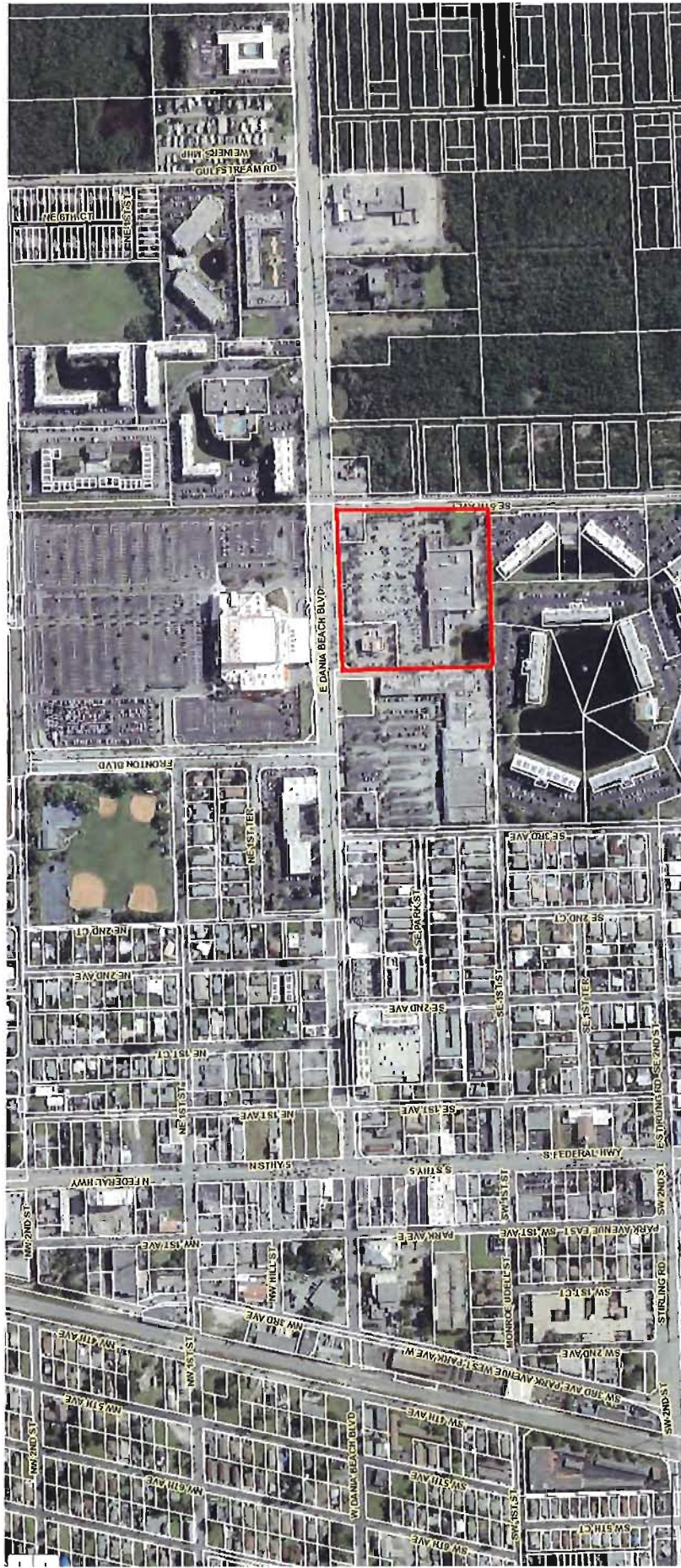
Dennis D. Mele, Esq.

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.

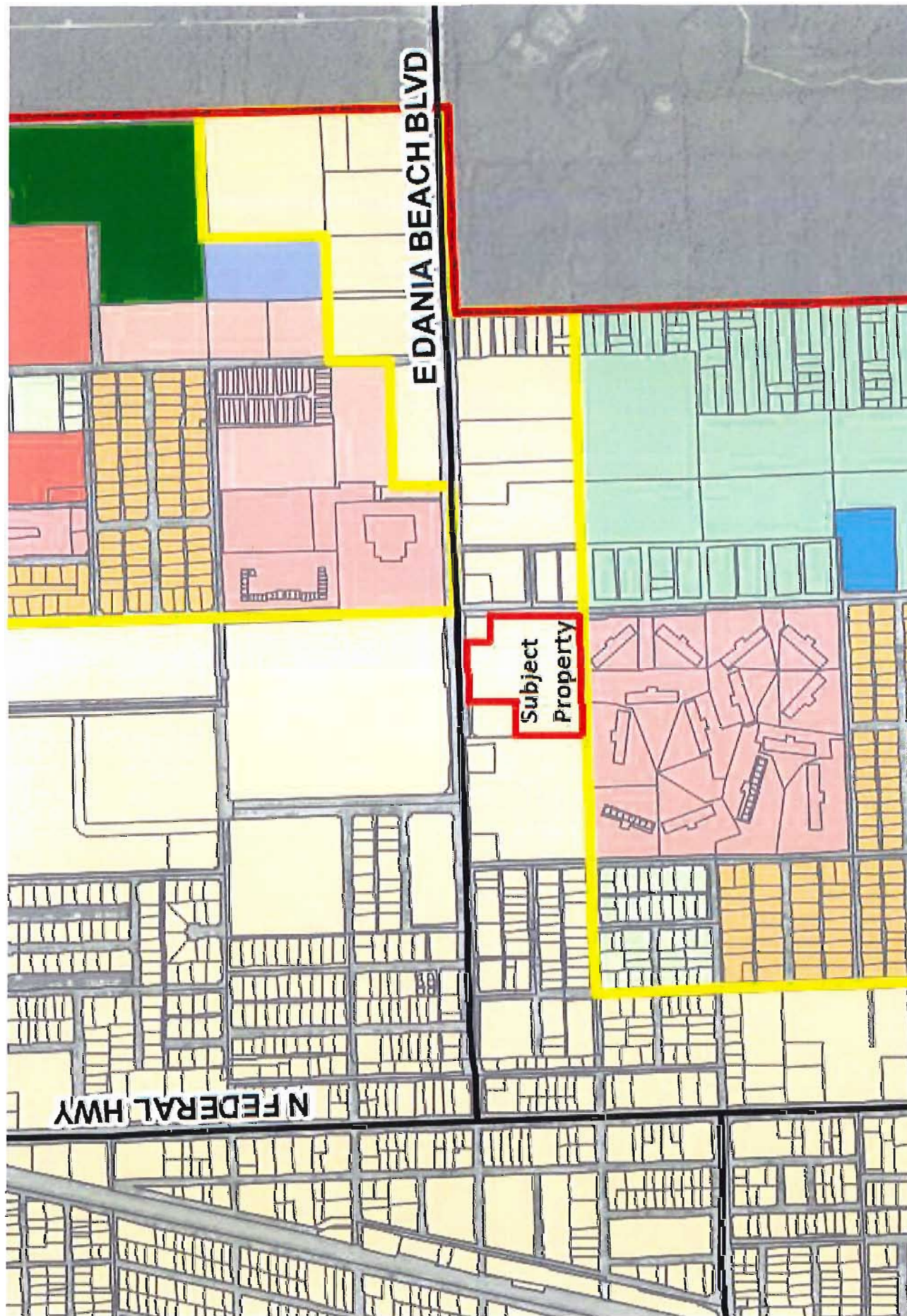
(Code 1971, § 3-48; Ord. No. 82, § 1, 12-2-75; Ord. No. 2-98, § 1, 1-13-98; Ord. No. 2002-029, § 1, 6-11-02; Ord. No. 2017-006, § 1, 3-14-17)

State Law reference— Authority to regulate hours of operation, F.S. § 562.45(2); state closing hours, F.S. § 562.14.

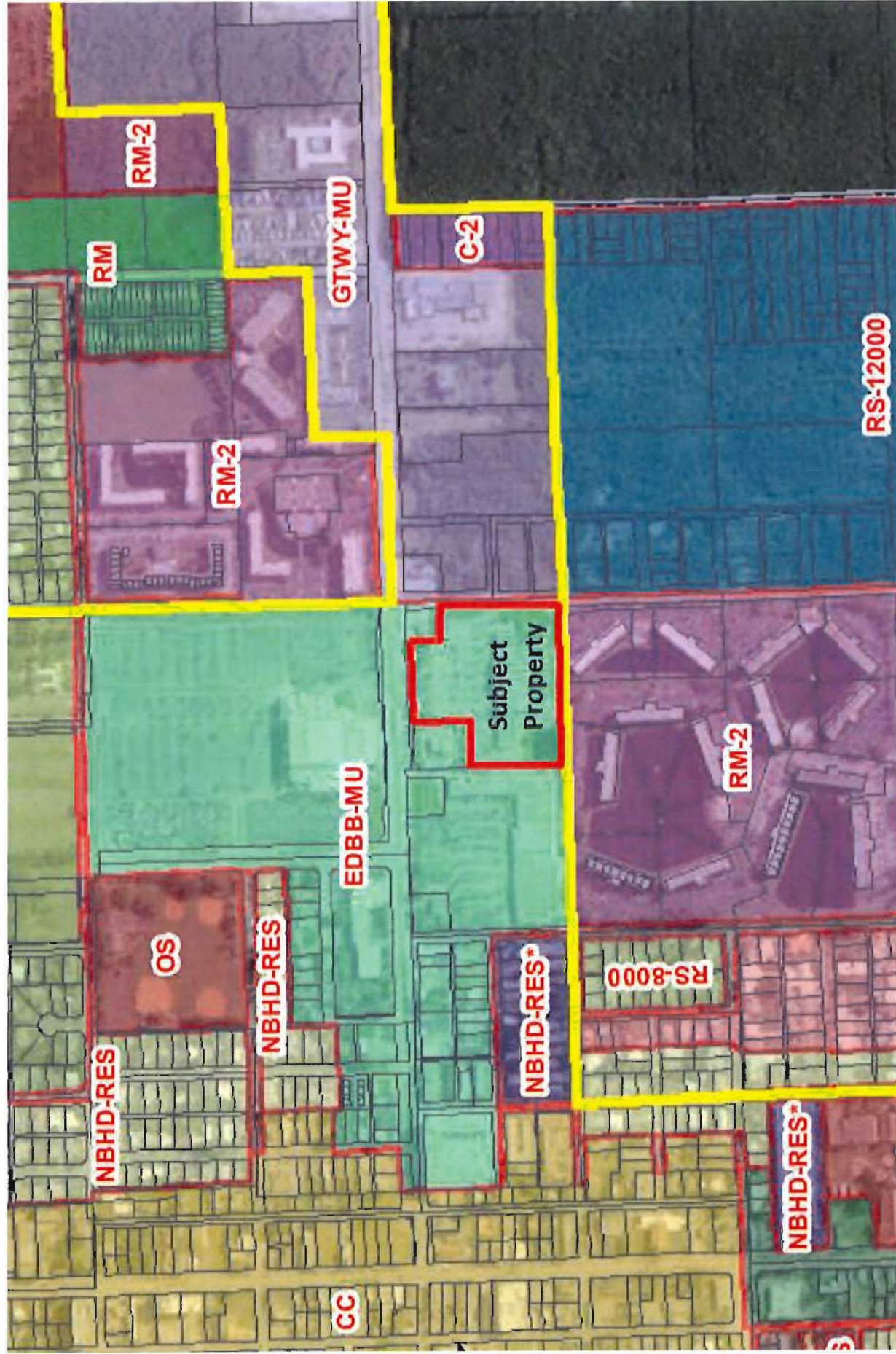


Scale 1"=600'

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

Standard Development Application



- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: Code Text Amendment

Date Rec'd: _____

Petition No.: TX-115-19

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 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*)

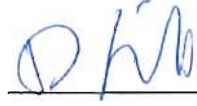
BEFORE ME THIS 11 DAY OF June, 20 19

By:

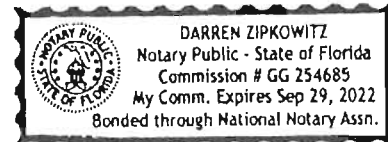
DAN RATZ

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 

(Signature of Notary Public – State of Florida)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

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.

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT ORDINANCE TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING PART 8 “TECHNICAL APPENDIX” BY CREATING AND ESTABLISHING ARTICLE 811 “PUBLIC ART PROGRAM,” CREATING PUBLIC ART PROGRAM REQUIREMENTS FOR NEW DEVELOPMENT AND REDEVELOPMENT IN NON-RESIDENTIAL, MIXED-USE, AND MULTI-FAMILY ZONING DISTRICTS; PROVIDING FOR GENERAL PROVISIONS FOR PUBLIC ART PROGRAM ORGANIZATION, OPERATION AND IMPLEMENTATION; PROVIDING FOR A PUBLIC ART FEE FOR THE CREATION, ACQUISITION AND INSTALLATION OF PUBLIC ART IN THE CITY

Purchasing Requests ONLY

Dept:

Acct #:

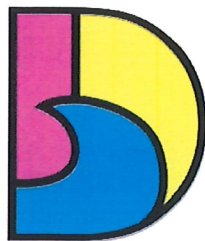
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Public Art Program, O-2019- Text Amendment Creating Article 811 Public Art Program, Application - Public Art Program



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 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-140-19:** Proposed text amendment to Chapter 28, Part 8 to the City's Unified Land Development Code creating a Public Art Program. (First Reading)

Request

Approval of an ordinance that will create a Public Art Program, fund and dedicated funding source.

Background

At the request of the City Commission, staff is proposing an ordinance to create a Public Art Program in the City. The attached ordinance was recommended to the City Commission for approval with a 5 to 0 vote by the Planning and Zoning Board on October 23, 2019.

The ordinance would establish a Public Art Program and fund dedicated to the implementation of a Public Art Master Plan. The Public Art Program will require participation by all new developments in one of the following ways:

- Pay one-half of one percent (0.005) of the value of the proposed development project as an in-lieu-of public art fee with a maximum and minimum payment of \$250K and \$5K; or
- Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.0025) of the value of the development project together with a payment of an in-lieu-of public art fee of one-quarter of one percent.

The City Commission may exempt the following from the in-lieu-of public art fee:

- Reconstruction of buildings damaged by fire, flood, wind, or natural disaster.
- Schools, churches or places of worship.
- Affordable housing and projects receiving economic development grants or incentives.

The Public Art Program calls for a Public Art Master Plan and program guidelines which shall be prepared in coordination with Creative Arts Council Advisory Board (CACAB) and adopted by the City Commission. The City Commission will then review and approve items to be acquired and accepted under the City's Public Art Program.

Budgetary Impact

Creation of a Public Art Program will allow the City to implement Public Art Master Plan.

Recommendation

Approve the attached ordinance on first reading.

ORDINANCE NO. 2019-025

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 28, OF THE “LAND DEVELOPMENT CODE,” OF THE CITY’S CODE OF ORDINANCES BY AMENDING PART 8 “TECHNICAL APPENDIX” BY CREATING AND ESTABLISHING ARTICLE 811 “PUBLIC ART PROGRAM,” CREATING PUBLIC ART PROGRAM REQUIREMENTS FOR NEW DEVELOPMENT AND REDEVELOPMENT IN NON-RESIDENTIAL, MIXED-USE, AND MULTI-FAMILY ZONING DISTRICTS; PROVIDING FOR GENERAL PROVISIONS FOR PUBLIC ART PROGRAM ORGANIZATION, OPERATION AND IMPLEMENTATION; PROVIDING FOR A PUBLIC ART FEE FOR THE CREATION, ACQUISITION AND INSTALLATION OF PUBLIC ART IN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND FURTHER PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, various local governments throughout Florida have implemented public art programs committing to the placement of public art in urban environments; and

WHEREAS, the City Commission recognizes that a superior and diverse aesthetic character of a City’s built environment is vital to the quality of the life of its citizens and to the economic success of its businesses, creates an attraction for visitors, and will assist the City to fulfill its mission to make Dania Beach one of the premier Cities in Florida in which to live, work, and raise a family; and

WHEREAS, a public art program would contribute to the aesthetic character of the built environment and the cultural enrichment of the community; and

WHEREAS, a public art program would create a stimulating cultural environment that reflects and enhances the City’s heritage, diversity, and character through public artworks integrated in the architecture, infrastructure and landscape; and

WHEREAS, public and private development shall contribute to a public art program to enhance and maintain the City’s aesthetic character; and

WHEREAS, in *Metromedia, Inc. v. San Diego*, 453 U.S. 490 (1980), the U.S. Supreme Court previously held that land development regulations which require development to meet aesthetic conditions have been generally found to be supported by a legitimate public purpose; and

WHEREAS, in *Ehrlich v. City of Culver City*, 911 P.2d 429 (Cal. 1996), the California Supreme Court held that an art fee on private development is a legitimate aesthetic regulation which does not require the same level of legal scrutiny as an impact fee; and

WHEREAS, the City Commission desires to establish Article 811 of Chapter 28, entitled “Public Art Program” to enhance the quality of life through artistic opportunities and to create a cultural legacy for future generations through the collection and exhibition of high-quality art pieces that reflect diverse styles, chronicling history through the collection of artifacts, documents and memorabilia that will acknowledge the past and create programs and activities that will further these goals; and

WHEREAS, the Public Art requirements found in this Article are design standards based on the aesthetic needs of the community and are not intended to be either an impact fee or a tax; 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 (3)(a), 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 Article 811, entitled "Public Art Program" of Chapter 28, "Land Development Code" of the City Code of Ordinances is created to read as follows:

ARTICLE 811. – Public Art Program

Sec. 811-10 - Intent and purpose.

- (a) This article shall be known and cited as the "Public Art Program."
- (b) It is the intent and purpose of the article to further the commitment of the City of Dania Beach to the aesthetic enrichment of the community through the creation of works of art so that citizens and visitors to the City of Dania Beach are afforded an opportunity to enjoy and appreciate works of art. The requirements of this article shall be construed to promote the aesthetic values of the entire community and to encourage the preservation and protection of works of art. The public art requirements found in this article are development standards based upon the aesthetic needs of the community and are not intended to be either an impact fee or a tax.
- (c) It is the intent and purpose of this article to promote the general welfare by encouraging pride in the community, increasing property values, enhancing the quality of life through artistic opportunities, uniting the community through shared cultural experiences, and creating a cultural legacy for future generations through the collection and exhibition of high-quality art that reflects diverse styles, chronicling history through the collection of artifacts, documents and memorabilia that will acknowledge the past and create programs and activities that will further these goals.

Sec. 811-20. - Definitions.

For the purposes of this section, the following words and phrases shall have the following meanings:

Artist means a practitioner in the visual arts, generally recognized by critics and peers as a professional of serious intent and ability. Indications of a person's status as an artist include, but are not limited to, income realized through the sole commission of art, frequent or consistent art

exhibitions, placement of art in public institutions or museums, receipt of honors and awards, and training in the arts.

Art means tangible creations by artists exhibiting the highest quality of skill and aesthetic principles and includes all forms of the visual arts conceived in any medium, material, or combination thereof, including, but not limited to, paintings, sculptures, engravings, carvings, frescos, stained glass, mosaics, mobiles, tapestries, murals, photographs, video projections, digital images, bas-relief, high relief, fountains, kinetics, collages, drawings, monuments erected to commemorate a person or an event, functional furnishings, such as artist designed seating, lighting, and clocks. The following shall not be considered as art for purposes of this chapter:

- (a) Reproductions or unlimited copies of original art.
- (b) Art objects which are mass produced.
- (c) Works that are decorative, ornamental, or functional elements of the architecture or landscape design, except when commissioned from an artist as an integral aspect of a structure or site.

Building means any structure that encloses space and is used or built for the shelter or enclosure of persons, businesses, or property.

Development project means any development, including remodeling, construction, or redevelopment, which requires a building permit or permits as described on the precise plan submitted for approval to the City. For purposes of this article, development projects shall also include all new construction and tenant improvements for commercial, industrial, multi-family, institutional and mixed-use development.

Durable means lasting, enduring and highly resistant to deterioration due to weather or the passage of time.

Developer means the owner, including its successor and assigns, of the subject development project.

Project cost means the total cost of the improvements, excluding land costs, approved for a development project, as approved for the building permit(s) for the subject improvements.

Creative Arts Council Advisory Board ("CACAB") means the entity appointed by the City Commission to help administer the public art program and make recommendations to the City Commission regarding acquisition of public art to fulfill the requirements of this article.

Public art fund ("the fund") means a separate, interest bearing set of accounts set up by the City to receive monies for the public art program.

Public art program guidelines shall mean a set of standards, criteria and policies related to the acquisition of public art as defined in the public art master plan, and which shall be adopted by the City Commission and recommended by the CACAB and amended from time to time. The guidelines shall govern the standards and procedures related to acquisition of public art, the process by which the CACAB shall make recommendations to the City Commission and the process by which the City Commission shall approve acquisition of public art to fulfill the requirements of this article.

Public art master plan shall mean a plan adopted by the City Commission, pursuant to a recommendation by the CACAB, which shall identify locations for public art and establish a priority order to the City Commission, and which shall be amended from time to time, to ensure a coherent program for acquisition of public art, and program implementation guidelines.

Public place means any exterior area on public or private property within the City which is easily accessible or clearly visible to the general public from adjacent public property such as a street or other public thoroughfare or sidewalk.

Sec. 811-30. – Master Art Plan and implementation guidelines.

- (a) The City Commission shall adopt a public art master plan and implementing guidelines. The public art master plan and implementing program guidelines shall be reviewed and recommended by the CACAB and shall each be adopted by resolution of the City Commission. Amendments to the public art program guidelines shall be reviewed and adopted in the same manner as the initial and public art master plan and program guidelines.
- (b) The City Commission shall make final decisions for all public art acquisitions in accordance with this article and the public art master plan and implementation guidelines. The City Commission shall oversee the public education, and curatorial aspects of the program. The City Commission shall have authorization for each acquisition.

Sec. 811-40. - Art and artist selection criteria; public art program guidelines.

The City Commission shall establish procedures and selection criteria for selection and acquisition of art to be purchased from the resources of the public art fund in accordance with the criteria and standards set forth in the adopted public art program guidelines, as may be amended from time to time. The City Manager and City Attorney will negotiate and execute appropriate contracts necessary for the acquisition of public art. Funds may be aggregated to acquire public art.

Sec. 811.50 - Application procedures for placement of art on private property.

An application for placement of art on private property shall be submitted to the Community Development Director or designee and shall include:

- (a) Preliminary sketches, photographs or other documentation of sufficient descriptive clarity to indicate the nature of the proposed art;
- (b) An appraisal or other evidence of the value of the proposed art including acquisition and installation costs (to establish the value of art submitted to comply with this program's requirements, the City may contract with an independent art appraiser to provide a written appraisal of the art. Such appraisal shall either be funded from the public art fund or by the developer as part of the overall art contribution);
- (c) Preliminary plans containing such detailed information as may be required by the City to adequately evaluate the location of the art and its compatibility with the proposed development project and/or with the character of adjacent developed parcels and the existing neighborhood;

- (d) A narrative statement to be submitted to the City to demonstrate that the art will be displayed in a public place; and
- (e) A statement indicating the property owner's willingness to maintain the art in compliance with all applicable City Codes.

Sec. 811-60. - Applicability.

- (a) All development projects, as defined in Section 811-20 of this article.
- (b) The City Commission may exempt the following from the public art program:
 - (1) The project consists of the reconstruction of structures which have been damaged by fire, flood, wind, or other natural disaster.
 - (2) Schools.
 - (3) Churches or places of worship.
 - (4) Affordable housing and projects receiving economic development grants or incentives.

Sec. 811-70. - Building permits.

- (a) Prior to issuance of a final building permit, the applicant or developer for projects subject to this article shall be required to comply with one of the following:
 - (1) *In-Lieu Public Art Fee*. Pay one-half of one percent (0.5%) of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000 and a maximum payment of \$250,000; or
 - (2) *Combination of In-Lieu Public Art Fee and Placement of Art on Site*. Placement of art on the site of the development project, which shall have a minimum value of one-quarter of one percent (0.25%) of the cost of the proposed development project combined along with a one-quarter of one percent (0.25%) payment of an "in-lieu" public art fee. The owner shall provide documentation to the City that the art fee has been deposited into an escrow account for said purpose prior to the issuance of a building permit. Prior to placement on the development site, the art must be approved by the Community Services Director or designee and conform to the adopted public art guidelines.
 - (i) If the art is to be placed on site, the owner shall be given up to nine (9) months after issuance of the building permit to obtain approval of the proposed placement of art from the Community Services Director or designee, unless the Community Services Director or designee grants an extension for good cause as determined in their sole discretion. If no such approval is obtained within the time period, the City shall require transfer of required art fee funds to the fund.
 - (ii) The owner shall be given up to nine (9) months after the issuance of a certificate of occupancy to install the art, as approved by the Community Services Director or designee in accordance with adopted public art program guidelines. The Community Services Director or designee may grant one additional six-month extension for good cause as determined in their sole discretion. If no installation

occurs within the required time period, art fee funds shall be transferred from the escrow account to the fund.

Sec. 811-80. - Certificates of occupancy.

No final approval, such as a final inspection or a certificate of occupancy, for any development project subject to the City's public art program pursuant to section 811-70, shall be issued unless one (1) or more of the following has been achieved:

- (a) The approved art has been installed in a manner satisfactory to the Community Services Director or designee in compliance with this article.
- (b) In-lieu art fees have been paid.
- (c) Financial security, in an amount equal to the acquisition and installation costs of an approved art selection, has been provided to the City in a form approved by the City Attorney.

Sec. 811-90. - Creation of public art fund.

There is hereby created within the City a set of accounts to be known as the City of Dania Beach Public Art Fund (hereinafter the "fund"). This fund shall be maintained by the City and shall be used solely for the acquisition, installation, improvement, maintenance and insurance of art as follows:

- (a) All funds received by the City pursuant to public art program or from endowments or gifts to the City designated for the arts shall be placed in the fund. All funds shall be deposited, invested, accounted for and expended as follows:
 - (1) All money received shall be deposited in the fund in a manner to avoid any commingling with other revenues of the City and all funds shall be expended solely for the purposes for which they were collected. Any interest income earned by the money in the fund shall be expended only for the purpose for which the money was originally collected.
 - (2) The fund shall be used solely for expenses associated with the selection, commissioning, acquisition, transportation, maintenance, public appraisal, education, promotion, administration, removal and insurance of the art.

Sec. 811-100. - Art provided in lieu of a public art fee.

Art that is placed on private property in lieu of a public art fee must qualify as art under this article and the public art master plan and public art guidelines, as may be amended from time to time. Public art shall be operated and maintained at all times in substantial conformity with this article, the public art master plan and public art guidelines, and the terms of the approval of the art by the Community Services Director or designee.

Sec. 811-110. - Ownership of art.

- (a) Ownership of all art acquired on behalf of the City pursuant to the requirements of this article shall be vested in the City, which shall retain title to each work of art.
- (b) All works of art acquired on behalf of the City pursuant to the requirements of this article shall be donated and title shall be transferred pursuant to a standard City public art contract reviewed and approved as to form by the City Attorney.
- (c) Ownership of all art incorporated into development projects shall be vested in the property owner who shall retain title to the art. Property owners retaining title to the subject art shall provide proof of insurance in the amount of the appraised value of the art. If the property is sold, the seller shall either include restrictions in the deed that require maintenance and insurance of the art and prevent its removal from the property, or remove the art and make a contribution to the fund in an amount equal to the amount of the in-lieu public art fee which would have initially been required based on the project cost. If the title is passed to a subsequent owner and, as a result, a deed restriction exists as to the art, the subsequent owner shall maintain the art in accordance with the deed restriction, applicable law and other established guidelines. The art shall not be altered, modified, relocated or removed other than as provided herein without the prior approval of the City Commission.
- (d) Property owners retaining title to the subject art will be required to maintain the art in good condition in the approved location, as required by law or other applicable guidelines including but not limited to normal code enforcement rules, to ensure that proper maintenance is provided.

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 November 12, 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



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: Text Amendment (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 NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application.

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

Location Address: City Wide

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) _____

Address of Applicant: 100 W. Dania Beach Blvd

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

E-mail address: _____

Name of Property Owner: _____

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Creating a Public Art Program

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

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

Existing Use: _____ Proposed Use: _____

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: 
(Owner / Agent signature*)

BEFORE ME THIS 15 DAY OF October, 2019

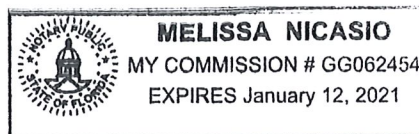
By:

(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 

(Signature of Notary Public – State of FL)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Ordinance

Continued from:

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 PART 1 “USE REGULATIONS,” ARTICLE 110 “USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS,” SECTION 110-20 “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO AMEND THE SCHEDULE OF PERMITTED USES; CREATING SECTION 110-320 “MOBILE FOOD VENDING CONDITIONS OF USE;” ARTICLE 115 “INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE,” SECTION 115-40 “SCHEDULE OF PERMITTED USES” TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 3 “SPECIAL ZONING DISTRICTS,” SUBPART 1, “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS,” ARTICLE 302 “DETAILED USE REGULATIONS,” SECTION 302-10 “PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 6 “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS,” ARTICLE 675 “TEMPORARY USE AND SPECIAL EVENT PERMITS,” TO PROVIDE FOR MOBILE FOOD VENDOR EVENTS; AND FURTHER AMENDING PART 7 “CODE ADMINISTRATION,” ARTICLE 725 “DEFINITIONS,” SECTION 725-30 “TERMS DEFINED” TO PROVIDE FOR MOBILE FOOD VENDORS

Purchasing Requests ONLY

Dept:

Acct #:

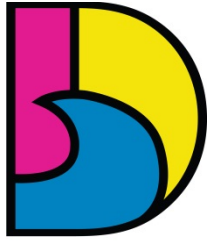
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM TX-09-19 Food trucks 1st reading, O-2019-026 Text Amendment Mobile Food Vendors, 20190409 Minutes, Application - Food Trucks



**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: November 12, 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-09-19:** The applicant, City of Dania Beach, is requesting several zoning text amendments to the City's Unified Land Development Code, to allow and regulate food trucks. (FIRST READING)

The Request

Approve an ordinance that will allow and regulate food trucks in the City.

Background

At the request of the City Commission, staff has prepared an ordinance to allow food trucks, with regulations in the City. The Land Development Code (LDC), currently prohibits all mobile vendors, including food trucks, in the City unless associated with a Special Event. These amendments are proposing changes to several sections of the LDC.

On March 20, 2019, the Planning and Zoning Board, sitting as the Local Planning Agency, recommended approval of the ordinance with amendments that have been incorporated into the attached proposed ordinance.

On April 9, 2019 the City Commission held a public hearing on the recommended food truck ordinance. After Commission discussion and deliberation, the approval or denial of the ordinance was deferred until a subsequent date pending additional revisions. The minutes of the April 9, 2019 City Commission meeting are attached.

The attached "Staff Report" summarizes the proposed ordinance and the additional revisions.

Budgetary Impact

If adopted, additional enforcement activity will be required to implement the ordinance.

Recommendation

Approve the attached ordinance on the first reading.

ORDINANCE NO. 2019-026

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," SECTION 110-20 "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO AMEND THE SCHEDULE OF PERMITTED USES; CREATING SECTION 110-320 "MOBILE FOOD VENDING CONDITIONS OF USE;" ARTICLE 115 "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE," SECTION 115-40 "SCHEDULE OF PERMITTED USES" TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 3 "SPECIAL ZONING DISTRICTS," SUBPART 1, "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS," ARTICLE 302 "DETAILED USE REGULATIONS," SECTION 302-10 "PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 6 "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS," ARTICLE 675 "TEMPORARY USE AND SPECIAL EVENT PERMITS," TO PROVIDE FOR MOBILE FOOD VENDOR EVENTS; AND FURTHER AMENDING PART 7 "CODE ADMINISTRATION," ARTICLE 725 "DEFINITIONS," SECTION 725-30 "TERMS DEFINED" TO PROVIDE FOR MOBILE FOOD VENDORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 2. That Article 110, entitled “Use Regulations for Commercial and Mixed-use Districts” of Chapter 28, “Land Development Code” of the City Code of Ordinances is amended to read as follows:

ARTICLE 110. - USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS

* * *

Sec. 110-20. - List of permitted, special exception and prohibited uses.

Included in the table below are permitted, special exception and prohibited uses within commercial districts, the Residential Office (RO) District, the Marine District, and generalized permitted and special exception uses within the mixed-use CRA form-based districts. Permitted and special exception uses shown in this table for the CRA form-based districts are not allowed in all areas of a district; therefore, the more detailed regulations of article 302 must be consulted to determine whether a particular use is permitted in any given location. Article 302 shall take precedence over this table. Unless otherwise provided, this table shall not apply to uses in the Planned Mixed Use

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

Development District (PMUD). All permitted, conditional, special exception, restricted or prohibited uses within the PMUD shall be identified and established pursuant to the approved PMUD Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and article 340 of this chapter.

	INDUSTRIAL	MIXED-USE DISTRICTS						COMMERCIAL ZONING DISTRICTS			
			CRA FORM-BASED DISTRICTS								
<u>Legend</u> P - Permitted P(#) - Permitted subject to numbered footnote A - Permitted accessory use only SE - Permitted special exception use only NP - Not permitted	Marine	RO (see sec 110-180)	CC	EDBB-MU	SFED-MU	GTWY-MU	NBHD-MU	C-1	C-2	C-3	C-4
USES											
<u>Mobile food vendor</u> [subject to section 110-320]	NP	NP	P	P	P	P	NP	NP	P	P	P

Sec. 110-320 Mobile food vending conditions of use.

The following conditions are applicable to mobile food vending operation, unless associated with a Special Event in accordance with Article 675.

a. *Licensing prerequisites for operation.*

Mobile Food Vendors must have a City of Dania Beach Business Tax Receipt and all required State of Florida and Broward County licensing. No more than twenty (20) mobile food vendor Business Tax Receipts shall be issued by the City in any calendar year. Mobile Food Vendors permitted to operate in the City shall only be licensed to operate for a fiscal year and must be renewed on an annual basis.

b. *Mobile Food Vendors permitted to operate in the City shall only be licensed to operate within a limited time frame beginning January 1, 2020 through January 1, 2022.*

c. *On-Site Location.*

Mobile Food Vendors shall:

1. Be located only on private commercial or industrial property fronting on an arterial corridor, with written approval from the property owner; and
2. Be separated at least 200 feet from any existing single family home or any existing restaurant during the hours of operation of said nearby restaurant; and
3. Be located a minimum of ten (10) feet from any right-of-way or sidewalk; and
4. Not be located in handicapped parking spaces, fire lanes or loading zones; and
5. Not block access to required parking for a simultaneously operating business on the property according to the City's parking requirements*; and
6. Not disrupt vehicular or pedestrian circulation for ingress or egress of the property; and
7. Not located in any right-of-way; and
8. No more than one (1) truck permitted on site at any time.
9. Area/site shall be clear/clean of any garbage, debris and litter and shall restore the area/site to its original condition within thirty (30) minutes of the last sale.

d. *Other Prohibitions.*

Mobile food vendors shall be prohibited from:

1. Operating more than four (4) hours per location; and
2. Operating outside the hours between 9:00am - midnight; and
3. Operating a freestanding electric generator; and

4. Operating any type of amplified speaker system or playing music of any kind; and
5. Selling or providing alcohol; and
6. Using or distributing styrofoam containers or cups; and
7. Using or distributing plastic straws; and
8. Utilizing free standing signage except for one (1) free standing menu sign; and
9. Participating in a mobile food vendor event, without a Special Event approval in accordance with article 675, “Temporary Use and Special Event Permits;” and
10. No food truck shall be permitted at the same site for more than thirty (30) consecutive days.

* * *

Section 3. That Article 115, entitled “Industrial Districts: Permitted, Prohibited, Special Exception Uses, and Conditions of Use” of Chapter 28, “Land Development Code” of the City Code of Ordinances is amended to read as follows:

ARTICLE 115. - INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE

* * *

Sec. 115-40. - Schedule of permitted uses.

<u>Legend</u>		
P	-	Permitted
A	-	Permitted accessory use only
#, #	-	(Ex: 1, 2) Permitted subject to the conditions of use numbered 1 and 2 found in section 115-50
SE	-	Permitted special exception use only, pursuant to article 630
SE(#,	-	(Ex: 1, 2) Permitted as a special exception only, and subject to conditions of use

#)		numbers 1 and 2 found in section 115-50.
NP	-	not permitted

USES	IROM	IROM-AA	IROC	IRO	IG	IR	PEDD	MA-1
GENERAL BUSINESS USES								
<u>Mobile vendor</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Mobile food vendor [subject to section 110-320]</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* * *

Section 4. That Article 302, entitled “Detailed Use Regulations” of Chapter 28, “Land Development Code” of the City Code of Ordinances is amended to read as follows:

ARTICLE 302. - DETAILED USE REGULATIONS

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

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses	Districts					
	City Center	EDBB-MU	SFED-MU	GTWY-MU	NBHD-MU	NBHD-RES

NP	- Not permitted		Principal Street Frontage						
<u>Abbreviations:</u> EDBB = East Dania Beach Boulevard SFED = South Federal Highway			EDBB	Other streets	S. Fed. Hwy Sheridan St.	Other Streets			
RESTRICTED COMMERCIAL									
<u>Mobile vendor</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Mobile food vendor [subject to section 110-320]</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

* * *

Section 5. That Article 675, entitled “Temporary Use and Special Event Permits” of Chapter 28, “Land Development Code” of the City Code of Ordinances is amended to read as follows:

ARTICLE 675. - TEMPORARY USE AND SPECIAL EVENT PERMITS

* * *

Sec. 675-20. - Temporary uses authorized.

- (A) All temporary uses or special events must be located on developed property with an active business tax receipt issued by the City, or upon city property as authorized in accordance with this article, and must meet one of the following criteria:
- (1) The temporary use or special event must benefit a business currently licensed and occupying a permanent place of business in the City; or
 - (2) The temporary use or special event must benefit a not-for-profit entity or charitable organization; or
 - (3) The temporary use or special event must be organized and operated solely for charitable purposes; or
 - (4) The temporary use or special event must be a private gathering.

This section does not apply to local shows or amusements held in theaters, auditoriums or permanent buildings designed and permitted for assembly uses.

- (B) In addition to a temporary use or special event that is required to be approved by the City Commission under subsection (A), the following temporary uses and special events shall be approved by the City Commission after staff review and recommendation, as provided in this subsection:
- (1) Events with more than fifty (50) persons in attendance, as estimated by the parks and recreation director;
 - (2) Events that occur over a five-hour period or longer;
 - (3) Multi-day events;
 - (4) Events requiring street closures;
 - (5) Any event that requires an outside agency to review the proposed event;
 - (6) Any event involving the sales or use of fireworks or sparklers;
 - (7) Temporary assembly uses such as commercial carnivals, fairs, exhibitions, craft shows, concerts, promotional activities or similar events;
 - (8) Garage sales located on property within a nonresidential zoning district pursuant to section 21-42; and
 - (9) Other uses of a similar and temporary nature where the period of use will not extend beyond sixty (60) days during any calendar year.

The City Commission may, in its initial resolution approving a temporary use, authorize the subsequent administrative approval by the parks and recreation director of a future event or use that recurs on a regular basis (e.g., approved events or uses recurring annually, or approved events or uses recurring seasonally but no more than four (4) times per calendar year) at specific locations except as provided in Section 675-20(GF) and Section 675-20(G). Recurring events subject to administrative approval shall be consistent with all terms and conditions provided in the original resolution providing for temporary use approval.

* * *

(H) All temporary uses or special events for mobile food vendor events shall be approved by the City Commission pursuant to the criteria set forth in subsections (A) and (B). The City Commission may, in its initial resolution approving a temporary use, authorize the subsequent administrative approval by the Parks and Recreation Director of a future event or use that recurs on a regular basis (e.g., approved events or uses recurring annually, or approved events or uses recurring seasonally but no more than eight (8) times per calendar year) at specific locations. Recurring events subject to administrative

approval shall be consistent with all terms and conditions provided in the original resolution providing for temporary use approval.

* * *

Section 6. That Article 725, entitled “Definitions” of Chapter 28, “Land Development Code” of the City Code of Ordinances is amended to read as follows:

ARTICLE 725. – DEFINITIONS

* * *

Sec. 725-30. - Terms defined.

Mobile food vendor(s). Retail sales of food from a motorized vehicle, or a contained unit able to be readily moved, or from temporary fixtures on a property outdoors, that is approved and licensed for such activity.

Mobile food vendor event. One (1) or more food trucks gathered at any time for any duration of time for the purpose of retail food sales in connection with an established and licensed business or an event with fifty (50) or more people, which requires a special event approval in accordance with article 675.

Mobile vendors. Retail sales of goods and services ~~or food~~ from a motorized vehicle, or a contained unit able of being readily moved, or from temporary fixtures on a property outdoors, instead of the activity occurring within a building designed, approved, and licensed for such activity.

* * *

Section 7. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

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

Section 9. That this Ordinance shall 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 10. That this Ordinance shall take full effect immediately upon its passage and adoption.

PASSED on first reading on November 12, 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

, MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, APRIL 9, 2019 – 7:00 P.M.

1. Call to Order/Roll Call

Mayor Lewellen called the meeting to order at 7:01 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. 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 a plaque to Peter Fournier, Dania Beach Ocean Rescue Lifeguard, on his retirement after 41 years of service to the City.

The Commission presented a plaque to Mr. Fournier and thanked him for his dedicated service to the City. Mr. Fournier spoke of his 41 years of service and thanked the Commission and staff.

- 3.2 City Manager commendations to Public Services employees:

Katia Bordy
Rupert Crawford
Lee Drake
Darren Greene
Ahmad Thomas
Johnny Vasquez

City Manager Garcia presented certificates of commendation to the employees in recognition of their outstanding contribution, service and going above and beyond the call of duty for the citizens of Dania Beach during the recent water main break.

Commissioner Brandimarte motioned to not change the current travel policy. The motion died for lack of a second.

Commissioner James motioned to approve the Travel Requests; seconded by Commissioner Brandimarte. The motion carried on the following 4-1 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Odman	Yes
Commissioner Harris	Yes	Mayor Lewellen	No
Commissioner James	Yes		

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2019-004

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," SECTION 110-20 "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO AMEND THE SCHEDULE OF PERMITTED USES; CREATING SECTION 110-320 "MOBILE FOOD VENDING CONDITIONS OF USE;" ARTICLE 115 "INDUSTRIAL DISTRICTS: PERMITTED, PROHIBITED, SPECIAL EXCEPTION USES, AND CONDITIONS OF USE," SECTION 115-40 "SCHEDULE OF PERMITTED USES" TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 3 "SPECIAL ZONING DISTRICTS," SUBPART 1, "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS," ARTICLE 302 "DETAILED USE REGULATIONS," SECTION 302-10 "PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO AMEND THE SCHEDULE OF PERMITTED USES; AMENDING PART 6 "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS," ARTICLE 675 "TEMPORARY USE AND SPECIAL EVENT PERMITS," TO PROVIDE FOR MOBILE FOOD VENDOR EVENTS; AND FURTHER AMENDING PART 7 "CODE ADMINISTRATION," ARTICLE 725 "DEFINITIONS," SECTION 725-30 "TERMS DEFINED" TO PROVIDE FOR MOBILE FOOD VENDORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Continued from February 26, 2019)*

City Attorney Ansbro read the title of Ordinance #2019-004.

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

Commissioner Brandimarte asked if food trucks at the marina are regulated.

Planning & Zoning Manager Lajoie responded no mobile vendors are permitted at all in the City currently.



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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☐ Special Exception
- ☐ Variance

Date Rec'd: _____

Petition No.: TX 09-19

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

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

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

Location Address: _____

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) City of Dania Beach

Address of Applicant: 100 W. Dania Beach Blvd

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

E-mail address: _____

Name of Property Owner: City Wide

Address of Property Owner: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: To Allow Food Trucks w/ Restrictions
For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

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

Existing Use: _____ Proposed Use: _____

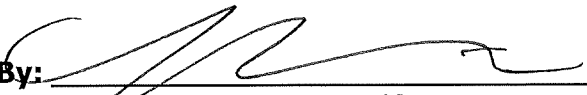
Is property owned individually, by a corporation, association, or a joint venture?

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: 
(Owner / Agent signature*)

BEFORE ME THIS 7 DAY OF Feb, 2019

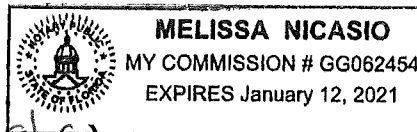
By:

Marc Laferrier
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 

(Signature of Notary Public – State of Florida)



Personally known ✓ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

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-117-19) SUBMITTED BY CPH, INC. ON BEHALF OF PANDA EXPRESS, INC., FOR PROPERTY LOCATED AT 121 S. POINTE DRIVE, 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 #:

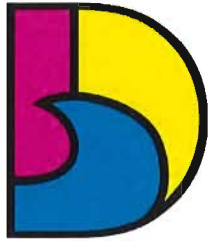
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM SP-117-19 Panda, SR SP-117-19, R-2019- Panda Express Site Plan (SP-117-19), Location Map, Panda Express site plan OPT, Panda Express app and backup OPT



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 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: **SP-117-19:** The applicant, Nicole Lebron/CPH, Inc., on behalf of the property owner Dania Live 1748, LLC, is requesting site plan approval for the property located at 121 S. Point Drive.

Request

To allow the construction of a free-standing fast food restaurant.

Background

The applicant is proposing the construction of a free-standing Panda Express fast food restaurant on an out parcel located in Dania Pointe.

Budgetary Impact

Approval of the site plan will have little effect on the City's taxable income, as the proposed is a small building.

Recommendation

Approve the resolution.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: November 12, 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 *CL*

SUBJECT: **SP-117-19:** The applicant, Nicole Lebron/CPH, Inc., on behalf of the property owner Dania Live 1748, LLC, is requesting site plan approval for the property located at 121 S. Point Drive.

Request

SITE PLAN

To allow the construction of a free standing, fast food restaurant.

PROPERTY INFORMATION

EXISTING ZONING:	Planned Mixed Use District (PMUD)
LAND USE DESIGNATION:	Regional Activity Center (RAC)

VIOLATIONS ON PROPERTY

There are no open violations on this property.

Background

The subject property is an outparcel within Dania Pointe. The property is located on the west side of South Pointe Drive, north of Burger King. The parcel is currently vacant. The applicant is proposing a free standing, fast food Panda Express restaurant with drive through service.

SITE PLAN

The applicant is proposing a free standing fast food Panda Express restaurant with drive-through services. The site is located in Dania Pointe and will have its own parking on site.

Development Review Committee (DRC)

The site plan was reviewed by the DRC on July 25, 2019 and September 26, 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 DRC comments are listed as conditions of approval in the site plan resolution and provided below.

Conditions of Approval

1. A Traffic generation Statement was provided, please add number of AM and PM Peak hours specific for Panda Express. Clarify in Table remaining hours after or before this statement. Please, make sure that ITE used is the latest 10th Edition. It needs to be reviewed and approved by Public Services (Engineer).
2. A complete grading & drainage Plan was provided. Please, provide copy of Drainage Calculations to support proposed grading and drainage connections. For 100 and 25 Year- 3 day, 10 Year – 1 Day storm peak stages, including FEMA Flood Zone and Miami Dade County Flood Criteria. e.g. Proposed FFE Criteria elevation , Proposed Minimum Perimeter Elevation, Proposed Minimum Crown of the Road Elevation, Zero Discharge. Missing FFE on Site Plan. Pending to be identified Boundaries Lines of the “Leased Parcel”. Please, provide copy of the following: Response from Mr. Kevin Roberson about letter dated August 15th, 2019 from Mrs. Nicole Lebron. Please, clarify if “Terry’s Outparcel” and “Hotel Area” Post development is lower than Pre-Development? Ratify that “Pre Development ” with “Post Development” for Panda Express are satisfied. Also provide 10 Year – 24 Hr. for Minimum Crown of the Road Elevation. Identified, in PGD plan Elevation of Dry Pond DRA 5 Elevation and how short in area of the required storage volume compare with before new development. Verify, length of Exfiltration Trench Required 89.37’ provided 86’ of perforated pipe? Provide copy of Permitted & proposed Quantities documentation (Engineering).
3. For ease of review, please reply in writing to each line comment, reference page number and backup age number and backup documents provided. Additional comments may apply. Additional comments may apply (Engineering).
4. Repeat comment: tree 1109 in the Tree Table is listed as a green Buttonwood, however, an onsite inspection revealed it is a live oak. Update accordingly (Landscaping).
5. Per Sec. 275-80(M)(2), the irrigation plan must show the location of both existing and proposed trees to ensure proper coverage. Include the location of proposed trees on the irrigation plan (Landscaping).
6. Please note that a tree removal permit will be required prior to the removal of any existing trees form the site (Landscaping).
7. SIGNS: Per Section 635-50(S) Provide copy of all signs for compliance review. MONUMENT SIGN - No details provided (Planning).
8. The proximity to the airport will be required FAA review and approval. The approval letter issued by Broward County Aviation Department was conditioned on the applicant receiving approval from FAA, which is required prior to issuance of a building permit (Planning).
9. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested. Based on the Traffic Generation Statement prepared by Kimly Horn dated July 3, 2019, this project will generate 39 PM peak hour trips. Therefore the applicant must pay \$829.14 (39 trips X \$21.26) prior to issuance of a building permit (Planning).

10. Survey shows several easements running through the property, including: #8, easement for ingress/egress; #9, easement agreement by and between Palmetto Hospitality; #10, easement in favor of FPL; #12, sewer easement in favor of the City; & #13, water easement in favor of the City. Confirm building is not encroaching in these easements (Planning).
11. Applicant must pay remaining application fee balance of \$750 ($\$1,000 + \$130 (\$5.00:100\text{s.f.}) + \$5,000 + \$1,120 = \$6,250 - \$5,500 = \750) (Planning).

Recommendation

Approve the resolution with the outstanding DRC comments as conditions of approval thereby approving the site plan.

RESOLUTION NO. 2019-149

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-117-19) SUBMITTED BY CPH, INC. ON BEHALF OF PANDA EXPRESS, INC., FOR PROPERTY LOCATED AT 121 S. POINTE DRIVE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans," states that Site Plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, CPH, Inc., on behalf of Panda Express, Inc. (the "Applicant"), has requested Site Plan (SP-117-19) approval to permit the construction of 2600 square foot restaurant, operating as Panda Express on property located at 121 S Pointe Drive in the City of Dania Beach, Florida (the "City"), as legally described in Exhibit "A;" 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-117-19) is consistent with the City's Land Development Code and Comprehensive Plan.

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

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

Section 2. Pursuant to Chapter 28 "Land Development Code," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plan," the Site Plan (SP-117-19), attached as Exhibit "B" which is made a part of and incorporated into this Resolution by reference, is approved.

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

1. A Traffic generation Statement was provided, please add number of AM and PM Peak hours specific for Panda Express. Clarify in Table remaining hours after or before this statement. Please, make sure that ITE used is the latest 10th Edition. It needs to be reviewed and approved by Public Services (Engineer).
2. A complete grading & drainage Plan was provided. Please, provide copy of Drainage Calculations to support proposed grading and drainage connections. For 100 and 25 Year-3 day, 10 Year – 1 Day storm peak stages, including FEMA Flood Zone and Miami Dade County Flood Criteria, e.g. Proposed FFE Criteria elevation , Proposed Minimum Perimeter Elevation, Proposed Minimum Crown of the Road Elevation, Zero Discharge. Missing FFE on Site Plan. Pending to be identified Boundaries Lines of the “Leased Parcel”. Please, provide copy of the following: Response from Mr. Kevin Roberson about letter dated August 15th, 2019 from Mrs. Nicole Lebron. Please, clarify if “Terry’s Outparcel” and “Hotel Area” Post development is lower than Pre-Development? Ratify that “Pre Development” with “Post Development” for Panda Express are satisfied. Also provide 10 Year – 24 Hr. for Minimum Crown of the Road Elevation. Identified, in PGD plan Elevation of Dry Pond DRA 5 Elevation and how short in area of the required storage volume compare with before new development. Verify, length of Exfiltration Trench required 89.37’ provided 86’ of perforated pipe. Provide copy of Permitted & proposed Quantities documentation (Engineering).
3. For ease of review, please reply in writing to each line comment, reference page number and backup age number and backup documents provided. Additional comments may apply. Additional comments may apply (Engineering).
4. Repeat comment: tree 1109 in the Tree Table is listed as a green Buttonwood; however, an onsite inspection revealed it is a live oak. Update accordingly (Landscaping).
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6. Please note that a tree removal permit will be required prior to the removal of any existing trees form the site (Landscaping).
7. SIGNS: Per Section 635-50(S) Provide copy of all signs for compliance review. MONUMENT SIGN - No details provided (Planning).
8. The proximity to the airport will be required FAA review and approval. The approval letter issued by Broward County Aviation Department was conditioned on the applicant receiving approval from FAA, which is required prior to issuance of a building permit (Planning).
9. RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based

on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested.

Based on the Traffic Generation Statement prepared by Kimley Horn dated July 3, 2019, this project will generate 39 PM peak hour trips. Therefore the applicant must pay \$829.14 (39 trips X \$21.26) prior to issuance of a building permit (Planning).

10. Survey shows several easements running through the property, including: #8, easement for ingress/egress; #9, easement agreement by and between Palmetto Hospitality; #10, easement in favor of FPL; #12, sewer easement in favor of the City; & #13, water easement in favor of the City. Confirm building is not encroaching in these easements (Planning).

11. Applicant must pay remaining application fee balance of \$750 (\$1,000 + \$130 (\$5.00:100s.f.) + \$5,000 + \$1,120 = \$6,250 - \$5,500 = \$750) (Planning).

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. Pursuant to LDC Section 635-100 “Expiration of Site Plans,” the Site Plan (SP-117-19) 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.

PASSED and ADOPTED on November 12, 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)

LEGAL DESCRIPTION:

(PER COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. GLW1801342, EFFECTIVE DATE DECEMBER 31, 2018, AT 5:00 PM)

PARCEL 8C

A PARCEL OF LAND BEING A PORTION OF PARCEL 'A' AND 'B', KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19, AND A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, DOUGLAS HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 45, AND A PORTION OF S.W. 18TH COURT AND S.W. 1ST STREET ABANDONED BY RESOLUTION OF THE BROWARD COUNTY BOARD OF COMMISSIONERS BY RESOLUTION NO. 1999-602, RECORDED IN OFFICIAL RECORDS BOOK 29499, PAGE 803, ALL OF THE ABOVE BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL 'A', DUKE & DUKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°52'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 'A', A DISTANCE OF 511.87 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 01°20'16" EAST, ALONG THE EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 664.12 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 87°54'08" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 39.21 FEET, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 77°36'16" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°35'29" AND A RADIUS OF 862.00 FEET, FOR AN ARC DISTANCE OF 54.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°51'09" AND A RADIUS OF 862.00 FEET FOR AN ARC DISTANCE OF 148.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°02'55" EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 125.03 FEET, TO A POINT ON THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID DOUGLAS HILL PLAT; THENCE SOUTH 87°54'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 45.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF PARCEL 'B', OF SAID KRILICH PLAT; THENCE SOUTH 01°19'21" EAST, ALONG THE WEST LINE OF LOT 7, OF SAID BLOCK 1 AND SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING COINCIDENT WITH THE SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 87°54'08" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 15.07 FEET; THENCE NORTH 01°28'53" WEST, A DISTANCE OF 31.71 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°27'25" AND A RADIUS OF 193.00 FEET, FOR AN ARC DISTANCE OF 183.44 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°53'53" AND A RADIUS OF 705.00 FEET, FOR AN ARC DISTANCE OF 146.40 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 22°09'49" EAST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 52.00 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°52'15" AND A RADIUS OF 757.00 FEET, FOR AN ARC DISTANCE OF 170.05 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 88°50'54" EAST, A DISTANCE OF 230.45 FEET; THENCE NORTH 87°56'08" EAST, A DISTANCE OF 144.93 FEET; THENCE SOUTH 02°03'52" EAST, A DISTANCE OF 15.23 FEET; THENCE NORTH 87°56'08" EAST, A DISTANCE OF 28.67 FEET; THENCE SOUTH 02°03'52" EAST, A DISTANCE OF 16.58 FEET; THENCE SOUTH 79°39'50" EAST, A DISTANCE OF 21.05 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

(PER PROVIDED SKETCH OF DESCRIPTION PREPARED BY STONER & ASSOCIATES, INC., SKETCH# 14-85058_PAR-R, DATED 10/12/18, PROVIDED BY CLIENT)

A PARCEL OF LAND BEING A PORTION OF PARCEL 'A' AND 'B', KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19 AND A PORTION OF LOTS 2 THROUGH 6, BLOCK 1, DOUGLAS HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 45 AND A PORTION OF S.W. 18TH COURT AND S.W. 1ST STREET ABANDONED BY RESOLUTION OF THE BROWARD COUNTY BOARD OF COMMISSIONERS BY RESOLUTION NO. 1999-602, RECORDED IN OFFICIAL RECORDS BOOK 29499, PAGE 803, ALL OF THE ABOVE BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE S.87°34'45" W., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 80.72 FEET; THENCE N.01°26'55"W. A DISTANCE OF 220.15 FEET; THENCE N.10°57'32"E. A DISTANCE OF 51.20 FEET; THENCE N.01°26'55"W. A DISTANCE OF 73.78 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N.01°26'55"W. A DISTANCE OF 200.14 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°37'56" AND A RADIUS OF 515.08 FEET FOR AN ARC DISTANCE OF 14.67 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 71°37'50" AND A RADIUS OF 19.00 FEET FOR AN ARC DISTANCE OF 23.75 FEET TO A POINT OF TANGENCY; THENCE N.71°26'49"W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 15.41 FEET; THENCE N.18°22'08"E. A DISTANCE OF 0.92 FEET; THENCE N.71°46'58"W. A DISTANCE OF 41.95 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°49'36" AND A RADIUS OF 194.78 FEET FOR AN ARC DISTANCE OF 67.40 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.88°13'42"W. A DISTANCE OF 56.95 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 S.04°05'47"E.; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 93°11'15" AND A RADIUS OF 40.56 FEET FOR AN ARC DISTANCE OF 65.97 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.88°26'54"W. A DISTANCE OF 175.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.09°00'42"W.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°47'33" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 169.02 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S.21°48'15"W. ALONG A LINE RADIAL TO THE NEXT DESCRIBE CURVE, A DISTANCE OF 52.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°53'53" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 146.40 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 49°01'19" AND A RADIUS OF 193.00 FEET FOR AN ARC DISTANCE OF 165.13 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N.87°33'50"E. A DISTANCE OF 57.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.98 ACRES (42,605 SQUARE FEET), MORE OR LESS.

(Site Plan)





ON MAP

7-19

PLAN

EXPRESS

1748, LLC
TE DRIVE

FER
PROPERTY



BEACH
LOVE IT.

Feet
360 480



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CN
USDA, USDA, AeroGRID, IGN, and the GIS User Community

PROJECT CONTACTS				
CURRENT OWNER DANIA LIVE 1743 LLC / KIMCO LEE JAMESON / BROWARD COUNTY 3333 NEW HYDE PARK RD. STE. 100 NEW HYDE PARK, NEW YORK, 11042 PHONE: (516) 598-1450 BRowardLive@kimco.com	DEVELOPER PANDA EXPRESS, INC. 1683 WALNUT GROVE AVE. ROSEMEAD, CALIFORNIA 91770 PHONE: (626) 799-9898 FAX: (626) 372-8288	CIVIL ENGINEER CPH, INC. HOCKEY P. LEBRON, P.E. 5601 MARKERS STREET TAMPA, FLORIDA 33609 (813) 288-0233	ARCHITECT CPH, INC. JOHN BEAR, AIA 500 WEST FULTON STREET SANFORD, FLORIDA 32771 PHONE: (407) 322-6841	LAND SURVEYOR CPH, INC. PAUL KATREN, P.S.M. 500 WEST FULTON STREET SANFORD, FLORIDA 32771 PHONE: (407) 322-6841
MEP CITY OF DANIA BEACH BULL TRAPALLES 1301 STUBBLE ROAD DANIA BEACH, FLORIDA 33004 PHONE: (954) 924-6800 WTrapalles@ci.dania-beach.fl.us	SITE LIGHTING VILLALIGHTING SUPPLY ATTN: MR. RYAN ZINSELMER 2929 CHATEAU AVENUE SAINT LOUIS, MISSOURI 63103 PHONE: (314) 633-0423 ryan.zinselm@villalighting.com	MUNICIPAL SEWER AGENCY CITY OF DANIA BEACH COURT A. KEYSER, P.E. 1001 W. DANIA BEACH BLVD DANIA BEACH, FLORIDA 33004 PHONE: (954) 924-6800 EXT. 3615 engineering@ci.dania-beach.fl.us	MUNICIPAL WATER AGENCY CITY OF DANIA BEACH COURT A. KEYSER, P.E. 1001 W. DANIA BEACH BLVD DANIA BEACH, FLORIDA 33004 PHONE: (954) 924-6800 EXT. 3615 engineering@ci.dania-beach.fl.us	ELECTRIC FP & L 4000 DANIE ROAD EXT 150N HOLLYWOOD, FLORIDA 33024 PHONE: (954) 442-6352 O@FP.L.COM
GAS TECO PEOPLES GAS 5101 NW 21ST AVE., SUITE 450 FORT LAUDERDALE, FL 33309 PHONE: (954) 901-9742 dtrudman@tecoenergy.com	TELEPHONE COMPANY AT & T COMMUNICATIONS CHARLES PATILLO 6001 SUITE BLVD HOLLYWOOD, FLORIDA 33021 PHONE: (954) 472-2257 KPT2581@att.net	LANDSCAPE ARCHITECT CPH, INC. JAMES K. WINTER, RLA, CLARB 500 WEST FULTON STREET SANFORD, FLORIDA 32771 PHONE: (407) 322-6841	SIGNAGE ATLAS SIGN INDUSTRIES ATTN: VALERIE THORP 1077 WEST BLUE HERON BLVD WEST PALM BEACH, FLORIDA 33404 (561) 772-7932 EXT. 3302 valerie@atlassignindustries.com	FIRE BROWARD SHERIFF'S OFFICE - DEPARTMENT OF FIRE RESCUE CRAND BLANK 2601 WEST BROWARD BLVD FT. LAUDERDALE, FLORIDA 33312 PHONE: (954) 307-1529 crand_blank@sheriff.org

CRITERIA CIVIL PLANS:



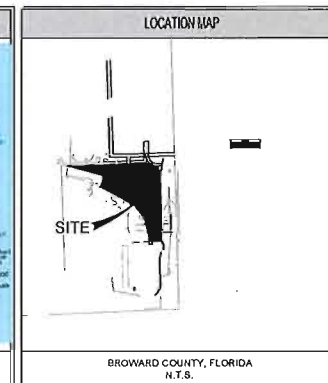
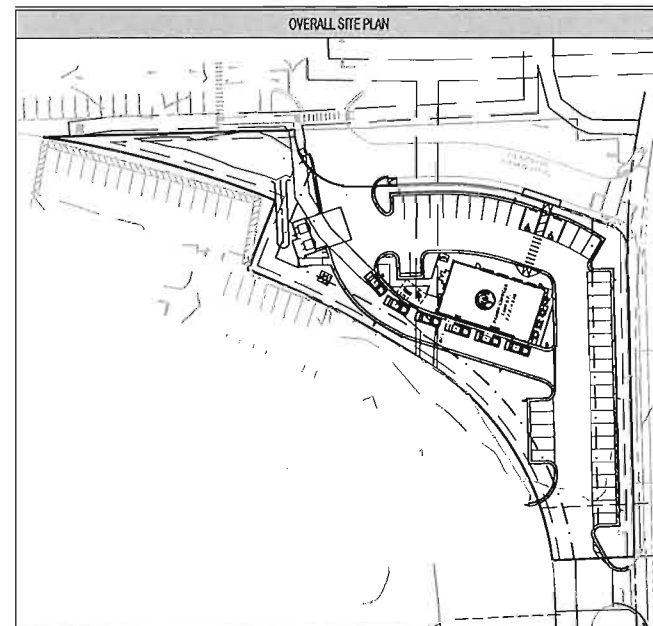
121 S. POINTE DRIVE
BROWARD COUNTY,
DANIA BEACH, FLORIDA

PREPARED BY:



PREPARED FOR:

PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288



SITE INFORMATION	
ADJACENT	CITY OF DANIA BEACH
EXISTING	P.M.U.D.
ADJACENT ZONING	P.M.U.D.
NORTH	C-2
EAST	C-2
SOUTH	C-2
WEST	C-2
ADJACENT USE	RECREATIONAL ACTIVITY CENTER
NORTH	RECREATIONAL ACTIVITY CENTER
EAST	RECREATIONAL ACTIVITY CENTER
SOUTH	COMMERCIAL
WEST	COMMERCIAL
PROPOSED BUILDING SETBACKS	PROPOSED BUILDING SETBACKS
FRONT	FRONT
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED LANDSCAPE BUFFER	PROPOSED LANDSCAPE BUFFER
FRONT	FRONT
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES FOR 100 SQUARE FEET (A)	4' SPACES FOR 100 SQUARE FEET (A)
23.5' (20' + 3.5')	23.5' (20' + 3.5')
11' SPACES	11' SPACES
PROPOSED PAVING	PROPOSED PAVING
REGULAR	REGULAR
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
10' - SOUTH	10' - SOUTH
PROPOSED PAVING	PROPOSED PAVING
4' SPACES	4' SPACES
10' - NORTH	10' - NORTH
10' - EAST	10' - EAST
10' - WEST	10' - WEST
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GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS
2. CONTRACTOR, AS PART OF THE BASE B.D. SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITHIN THE 30 DAYS OF PROJECT AVIATION. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTORS, AS PART OF THE BASE B.D. SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK SERVICES TO BE PROVIDED TO THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE B.D.
5. ALL DETAILS AND REFERENCES TO FOOT REFER TO THE LATEST EDITION OF THE FOOT DESIGN STANDARDS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATION WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE INSPECTIONS AND CORRECTIONS TO EXISTING UTILITIES.
7. CONTRACTOR AND HIS SURVEYOR SHALL NOTE THE PROJECT BACKGROUND INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND RESPECTING MAINTAINING AND REPORTING ON ALL ELEMENTS OF THE NPDES COMPLIANCE AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF DISCHARGE (NOD) FORMS TO THE EPCRA AND NPDES PROGRAMS. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
9. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOLOGY PROVIDED ON THE CONSTRUCTION PLANS. BACKGROUND INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
10. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPW, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
11. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPW, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
12. THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO KEEP FOR HIS RECORDS. THE ENGINEER WILL NOT PROVIDE FOR APPROVAL OF SHOP DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY PRIOR TO ORDERING THE MATERIALS. ANY DISCREPANCIES DETECTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
13. PROTECT BEACH MARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF WORKER NEEDS TO BE REMOVED, IT SHALL BE REPLACED BY USED LAND SURVEY OR AND REPLACED, AS NECESSARY, BY SAKE.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PAVING AND STRUCTURAL EXCAVATION, B) BACKFILL MATERIALS AND DENSITY TESTS, C) DETERMINATION OF COMPACTIVE EFFORT REQUIRED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS, D) PORTLAND CEMENT BACKFILL AND ASPHALT PAVING QUALITY CONTROL, TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
15. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS OF INSPECTIONS THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION/TESTING OR APPROVAL.
16. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING AND COVERED BY THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION," PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
17. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/ENGINEER AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
18. THE EXISTING PAVED SURF SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PAVEMENTS, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED DIRT, SPILLS, PLUS ANY ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
19. ALL DISTURBED AREAS WITHIN RIGHT OF WAYS SHALL BE SCAFFOLD.

20. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRECHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SHORING, BRACING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATIONS AND TRECHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
21. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 353.60-353.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE EXCLUDED TO THE CONTRACT.
22. CONTRACTOR MUST OPERATE AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONCERNS IS ENCOUNTERED DURING EXCAVATION.
23. THE GENERAL CONTRACTOR TO COORDINATE WITH LOCAL, STATE, LOCAL TO VOLUME IF MAIL CAN BE DELIVERED TO STORE. IF NOT GENERAL CONTRACTOR TO COORDINATE WITH LOCAL POST OFFICE AND PROVIDE AND INSTALL MAILBOX.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATION, MATERIAL, TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVEYANCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER PROTECTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING 811 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO ANY WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION.
4. THE UTILITY PROVIDERS NOTED ON THE COVER SHEET HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.
5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL SERVICE AND EXISTING PAVEMENT UNDISRUPTED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PAVEMENT WHICH CAN BE RECOVERED DURING CONSTRUCTION WITHOUT UNNECESSARY INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
8. TYPICAL DETAILS AND ALL PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT VESTIGATIVE FORCE MAINS AND STORMWATER VEHICLES. SOLUTIONS TO THE CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY APPROVALS PRIOR TO ANY ALTERATION OF THE PROJECT PERMIT. THESE SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM THE OWNER.
9. FOR EACH RESPECTIVE PAVEMENT CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL, TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DETERMINES IT IS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR (B) THE NEED FOR ADDITIONAL FITTINGS, REDUCED, OR CORRECTIONS, WHICH REPRESENT A CHANGE FROM THE EXISTING PAVEMENT, OR (C) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEVIATIONS, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFOR, SHALL BE SUBMITTED WITH SHOP DRAWINGS AND APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVEYANCE. SUCH CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPS, EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIALS AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITING FOR FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO TESTING.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES, INCLUDING THE HILLSBOROUGH COUNTY AS-BUILT REQUIREMENTS CHECKLIST, PRIOR TO START OF CONSTRUCTION TO ENSURE THAT AS-BUILT INFORMATION IS PROVIDED FOR.
2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
3. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, JUNCTIONS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
 - B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
 - C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE FIELD TO PROPER CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
 - D. STORMWATER CONTROL, STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL VENTS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
 - E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, COORDINATES, AND CROSS SECTIONS.
 - F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
 - G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
 - H. UTILITY PARALLEL TRENCH HORIZONTAL TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200 FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
 - I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN HORIZONTAL SLOPE, CROSS SLOPE, PAVEMENT LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVEWAYS AND ISLANDS.
 - J. UTILITY PARALLEL TRENCH HORIZONTAL TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200 FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
 - K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
 - L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
 - M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
 - N. ANY ADDITIONAL INFORMATION REQUIRED BY GOVERNING AGENCIES.

4. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY AS-BUILT DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.
5. COMPLETE AS-BUILT DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS. ANY DISCREPANCIES IDENTIFIED BY THE CONTRACTOR PRIOR TO THE ENGINEER'S REVIEW SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED BY THE APPROVED M.O.T.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FOOT 10500.600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF SIGNS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTRACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION: COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. VET UNDISTURBED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15 FEET OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2 FEET FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FOOT 10500.600 AND 602.
9. TYPE I OR TYPE II BARRICADES AT 20 FT CENTER SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHENEVER DROP-OR-ROLL OR WATER LANE ADJUST AND ROADWAY SURFACING OR TRAVEL ON SURFACING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURFACING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR AT AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BEACH MARKS, BATTER BOARDS, CENTERLINES, BASISLINES, AND REPERMITS POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATIVE TO INTERSECTION WITH EXISTING FEATURES. REPORT ANY ANOMALIES IN THE PROPOSED GRADINGS, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCEMENT OF WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING: NEW ROADWAY CONSTRUCTION: TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE UNITS OF EXCAVATION OR FILL AREAS. UNLESS OTHERWISE FURTHER UTILITY RELATED CONSTRUCTION: TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE 1:1 SLOPE CUT OR FILL AREAS.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITH BARRICADE SPREAD.
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVAL OF TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENDOANGER PEOPLE OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVAL AND DISPOSAL OF STUMPS, ROOTS LARGER THAN 2 IN DIAMETER AND LARGER ROOTS EXPOSED TO A DEPTH OF NOT LESS THAN 18 IN BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURFACING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURFACING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR AT AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BEACH MARKS, BATTER BOARDS, CENTERLINES, BASISLINES, AND REPERMITS POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATIVE TO INTERSECTION WITH EXISTING FEATURES. REPORT ANY ANOMALIES IN THE PROPOSED GRADINGS, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCEMENT OF WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING: NEW ROADWAY CONSTRUCTION: TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE UNITS OF EXCAVATION OR FILL AREAS. UNLESS OTHERWISE FURTHER UTILITY RELATED CONSTRUCTION: TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE 1:1 SLOPE CUT OR FILL AREAS.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITH BARRICADE SPREAD.
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVAL OF TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENDOANGER PEOPLE OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVAL AND DISPOSAL OF STUMPS, ROOTS LARGER THAN 2 IN DIAMETER AND LARGER ROOTS EXPOSED TO A DEPTH OF NOT LESS THAN 18 IN BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

SEWERAGE

1. DESIGN AND PROVIDE A DRAINAGE SYSTEM USING NO ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH THE DRAINAGE SYSTEM PRACTICE. PROVIDE A DRAINAGE SYSTEM OF SUFFICIENT SIZE AND DEPTH TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELLING OF EXISTING SOILS, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, THE METHOD OF EXCAVATION, UTILIZATION OF WALLS, VENTILATION, OR SIMILAR POSITIVE METHODS MAINTAIN THE GROUNDWATER LEVELS TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PERMITTERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVELS IN BEING MAINTAINED.
2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF WATER. DO NOT ALLOW WATER TO BE MADE AT NO ADDITIONAL COST TO THE OWNER.
3. DETENTIONARY DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL APPLICABLE FEDERAL REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
4. OPEN PUMPS WITH SUIS AND ODITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BODILY LOSS OF FIVES, SORTING OF THE GROUND, OR INSTABILITY OF SLOPES. SURFS SHALL BE LOCATED OUTSIDE OF LOAD BEARING SOILS. THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SLT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING HORIZONTAL PUMPING, AND UPON DEVELOPMENT OF WELLS, LEVELS OF FIVE SAND OR SLT AT THE DISCHARGE POINT SHALL NOT EXCEED 5 PPM.
5. IF WATERWAY EXISTING EXCEEDS ANY OF THE FOLLOWING: 1) 16" PUMP VOLUME, 2) 100,000 GPD TOTAL 24 HOUR (DAY) DETENTION CAPACITY, 3) 100,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE WATERWAY SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR SHORING IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PILING, STRUCTURE, ETC. SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

SHORING

1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTIGUOUS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOLITION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PROPOSED ELEVATIONS OF THE PLANS WITH PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTH TRANSITION DRAINING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY NOT BE CHANGED BY ORDER TO DRAIN POSITIVELY IN THE AREAS OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT THE WAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR COMPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
4. UNIFORM SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROLLED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY GRADE-GRADER OPERATIONS.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASH IS AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 353.60-353.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE EXCLUDED TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER POND AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE POND TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTION SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE REQUIRED VOLUME, THE CONTRACTOR SHALL BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILL, MINIMUM 2 TESTS EACH LAYER. B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES. C) ONE TEST FOR EACH 100 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILL IN THE PAVEMENT TRENCH. D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL. E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
5. IT IS INTENDED THAT PREVIOUSLY ACQUIRED MATERIALS CONFORM TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHENEVER POSSIBLE:
 - A. ACCEPTABLE MATERIALS: ASPH/10 M45 CLASSIFICATION A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, ASTM D757 CLASSIFICATION (GV, GV, SV, SV, SP, UNLESS OTHERWISE DISAPPROVED WITH IN THE SOL AND SUBSURFACE INVESTIGATION REPORTS 10% MORE THAN 1% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 20 SIEVE.
 - B. UNACCEPTABLE MATERIALS: ASPH/10 M45 CLASSIFICATION A-2.5, A-3, A-4, A-5, A-6, A-7, A-8, ASTM D757 CLASSIFICATION (GV, GV, SV, SV, SP, UNLESS OTHERWISE APPROVED WITH IN THE SOL AND SUBSURFACE INVESTIGATION REPORTS 10% MORE THAN 1% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 20 SIEVE.
 - C. UNACCEPTABLE MATERIALS: ASPH/10 M45 CLASSIFICATION A-2.5, A-3, A-4, A-5, A-6, A-7, A-8, ASTM D757 CLASSIFICATION (GV, GV, SV, SV, SP, UNLESS OTHERWISE APPROVED WITH IN THE SOL AND SUBSURFACE INVESTIGATION REPORTS 10% MORE THAN 1% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 20 SIEVE.
6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS. EXCEPT AS AUTHORIZED BY THE ENGINEER, WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE WORKER EXPOSURE TO PUBLIC TRAVEL, OR TO TENANTS OCCUPANCY ADJACENT PROPERTY.
8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY UNKNOWN WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOID OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
9. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA.
10. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS INDICATED WITHIN THE PROJECT GEOTECHNICAL REPORT.
11. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET VACUUM EXCAVATIONS OCCUR WITHIN EXISTING SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT OPEN, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.
13. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. VACUUM TRENCH OR EXCAVATIONS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
14. MINIMUM DENSITY REQUIREMENT: (ASTM D1557 OR AASHTO T99) BACKFILL AND FILL LAYER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS, AND PAVEMENT, BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS IS 95 PERCENT. BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT IS 95 PERCENT. BACKFILL AND FILL PLACED IN ALL OTHER AREAS IS 90 PERCENT.

RIPRAP

1. ALL RIPRAP CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION 530 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

UTILITY SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF FIVE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN.
 - B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER.
 - C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ON-SITE ADVANCE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
 - D. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER. SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINES SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER OR STORMWATER FORCE MAIN JOINTS, AND AT LEAST TEN FEET FROM ANY GRAVITY SANITARY SEWER JOINTS.
 - B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. IN SUCH CASES, THE WATER MAIN SHOULD CROSS OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS. THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN, AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST FIVE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST TEN FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
 - C. IN WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MAIN-HOLE.
 - D. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (KNEE HOLE) IS AT LEAST:
 - A. FIVE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.
 - B. TEN FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
 - C. TEN FEET FROM ANY ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

1. THE UTILITY THAT WILL OPERATE AND MAINTAIN THE PUBLIC WATER SYSTEM ON THESE PLANS IS THE CITY OF DANA BEACH PUBLIC UTILITIES WATER SYSTEM ON SITE OR WITH THE PRIVATE UTILITY EASEMENT WILL BE PRIVATELY MAINTAINED. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF DANA BEACH PUBLIC UTILITIES.
2. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
3. PVC PIPE SHALL BE NATIONAL BATTEN FEDERATION (NBF) APPROVED. PIPE SHALL HAVE WARNINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ANISAWA C550. EXCEPT FOR JOINTS TO BE MADE BY THE CITY OF DANA BEACH, JOINTS SHALL BE RUBBER GASKETED. THE BELL OF PIPE AND FITTINGS USING PUSH-IN JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
4. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANISAWA C110021, 10 OR ANISAWA C15041, 10. ALL FULL BODY (C110041, 10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, M23304, 10. ALL COMPACT FITTINGS (C110041, 10) SHALL BE PRESSURE RATED TO 350 PSI, M23304, 10.
5. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS EXCEPT FOR 10" AND 12" PIPE. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANISAWA C110041, 10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED REDDISH BROWN EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER PRIMER IS MANUFACTURED BY FORD, WHEELER, OR SUTHERLAND, EXTERIOR COATING SHALL BE PAINTED WITH A TYPICAL COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL DFT (THICK COAT H-10 BUILD EXCLUSIVE) SERIES 189 OR APPROVED EQUAL, AND THE FINAL COAT SHALL BE 2.0-3.0 MIL DFT (THICK COAT EXCLUSIVE) SERIES 13 OR APPROVED EQUAL. THE FINAL COAT PAINT COLOR SHALL BE AS SELECTED BY THE LOCAL UTILITY.
6. MECHANICAL AND PUSH-IN JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANISAWA C110041, 11. LUBRICANTS ON JOINTS THAT ARE FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
7. POLYETHYLENE PIPE AND TUBING SHALL BE COLOR CODED (BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER)). PIPE FITTINGS SHALL BE APPROVED FOR USE TO WHICH THEY ARE DESIGNED. JOINTS IN SLOPE PIPE SHALL BE BUTT WELD OR FLARE OR SOCKET WELD FLASK TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SIZE OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOINT PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
8. SERVICE SADDLES SHALL MEET THE REQUIREMENTS OF ANISAWA C550 AND SHALL CONSIST OF EPOXY COATED DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A88, WITH DUCTILE STAINLESS STEEL, STEEL, 304, 316, WASTERS AND NUTS. STAINLESS STEEL SHALL BE TYPE 304, AND NUTS ARE TO BE TEFLOON COATED. THE DUCTILE IRON BODY IS TO BE FUSION BONDED NYLON COATED, MINIMUM THICKNESS 12 MILS. OUTSIDE OF SADDLES IS TO HAVE 1" THREADS. SERVICE SADDLES SHALL BE MANUFACTURED BY FORD, WHEELER, OR SUTHERLAND.
9. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOP, UNCLIP AS REQUIRED, CONFORMATION STOPS CONFORMANCE WITH ANISAWA C550 AND C551 IS REQUIRED. THE CONTRACTOR SHALL CUT "Y" IN THE TOP CURB OF EACH WATER SERVICE AND A "Y" AT ALL VALVE LOCATIONS. CUT VES AND VES SHALL BE HIGHLIGHTED WITH BLUE PAINT.
10. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE METER LOCATION.
11. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE, VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE, OR BRONZE MOUNTED.
12. VALVES 4 INCHES AND LARGER SHALL BE USED AND COATED. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF ANISAWA C550, APPLIED AT THE FACTORY. THE INTERIOR OF VALVES WITH A CAST IRON OR DUCTILE IRON BODY SHALL BE COATED WITH AN EPOXY PROTECTANT. VALVES SHALL BE STANDARD AND AVAILABLE FOR FURNISHING. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH A TWO COAT SYSTEM. THE FIRST COAT (INTERMEDIATE COAT) SHALL BE 4.0-10.0 MIL D

SANITARY SEWER SYSTEMS

- THE ENTITY THAT WILL OPERATE AND MAINTAIN THE PUBLIC SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF DANA BEACH PUBLIC UTILITIES. SEWER SYSTEM ON SITE OR WITHIN THE PRIVATE UTILITY EASEMENT WILL BE PRIVATELY MAINTAINED. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF DANA BEACH PUBLIC UTILITIES.
- INSTALL ALL SEWER MAINS AT A MINIMUM 36" DEPTH OF COVER.
- JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D2121 USING RUBBER GASKETS CONFORMING TO ASTM F477.
- FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOINT PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER.
- SEWER PIPE SHALL BE COLOR CODED GREEN, SCHEDULED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE) AT LEAST THREE AREAS PER PIPE SECTION.
- INSTALL WARNING TAPE ALONG ALL SEWER PIPE LINES. TAPE SHALL BE 6" WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPE LINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
- CONSTRUCT TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPS OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
- PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
- PROVIDE ALL EQUIPMENT FOR TESTING. REMEMBERS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
- ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY. UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.
- CONDUCT LOW PRESSURE AIR TESTING (40 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MAXIMUM REQUIRED TEST TIME (DURATION IS: A) 4" PIPE = 1 MIN 30 SEC, B) 6" PIPE = 2 MIN 00 SEC, OR C) 42" X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER, C) 8" PIPE = 3 MIN 47 SEC, OR D) 72" X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER, D) 10" PIPE = 4 MIN 40 SEC, OR E) 18" X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER, E) 12" PIPE = 5 MIN 40 SEC, OR F) 72" X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER.
- CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5% MEASURE DEFLECTION BY MANUALLY PULLING A MANHOLE THROUGH THE PIPE. THE MINIMUM MANHOLE OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANHOLE, 8" SEWER = 7.28" MANHOLE, 10" SEWER = 9.00" MANHOLE, 12" SEWER = 10.75" MANHOLE, 15" SEWER = 13.30" MANHOLE, 18" SEWER = 16.12" MANHOLE, 21" SEWER = 19.00" MANHOLE, 24" SEWER = 21.36" MANHOLE, 27" SEWER = 24.00" MANHOLE.
- DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANHOLE CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANHOLE CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RE-TEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

PAVING, SIDEWALKS, AND CURBING

- MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
- CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. ALL CURBS SHALL HAVE SAW CUT CONTRACT JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10' 0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 508 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
- FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24 FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN OF ONE TEST FOR EACH PORTION DAILY. TESTING SHALL BE AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1000 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

PRECAST STRUCTURES AND APPURTENANCES

- ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SOLE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITH IN PRECAST STRUCTURES ARE NOT ALLOWED.
- BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
- RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C443, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
- GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FOOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
- UNLESS OTHERWISE INDICATED, COKE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO CODE. PROVIDE THE MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24-INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
- PROVIDE A FLEXIBLE WATER TIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLES SHALL PROVIDE A WATER TIGHT CONNECTION PER ASTM C923. WHERE CONNECTIONS ARE USED, THEY SHALL BE INSTALLED ON THE MANHOLE. THE EXPOSURE MECHANISM IS STRICTLY ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTION MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTIONS IS PROHIBITED.
- FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE U.S. FOUNDRY TYPE 277AS, TRAFFIC BEARING (ASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BUSTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILLED ON THE DRAWINGS.
- PROVIDE VENTS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND VENT GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR EQUAL.
- ALL VENT GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
- THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
- ALL MANHOLES AND CLEAN OUTS CONSTRUCTED WITH IN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RAMPS AND COVERS.

MANHOLE COATINGS AND FINISHES SHALL BE:

- SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
- INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.
- EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

STORM SEWER SYSTEMS

- REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL COMPLY WITH ASTM C443 AND FOOT SPECIFICATION SECTION 430. AND RUBBER GASKETS SHALL COMPLY WITH FOOT SPECIFICATION SECTION 942. MINIMUM COVER OVER THE PIPE INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
- RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
- UNDERDRAIN PIPE SHALL BE PERFORMED POLYETHYLENE, CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FOOT INDEX NO. 199.
- ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FOOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FOOT INDEX NO. 260. PROVIDE MINIMUM 12" OVERLAP.
- INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2121. BACKFILL AND COMPACT EVERY 6" ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES, MINIMUM COVER SHALL BE 36 INCHES OR 0.25 PIPE DIAMETER, WHICHEVER IS GREATER, B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2121. MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
- INSTALL UNDERDRAINS IN ACCORDANCE WITH FOOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
- PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.

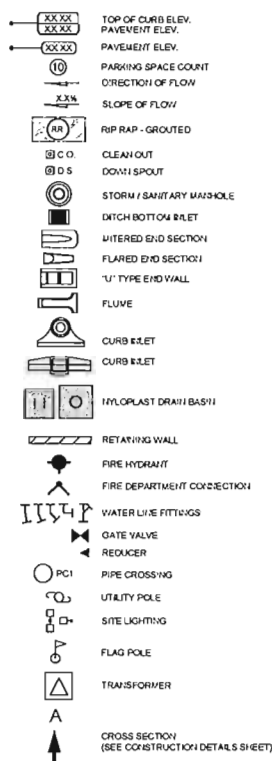
SIGNS AND PAVEMENT MARKINGS

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE LATEST IMPLEMENTED EDITION OF FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 9111 - 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FOOT INDEX NO. 17302.
- PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FOOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT, TWO COATS.
- ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEET AND THREE-INCH LETTERS.
- INTERVAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
- THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNS, BASES, ANCHOR BOLTS, COVANTS, WIRING, ETC.
- ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
- PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

PANDA EXPRESS PHOTO NOTES

- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREA WITH IN LIMITS OF WORK, EXCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL EXCLUDE BOTH LANDSCAPING AND IRRIGATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATION IS ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR SHALL INSTALL GENERAL UTILITY COVANTS TO PLAYERS AROUND BUILDINGS AND PATIO. SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
- CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS DURING CONSTRUCTION.
- THE GEOTECHNICAL INVESTIGATION PREPARED BY UNIVERSAL ENGINEERING SCIENCES DATED AUGUST 16, 2018 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORTS RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO: EXCAVATION, REMEDIATION, DEWATERING, COMPACTION, ETC.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LOCAL, STATE, AND FEDERAL CERTIFICATION AND LICENSING REQUIREMENTS FOR CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: LAID DISTURBANCE PERMITS, BUILDING PERMITS, DEWATERING PERMITS, SPDES PERMITS, DEWATERING PERMITS, ETC).
- 24-HOUR CONTACT: JOE GELBERT, PHONE: (912) 272-4311

SYMBOLS:

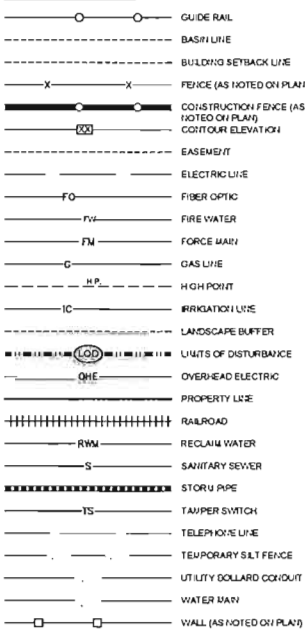


PAINT STRIPING

ABBREVIATIONS:

- SYSL - SINGLE WHITE SOLID LINE
SYSL - SINGLE YELLOW SOLID LINE
DYSL - DOUBLE YELLOW SOLID LINE
SYDL - SINGLE WHITE DASHED LINE
SBYL - SINGLE BROWN YELLOW LINE

LINE TYPES:



NOTE:

ITEMS SHOWN DASHED / SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN SOLID / BOLD REPRESENT PROPOSED CONDITIONS.

ABBREVIATIONS:

- AC - AIR CONDITIONER
APPROX - APPROXIMATE
ASPH - ASPHALT
AVG - AVERAGE
BFP - BACK FLOW PREVENTER
BLK - BLOCK
BLDG - BUILDING
BOC - BACK OF CURB
BOV - BACK OF WALL
C & O - CURB & GUTTER
CE - CEILING/CEILING
CVP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
DEPT - DEPARTMENT
DS - DOWN SPOUT
ELEC - ELECTRIC
EM - ELECTRICAL METER
ELEV - ELEVATION
EOP - EDGE OF PAVEMENT
FDC - FIRE DEPARTMENT CONNECTION
FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FF - FINISH FLOOR
FO - FINISH GRADE
FH - FIRE HYDRANT
FM - FORCE MAIN
FCC - FACE OF CURB
FRIL - FLORIDA POWER AND LIGHT
GOVT - GOVERNMENT
HB - HOSE BIB
HC - ADA ACCESSIBLE
HORE - HIGH DENSITY POLYETHYLENE PIPE
IRR - IRRIGATION
ME - MATCH EXISTING ELEVATION
MES - INTERRED END SECTION
MSH - MANHOLE
PVC - POLYVINYL CHLORIDE PIPE
PWT - PAVEMENT
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
REV - REVISION
RW - RIGHT OF WAY
SF - SQUARE FEET
SAW - SAW
TOS - TOP OF BANK
TOS - TOP OF SLOPE
TW - TOP OF WALL
TYP - TYPICAL
ULR - UNDERGROUND
UTL - UNDERGROUND TELEPHONE LINES
VH - WITH
VV - WATER VALVE



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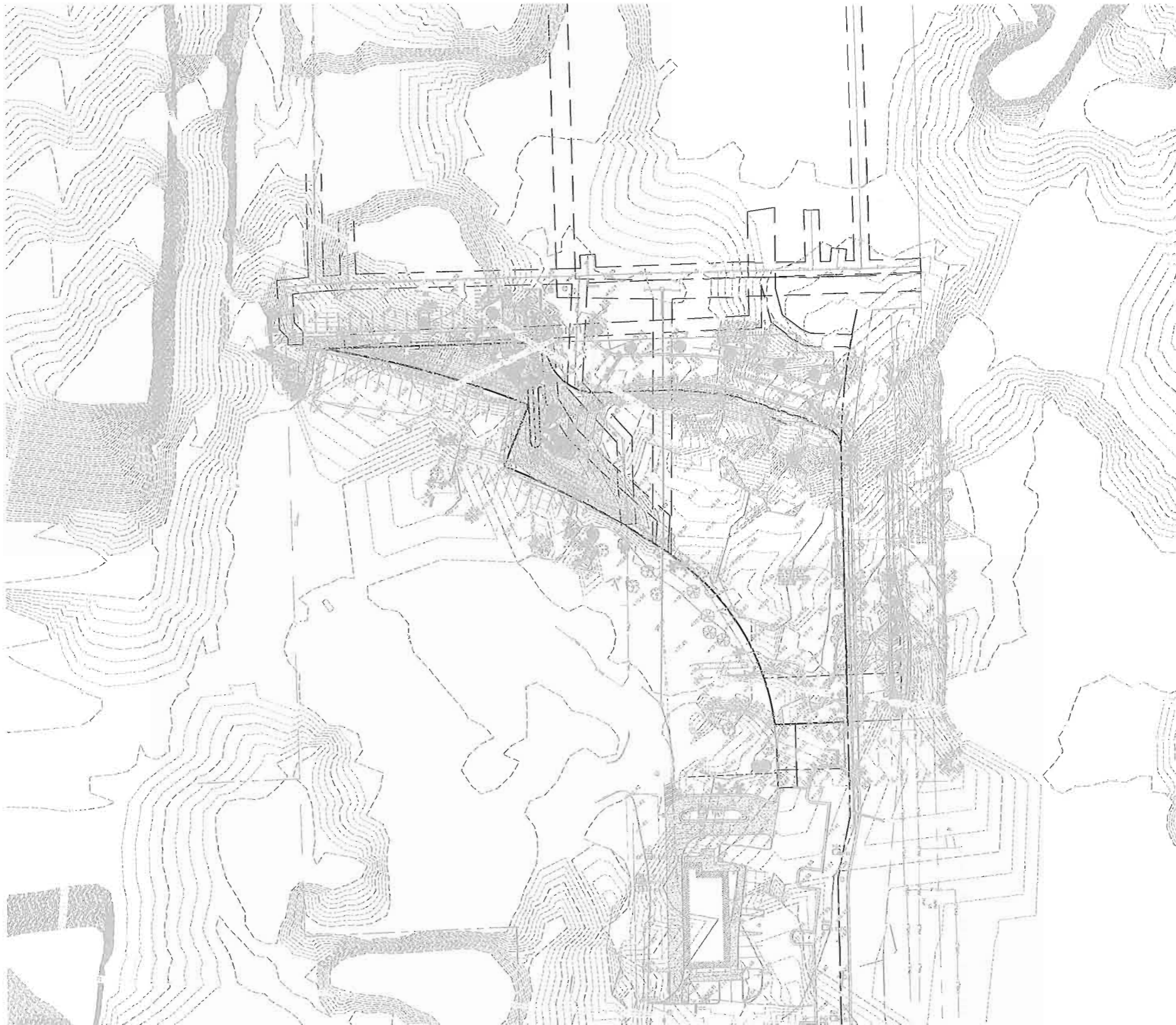
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GENERAL NOTES
LEGEND AND
SYMBOLS
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NOTES:

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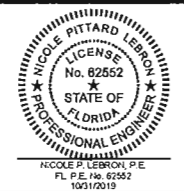
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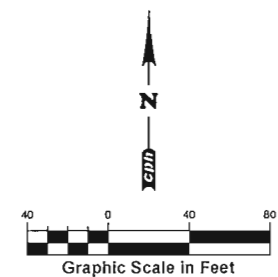
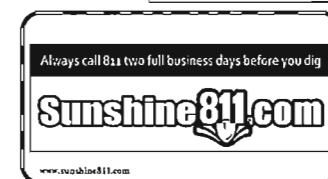
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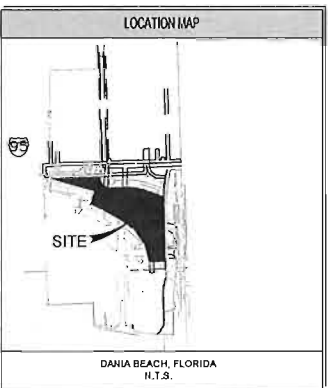
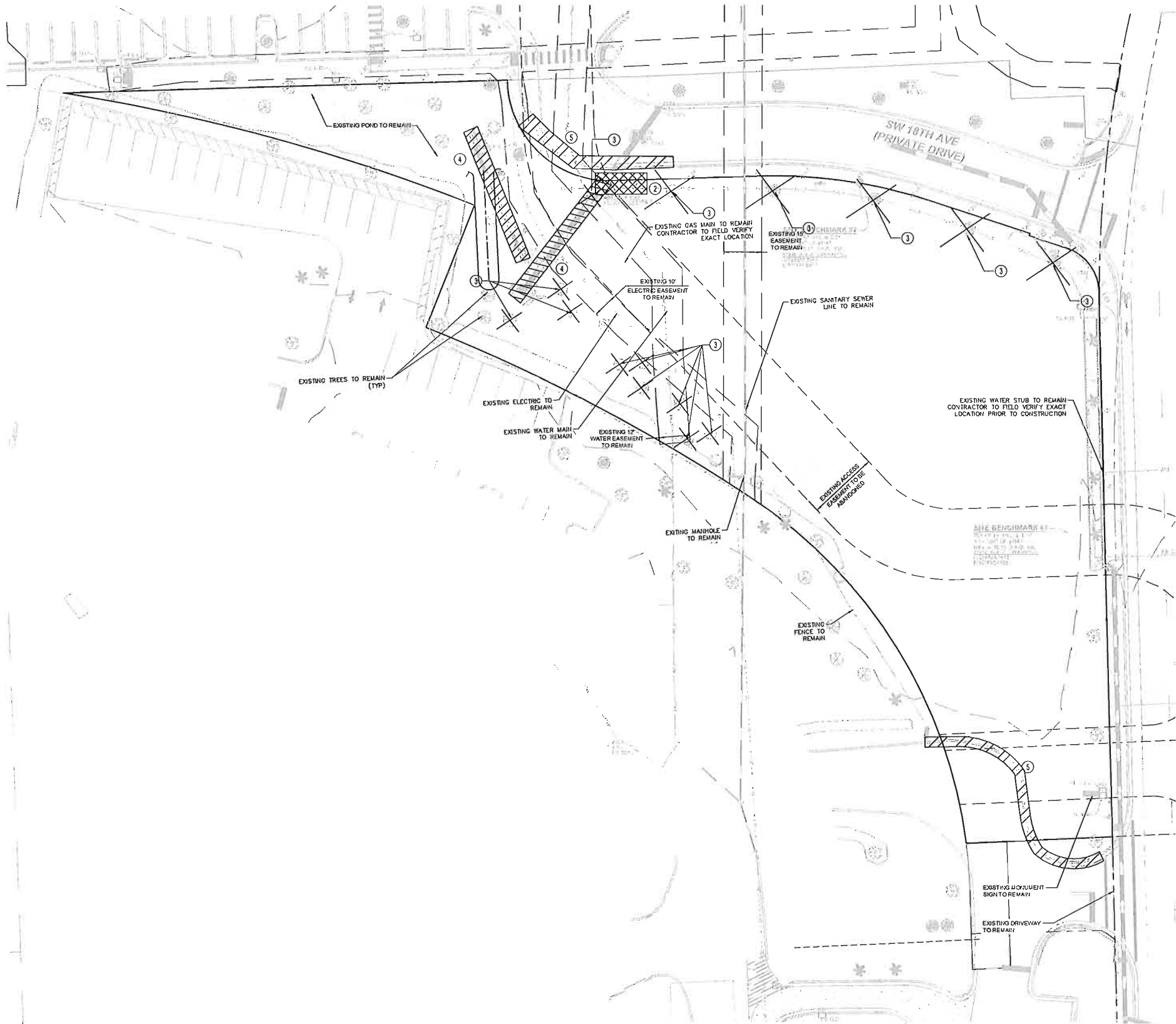
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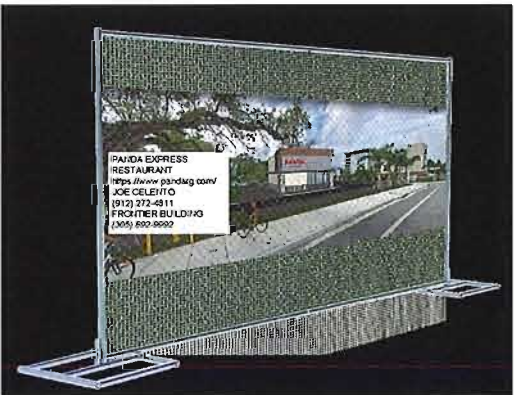
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- DEMOLITION LEGEND**
- 1. PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DEVOTED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DEVOTED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS.
 - 2. EXISTING ELECTRICAL STUB OUTS & LIGHT POLE TO BE REMOVED & RELOCATED
 - 3. EXISTING TREES TO BE REMOVED OR RELOCATED REFER TO THE LANDSCAPING PLANS
 - 4. EXISTING STORM PIPE AND STRUCTURES TO BE REMOVED
 - 5. SAW-CUT AND REMOVE EXISTING CURB & GUTTER



CONSTRUCTION FENCE DETAIL

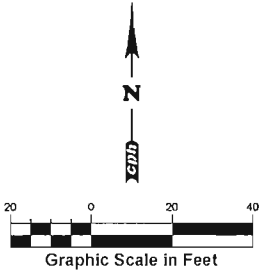
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FL P.E. No. 02552
12/21/2019

PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Dania Beach, Florida, 33004

DEMOLITION PLAN
C02.1





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REVISIONS:

ISSUE DATE

DRAWN BY: K. Patterson

PANDA PROJECT #: D7109 STORE XXXX
CIVIL PROJECT #: P7339

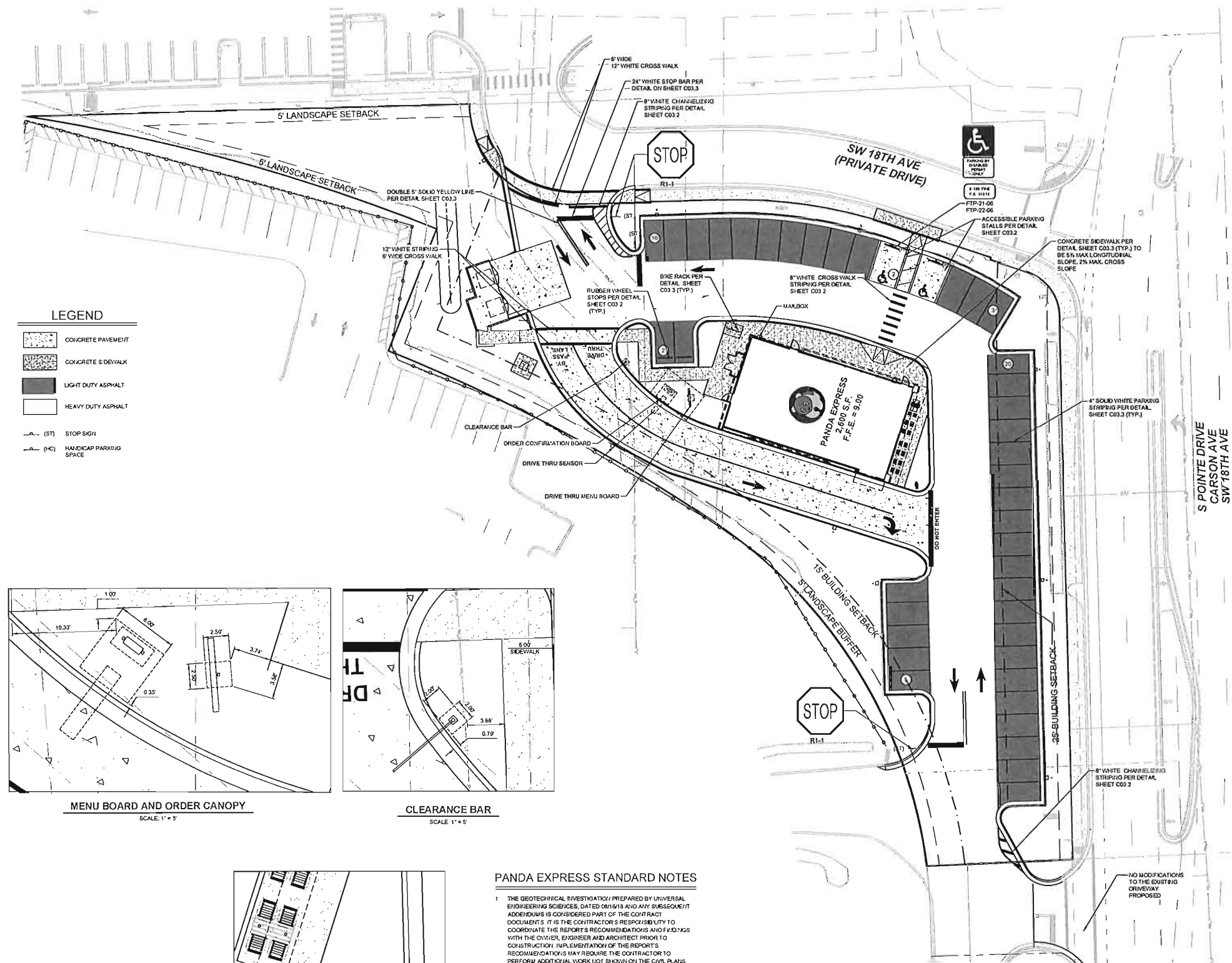


PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Dania Beach, Florida, 33004

PAVEMENT MARKINGS & SIGNAGE PLAN

C03.1

TRUE WARM & WELCOME 2600
D7109



SITE NOTES

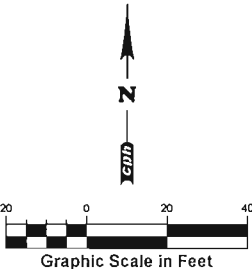
1. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF WORKING FROM THE SITE. BURIAL OF TREES AND OTHER DEBRIS SHALL NOT BE ALLOWED.
2. ALL MATERIAL SHALL BE HEAVY, UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
3. CONTRACTOR TO PROVIDE CONCRETE PAVING BETWEEN CASE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LAKE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. SIDEWALKS SHALL BE 8" WIDE MINIMUM AT THE REAR. CURBING IS REQUIRED AT PARKING AREAS. SUBMITTING TO LAKE DOUBLE WALKED RAMP WITH CURBING DEFINING AT THE FLUSH CONNECTION OF THE ADA SPOTS.
5. DUMPSTERS SHALL HAVE THE MAIN DOOR CLOSEST TO THE BUILDING.
6. PATIO RAILING SHALL EXTEND TO THE DRIVE LAKE AND RETURN BACK TO THE BUILDING TO ENSURE THAT PATIO GUEST WILL NOT STEP INTO THE LAKE.
7. BIKE RACKS ARE TO BE SHOWN ONLY IF REQUIRED BY JURISDICTION, IF SO, THEN A PEAKED BLACK BIKE RACK SHALL BE USED.
- 8.
9. RUBBER WHEELSTOPS, NOT CONCRETE, ARE STANDARD. COLLARS SHALL BE PLACED AT BUILDING DRIVE LAKE BUILDING CORNER AS JOINT AT V4.00.00.
10. BOLLARDS SHALL HAVE THERMOPLASTIC COVER.
11. CONCRETE SHALL BE PLACED BETWEEN BACK OF CURB AND FACE OF BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
12. IF NO PATIO IS REQUESTED ON A PARTICULAR SITE, ENSURE THAT THE PATIO RELATED ITEMS SUCH AS SPEAKERS ETC. ARE REMOVED FROM BUILDING PLANS.

PANDA EXPRESS STANDARD NOTES

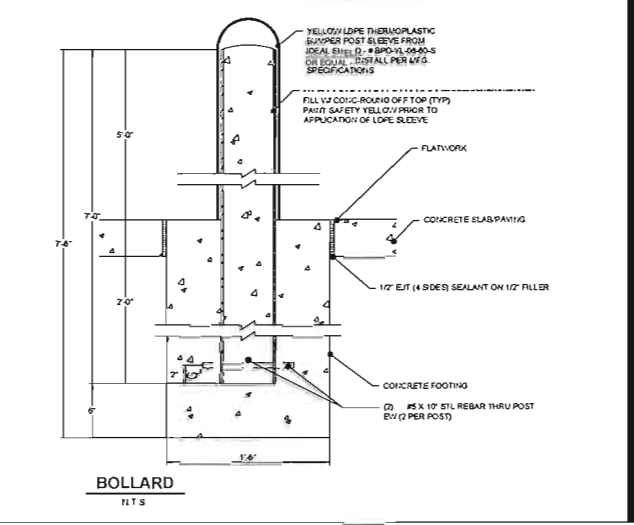
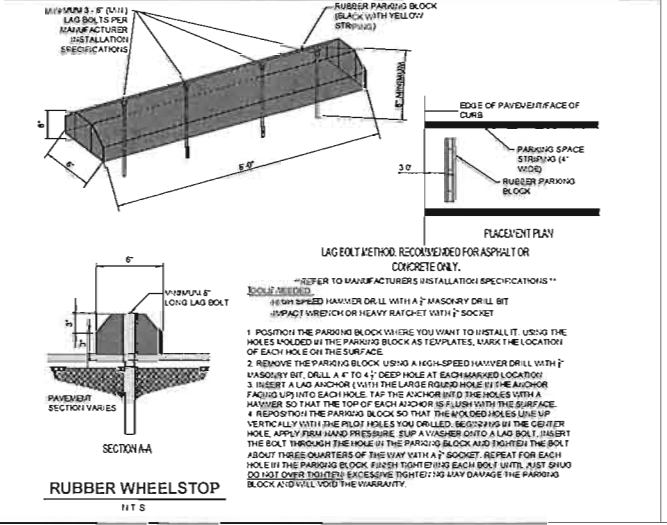
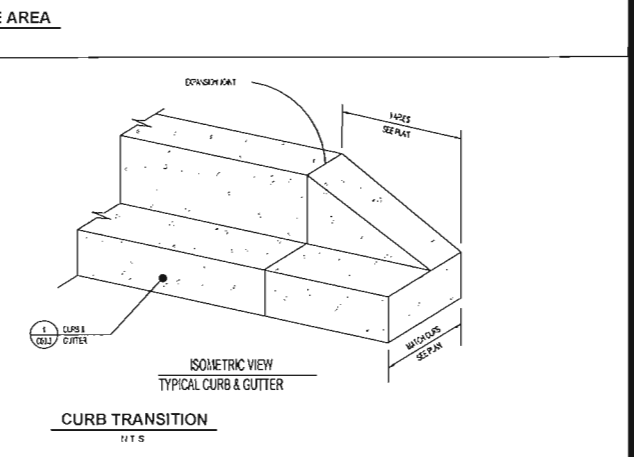
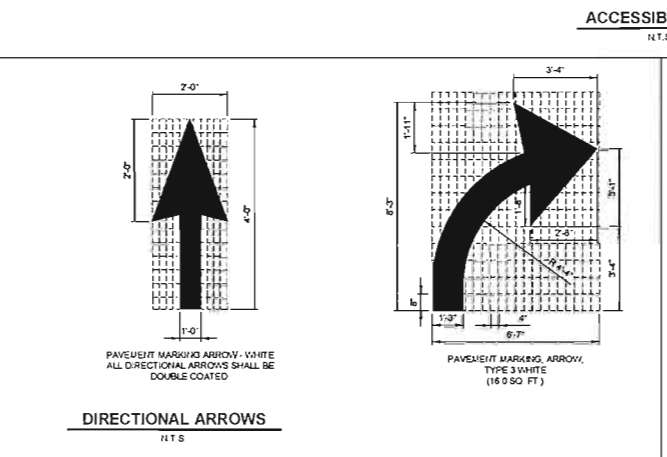
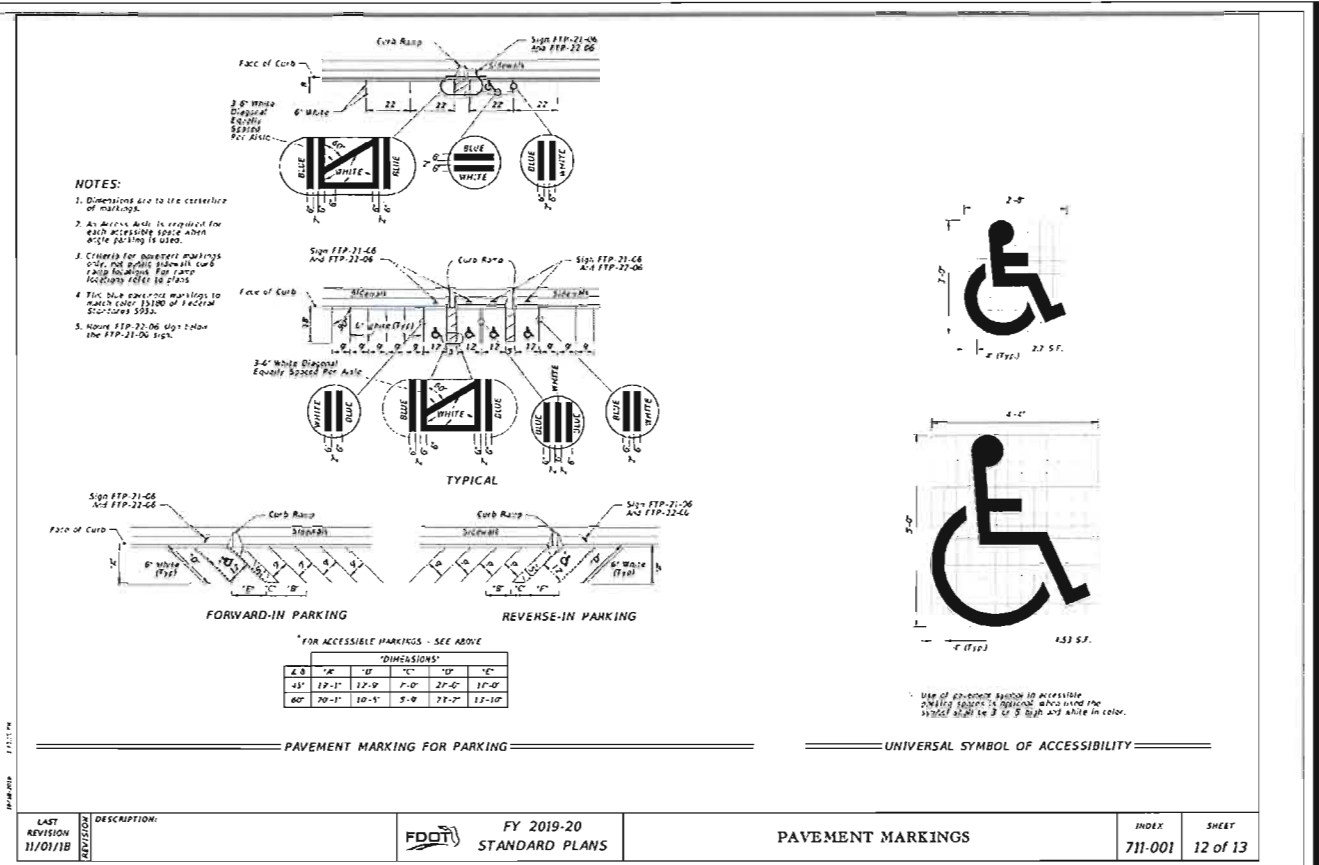
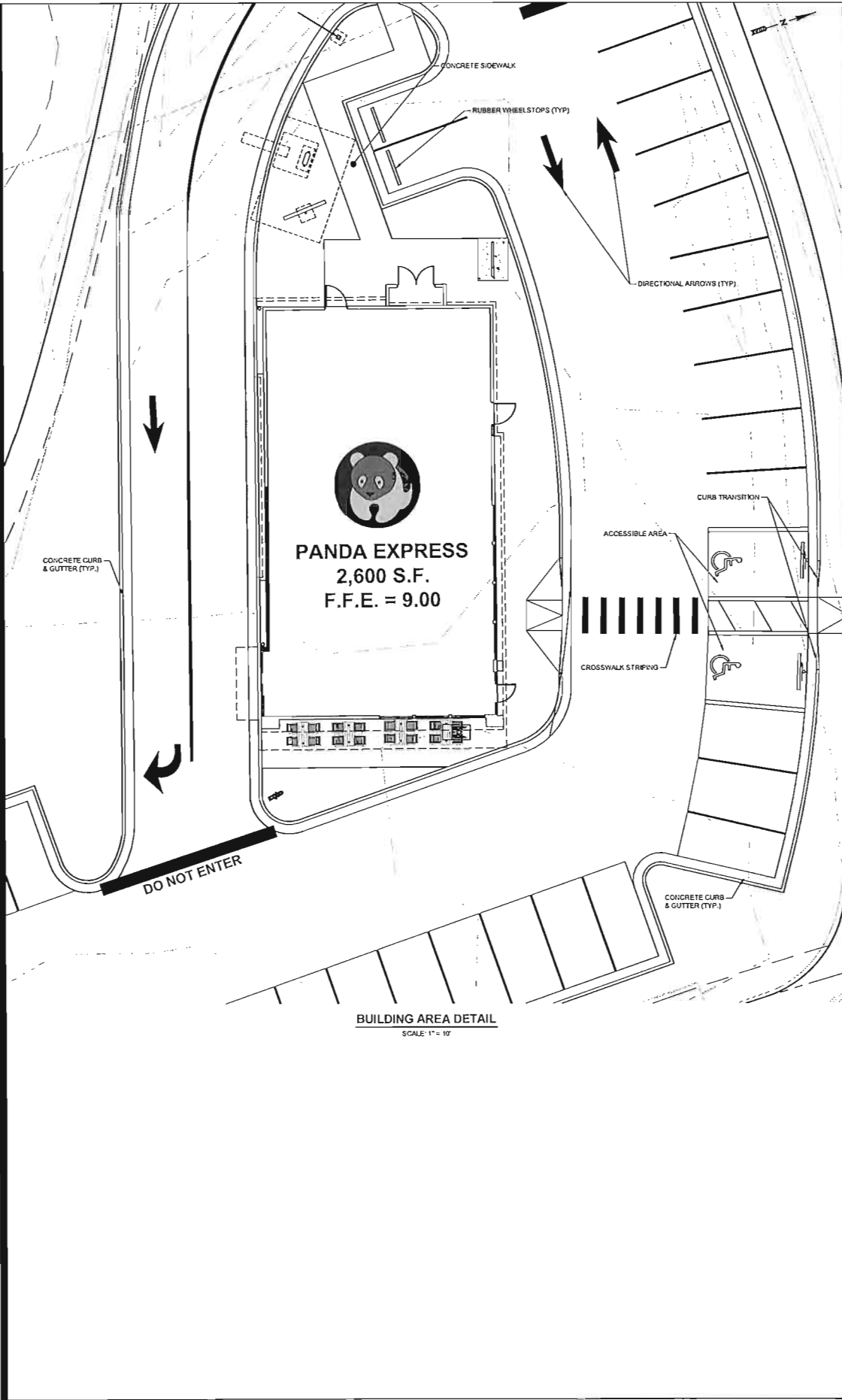
- THE GEOGRAPHICAL INVESTIGATION PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATA CENTER 18 AND ANY SUBSEQUENT REVISIONS SHALL BE REVIEWED BY THE OWNER PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IF THE RECOMMENDATIONS OR FINDINGS OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS AND/OR NOT BUT LIMITED TO: EXCAVATION, REMEDIATION, DEVIATION, ETC., THE CONTRACTOR SHALL:
1. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
 2. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION
 3. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITH TYPE OF WORK. INCLUDING PROTECT, MAINTAIN AND COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811



THANK YOU SIGN



PANDA EXPRESS, INC.
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www.cphcorp.com
A Full Service A & E Firm

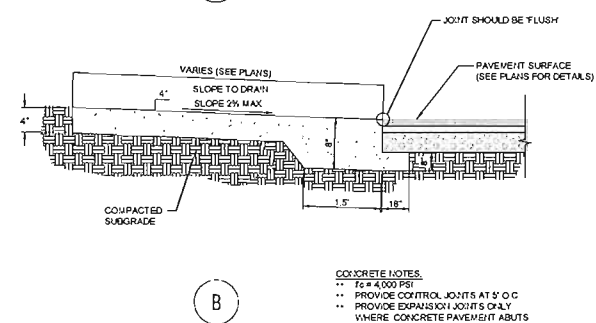
Prepared By: CPH Inc.
2401 Mariner St., Suite 100
Tampa, FL 33609
PH: 813.288.0233
FAX: 813.288.0233
Licenses:
Eng. C.O.A. No. 3315
Survey L.S. No. 7143
Arch. Lic. No. AB000096
Landscape Lic. No. LC000099

NICOLE P. LEBRON, P.E.
FL P.E. No. 62552
02/21/2019

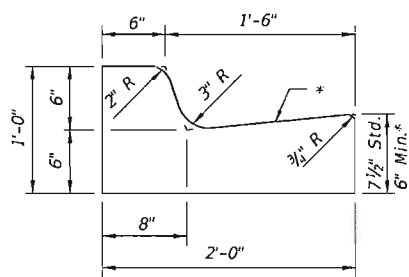
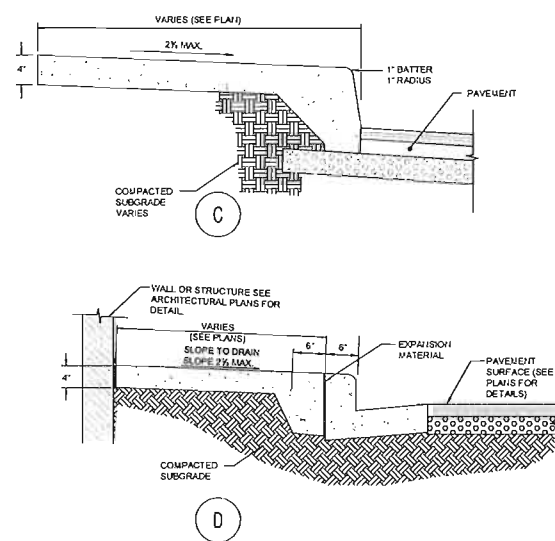
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TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Dania Beach, Florida, 33004

HARDSCAPE
DETAILS I
C03.2

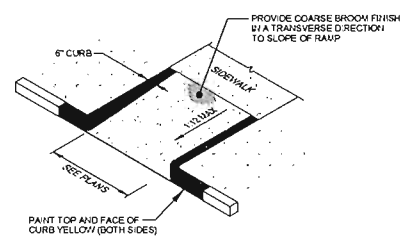
TRUE WARM & WELCOME 2600
D7109



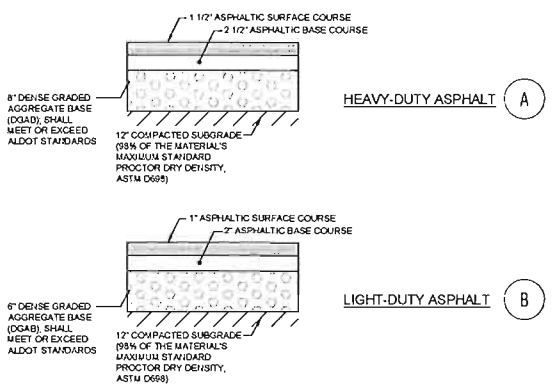
CONCRETE SIDEWALK
N.T.S.



FDOT TYPE F CURB



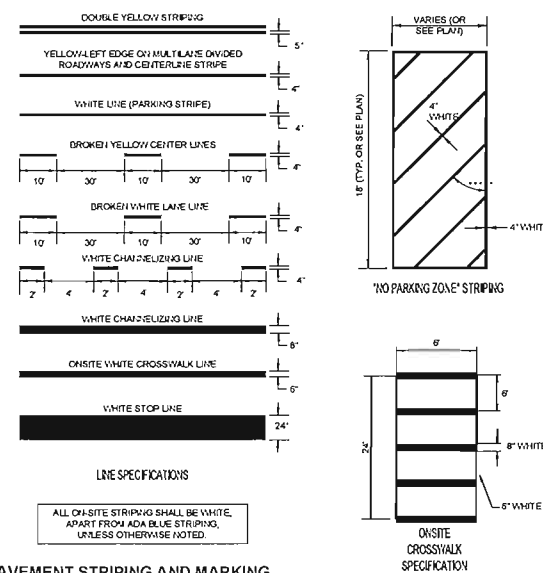
CURB RAMP
N.T.S.



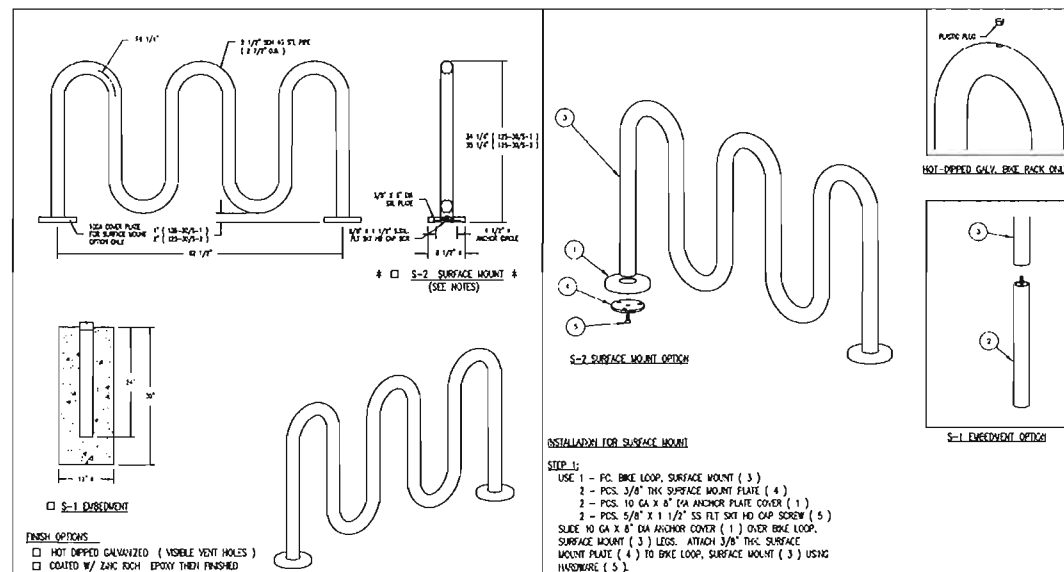
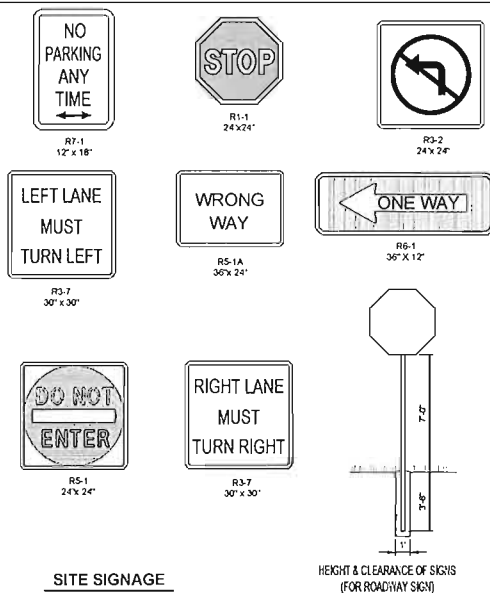
PAVEMENT SECTION

ITS

- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE.
- THE BASE COURSE SHOULD CONFORM TO THE ALDOT STANDARDS FOR BASE COURSE COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY.
- TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.



PAVEMENT STRIPING AND MARKING



INSTALLATION FOR SURFACE MOUNT

STEP 1:

- 1 - FC. BIKE LOOP, SURFACE MOUNT (3)
- 2 - PCS. 3/8" THK SURFACE MOUNT PLATE (4)
- 2 - PCS. 10 GA X 8" (4A ANCHOR PLATE COVER (1)
- 2 - PCS. 5/16 X 1 1/2" SS FLT SHT HD CAP SCREW (5)

SLIDE 10 GA X 8" DIA ANCHOR COVER (1) OVER BIKE LOOP.
SURFACE MOUNT (3) LEGS. ATTACH 3/8" THK SURFACE
MOUNT PLATE (4) TO BIKE LOOP, SURFACE MOUNT (3) USING
NUTDRIVER (5).

STEP 2:
ANCHOR ACCORDINGLY.

INSTALLATION FOR PLASTIC PLUGS: TEST OFFERED ONLY

INSERT PLASTIC PLUG INTO HOLE ON TOP OF EACH LOOP

	FEET	QTY	PART NO.	DESCRIPTION
(S-1) OPTION 1	1	2	0-125-24	1/4 GA 1/8" OD SL COOPER W/ 1/4" OD HOLE
(S-1) OPTION 2	1	3	0-125-29/3-1	ENDANCHOR COOPER
	3	1	0-125-32/3-2	3-PIN LOCK THE ANCH
(S-1) OPTION 4	2	0-43-00-03		1/4" DIA SURFACE MOUNT PLUG
(S-1) OPTION 5	3	1-12-132		3/4" X 1 1/2" BS PLZ SETS AS CAP FOR

 DuMor, inc. P.O. Box 142 Millinow, PA 17058-0142	SCALE : NONE DATE SHOWN : 2/12/91 DRAWN BY : CJS DATE REV. : 02/21/91 REV. BY : LSS	TITLE : BIKE RACK DESIGNED BY : JMM 125-30 1 of 1
	F	125-30

		SCALE: NONE DATE DRAWN: 12/1/79 DRAWN BY: EDC DATE REV.: 02/24/12 REV. BY: JSS		TITLE: BIKE RACK ASSEMBLY REV. E DRAWING NUMBER: 125-30 SHEET 3 OF 3	
DuPont, inc. P.O. Box 142 Millifield, PA 17059-0142					



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CIVIL PROJECT #: P7339



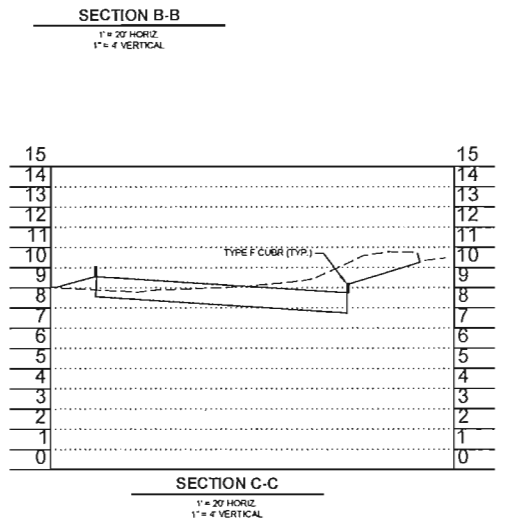
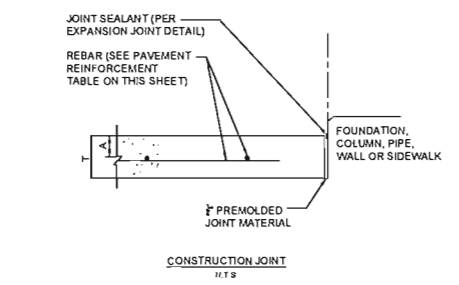
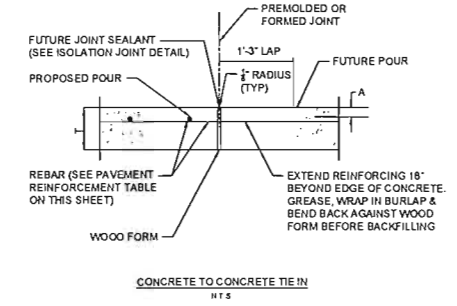
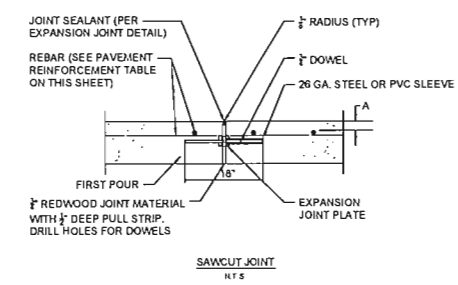
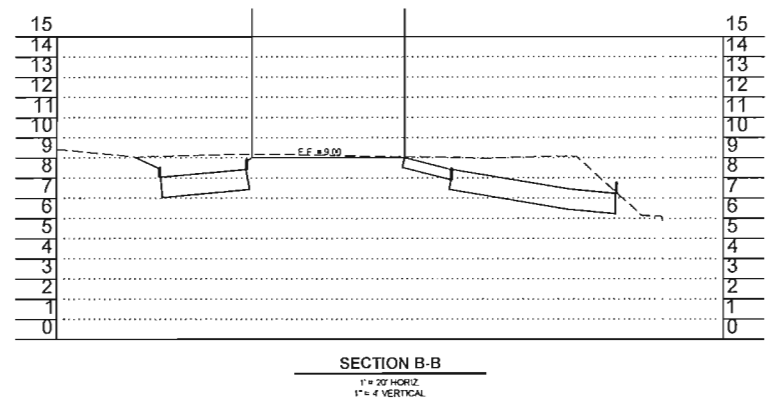
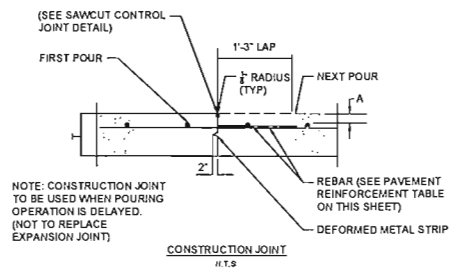
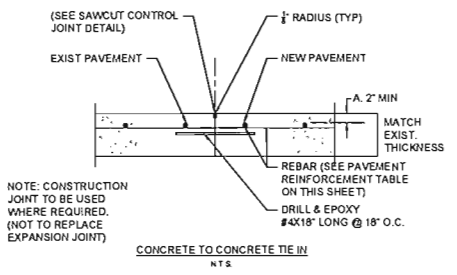
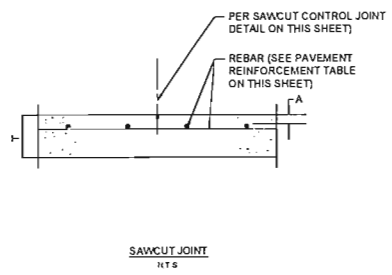
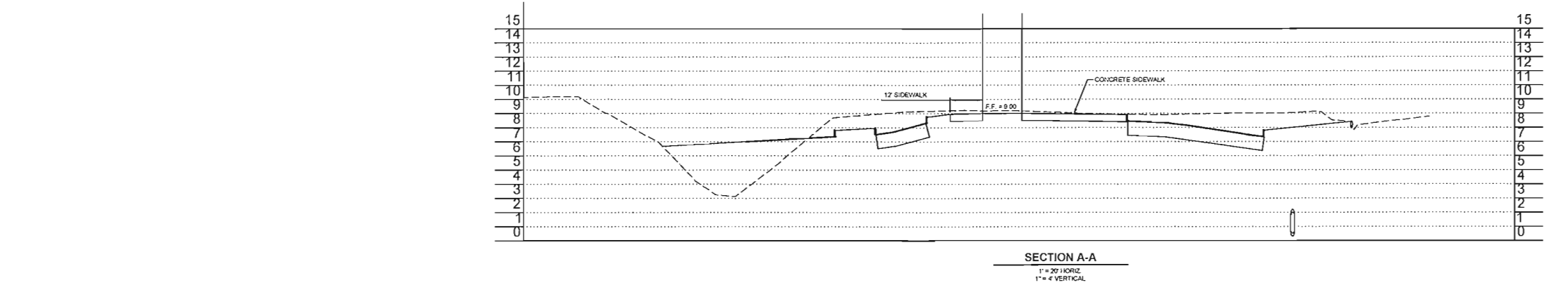
PANDA EXPRESS

TRUE WARM & WELCOME 2600
121 S. Pointe Drive
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HARDSCAPE DETAILS II

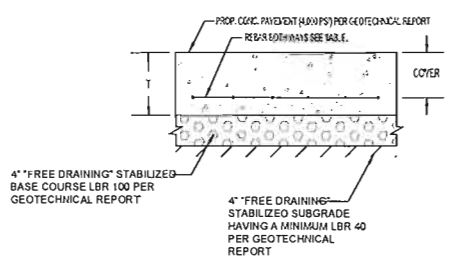
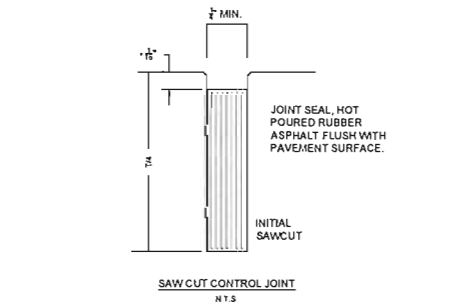
C03.3

TRUE WARM & WELCOME 2600
D7109



- NOTES:
1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
 2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
 3. CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
 4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
 5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
 6. USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
 7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
 8. CURB EXPANSION JOINTS: - IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 1/2\"/>
 9. CONCRETE TOUCHING THE BACK OF CURBS:- ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING 1/2\"/>
 10. CURBS AT THE BUILDING FOUNDATION:- IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 1/2\"/>
 11. EXPANSION JOINTS AT ISLAND NOSINGS:- IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

REINFORCEMENT TABLE				
CONCRETE SECTION DESIGNATION	SLAB THICKNESS (IN)	COVER (IN) (2\"/>	MAX. EXPANSION JOINT SPACING (FT.)	REINFORCING STEEL BAR SIZE & SPACING
TYPE A	6	2	15	#3 @ 24\"/>
TYPE B	8	2	15	#3 @ 24\"/>
TYPE C	12	2	15	#3 @ 24\"/>





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DRAWN BY: K. Patterson

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CIVIL PROJECT #: P7339



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Tampa, FL 33609
Ph: 813.344.0233
License#:
Eng. C.O.A. No. 2715
Survey L.S. No. 7143
Arch. Lic. No. AA2000916
Landscape Lic. No. LC2000916



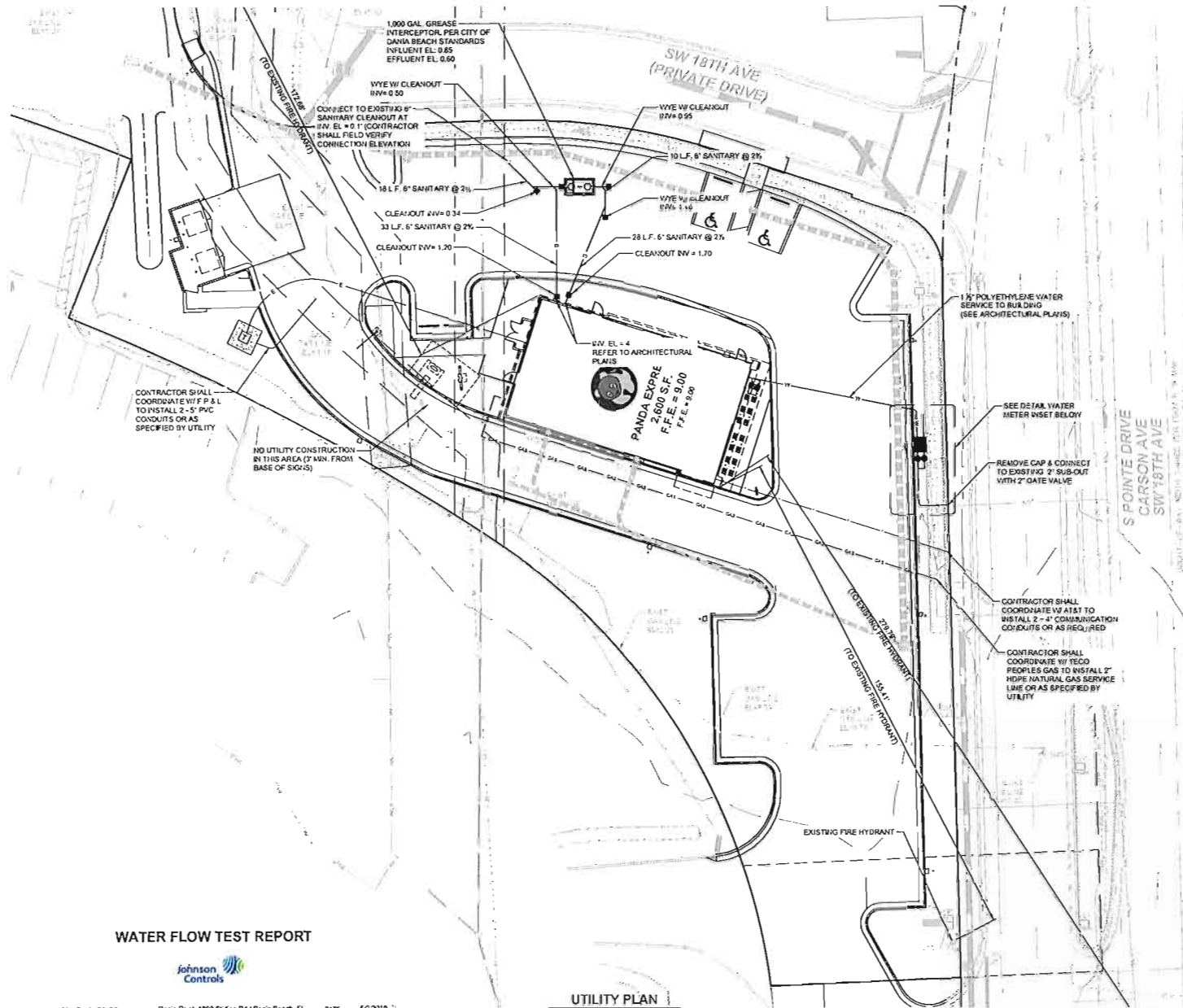
NOICOLE P. PITTARD, P.E.
FL P.E. No. 02652
10/31/2019

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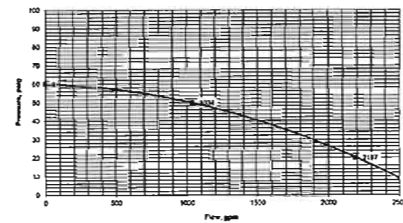
HARDSCAPE
DETAIL III

C03.4



WATER FLOW TEST REPORT

HYDRANT # & LOCATION	Dania Plant, 1800 Seely Rd / Dania Beach, FL				DATE	5/2/2019
TEST BY	Johnson Controls				Day of Week	Thursday
WATER SUPPLY & C	Municipal				TIME OF DAY	9:30
PURPOSE OF TEST	Sprinkler design criteria				DATE OF FLOW	5/2/19
DATA						
FLOW HYDRANT(S)	A1	A2	A3			
NO. OF SPRINKLERS	2.5					
COEFFICIENT	0.9					
PISTON READING	38					
GPM	1934	6	8			
TOTAL FLOW DURING TEST:	1934 GPM					
STATIC PRESSURE:	60	PSI	RESIDUAL:	50	PSI	
RESULTS AT 20 PSI RESIDUAL	2187 GPM		AT 0 PSI		2722 GPM	
ESTIMATED CONSUMPTION	1134 GAL					
REMARKS						

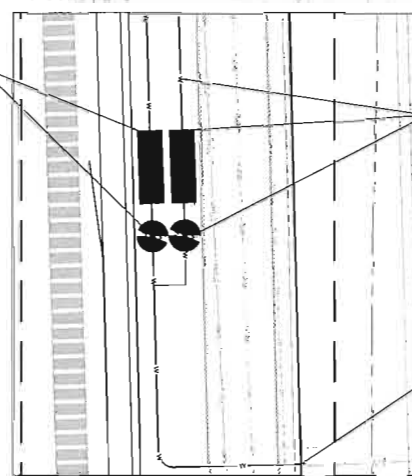


FIRE FLOW CALCULATIONS

SBC TYPE: VB (UNPROTECTED) BASED ON NFPA SECTION 251:
 DESCRIPTION: WOOD FRAME (UNPROTECTED)
 USE: PANDA EXPRESS RESTAURANT, COMBUSTIBLE
 UNOCCUPIED AREA: 2,600 S.F.
 FIRE FLOW NEEDED: 1,500 G.P.M. (FROM NFPA TABLE 16.4.5.2.1)
 FIRE FLOW AT 20 PSI: 2,187 G.P.M.

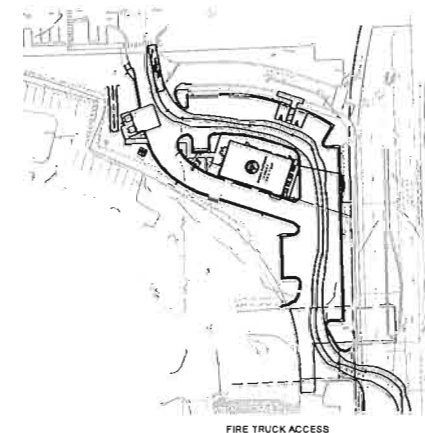
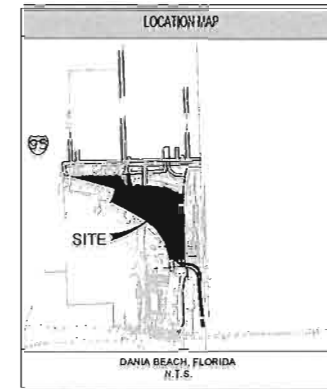
UTILITY PLAN
SCALE 1/20

1" WATER METER & 1" RPZ BACKFLOW PREVENTER PER CITY OF DANIA BEACH SPECIFICATIONS



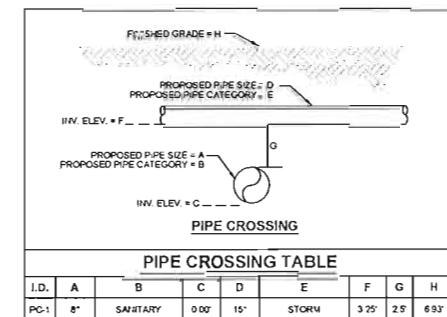
WATER METER INSET
N.T.S.

UTILITY INFORMATION					
WATER					
	LOC	DEPTH	DIAMETER	UTILITY	ADDITIONAL NOTES
LIVE EXTENSION TO PROPERTY LINE					
REMOVE FROM PROPERTY LINE TO BUILDING					
TAPPING THE MAIN					
WATER VALVE					
WATER METER					
DOMESTIC METER					
FIRE METER					
IRRIGATION METER					
DOMESTIC BFP					
FIRE BFP					
IRRIGATION BFP					
OBTAINING EASEMENTS					
OBTAINING ROW PERMIT					
SANITARY SEWER					
	LOC	DEPTH	DIAMETER	UTILITY	ADDITIONAL NOTES
TAPPING OF THE MAIN					
LIVE EXTENSION					
SERVICE LATERAL (INSIDE PROPERTY)					
OBTAINING EASEMENTS					
OBTAINING ROW PERMIT					
ELECTRIC					
	LOC	DEPTH	DIAMETER	UTILITY	ADDITIONAL NOTES
PRIMARY CONDUIT					
PRIMARY CABLE					
PRIMARY FINAL CONNECTION					
TRANSFORMER					
TRANSFORMER PAD					
POLE					
SECONDARY CABLE					
SECONDARY CONDUIT					
SECONDARY FINAL CONNECTION					
METER					
CT CABLE					
CT METER CO-OUT					
SOCKET					
OBTAINING EASEMENTS					
ROW WORK PERMITS					
TELEPHONE					
	LOC	DEPTH	DIAMETER	UTILITY	ADDITIONAL NOTES
CONDUIT					
TRENCH & BACKFILL					
CABLE & WIRE					
OBTAINING EASEMENTS					
ROW WORK PERMITS					
GAS					
	LOC	DEPTH	DIAMETER	UTILITY	ADDITIONAL NOTES
TAP					
PIPE					
TRENCH AND BACKFILL					
METER					
REGULATOR					
OBTAINING EASEMENTS					
ROW WORK PERMITS					



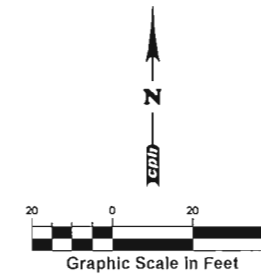
GENERAL UTILITY NOTES

- SEE SHEET C01.1 FOR GENERAL NOTES
- SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING
- SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1/8"
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION
- THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, BACKFLOW PREVENTERS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CHANGES TO LOCATION OR CONFIGURATION. NFPA CODES SHALL BE ADHERED TO.
- THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES
- UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS
- CONTRACTOR TO BUILD CONCRETE TRANSFORMER PAD AND INSTALL SCHEDULE 80 PVC CONDUIT AND PULL STRIPS WITH SLEEPING BEAMS



PIPE CROSSING TABLE								
I.D.	A	B	C	D	E	F	G	H
PC-1	8"	SANITARY	0.00'	15"	STORM	3.75'	2.5'	6.93'

24 HOUR CONTACT:
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NO.	DESCRIPTION	DATE

DRAWN BY: K. Patterson

PANDA PROJECT #: D7109 STORE XXXX

CIVIL PROJECT #: P7339



PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Poinciana Drive
Dania Beach, Florida, 33004

UTILITY PLAN

C04.0

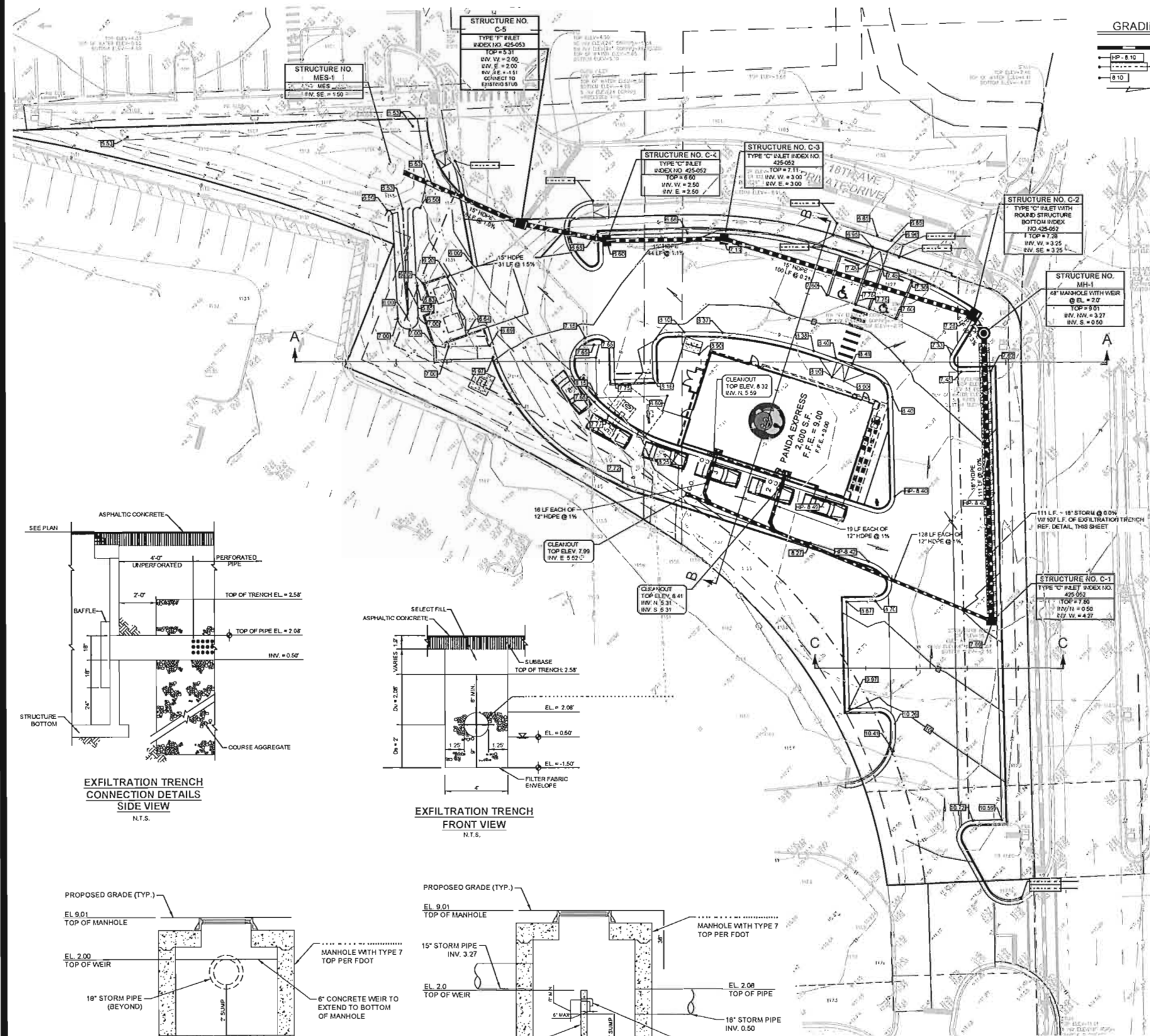
TRUE WARM & WELCOME 2600
D7109



REVISIONS:

ISSUE DATEDRAWN BY: K. Patterson

TRUE WARM & WELCOME 2600
D7109



GRADING & DRAINAGE LEGEND

- PROPOSED STORM LINE
- PROPOSED HIGH POINT
- HATCH EXISTING PAVEMENT ELEV.
- PROPOSED PAVEMENT ELEV.
- PROPOSED DRAINAGE FLOW DIRECTION

LOCATION MAP



GRADING & DRAINAGE NOTES

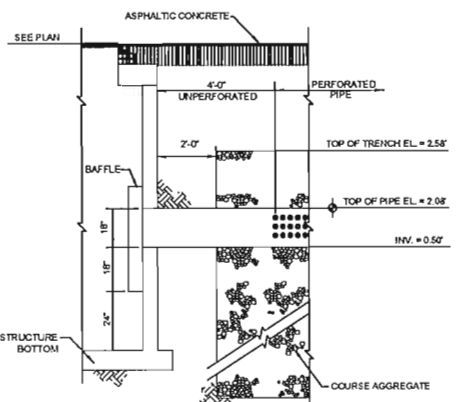
- SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
- SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%.
- MAXIMUM CUT OF FILL SLOPES IS 4:1 (TYP.).
- THE CONTRACTOR SHALL PROVIDE CLEAR, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
- ALL FILL SHOULD BE PLACED IN 12" HORIZONTAL LOOSE LIFTS (MAXIMUM 6" HIGH) AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR OR THE MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8" INCHES OF SOIL BE NEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 100 PERCENT. COMPACTION MUST BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
- DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- LENGTH OF RUP-RAP PADS AT PIPE OUTLET STRUCTURES TO BE A MINIMUM LENGTH OF (6) SIX TIMES THE DIAMETER OF THE PIPE.
- JURISDICTIONAL AND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- SEE SHEET C01 FOR GENERAL NOTES.

HYDROLOGY STATEMENT

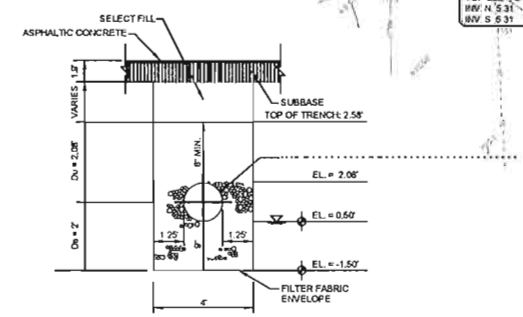
ON-SITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED WLETS. A PROPOSED STORM PIPE SYSTEM WILL CONVEY STORMWATER TO AN EXISTING STORM PIPE LOCATED ALONG THE NORTH OF THE SUBJECT SITE. THE EXISTING PIPE WILL CONVEY THE STORMWATER TO THE EXISTING MASTER STORMWATER SYSTEM. EXISTING DRY POND IN NORTHEAST PARCEL WILL REMAIN. 9" EXFILTRATION TRENCH WILL BE ADDED TO SITE TO PROVIDE ADDITIONAL STORAGE TO MEET THE MASTER DANA POINT PERMIT.

PANDA EXPRESS NOTES

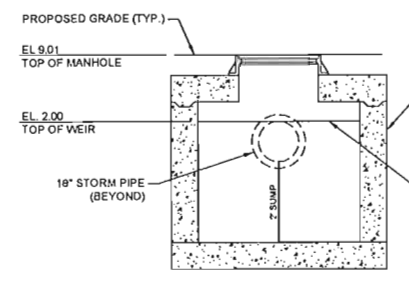
- CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH SIGN COMPANY AND PANDA EXPRESS PM FOR FINAL LOCATION OF DRIVE THRU ELEMENTS (WEIR BOARD, ORDER CANOPY, CLEARANCE BAR, AND DIRECTIONAL SIGNS) PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ENSURE THAT PROPOSED UTILITIES, INCLUDING SITE LIGHTING CONDUIT ARE NOT INSTALLED SO THAT THEY WOULD CONFLICT WITH THE PLACEMENT OF THE DRIVE THRU ELEMENTS AND FOOTINGS.
- CONTRACTOR OR SHALL PROVIDE CONCRETE PARKING BAY DIVIDER FACE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LAKE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION.
- CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.



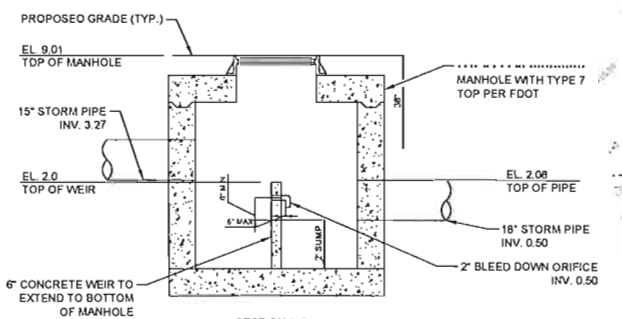
EXFILTRATION TRENCH CONNECTION DETAILS SIDE VIEW N.T.S.



EXFILTRATION TRENCH FRONT VIEW N.T.S.

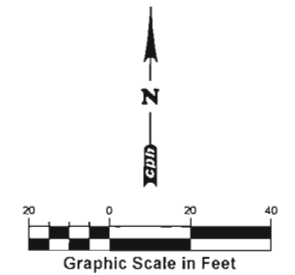


MANHOLE WEIR DETAIL (STRUCTURE MH-1) N.T.S.



SECTION A-A

24 HOUR CONTACT:
PANDA PM
JOE CELENTO
(912) 272-4811



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

NO.	DATE	DESCRIPTION

DRAWN BY: K. Pallerson

PANDA PROJECT #: D7109 STORE XXXX
CIVIL PROJECT #: P7339



PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Dania Beach, Florida, 33004

GRADING & DRAINAGE PLAN
C05.0

TRUE WARM & WELCOME 2600
D7109



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91770
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REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

DRAWN BY: K. Patterson

PANDA PROJECT #: 07109 STORE XXXX

CIVIL PROJECT #: P7339



PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Dania Beach, Florida, 33004

SWPPP PLAN

C06.0

TRUE WARM & WELCOME 2600
D7109

PANDA EXPRESS STANDARD NOTES

- THE GEOTECHNICAL INVESTIGATION (PREPARED BY UNIVERSAL ENGINEERING SERVICES, DATED 8/16/18 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SHAGS WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

SITE NOTES

- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF WORK FROM THE SITE. BURIAL OF TREES AND OTHER DEBRIS SHALL NOT BE ALLOWED.
- ALL MATERIAL SHALL BE NEW, UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- CONTRACTOR TO PROVIDE CONCRETE PAVING BETWEEN CASE OF BUILDING AND BACK OF CURB ALONG DRIVE-THRU LANE AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.

LEGEND

---	LIMITS OF DISTURBANCE
---	SILT FENCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
---	SOIL BOUNDARY
---	BARRICADE (AT ALL ENTRANCE LOCATIONS W/DO TEMPORARY CONSTRUCTION ACCESS)
---	WET PROTECTION
---	CONSTRUCTION ENTRANCE PER STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL (LATEST EDITION)
---	PERMANENT SEEDING VEGETATION
---	CONSTRUCTION STAGING AREA
---	SOIL TYPE: ARE/TS - ORGANIC SUBSTRATUM
---	SOIL TYPE: DADE FINE SAND

ACREAGE SUMMARY

TOTAL SITE AREA	0.98 AC.
TOTAL DISTURBED AREA	0.92 AC.

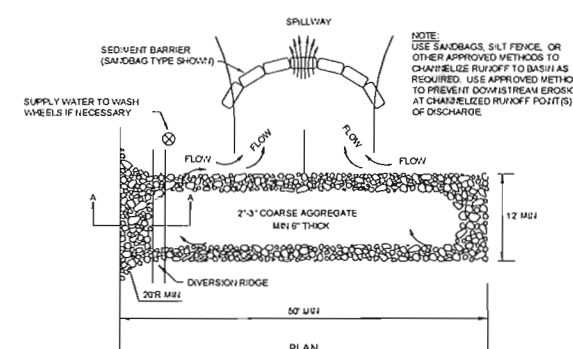
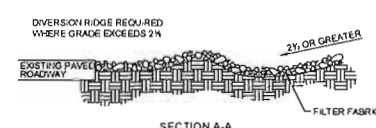
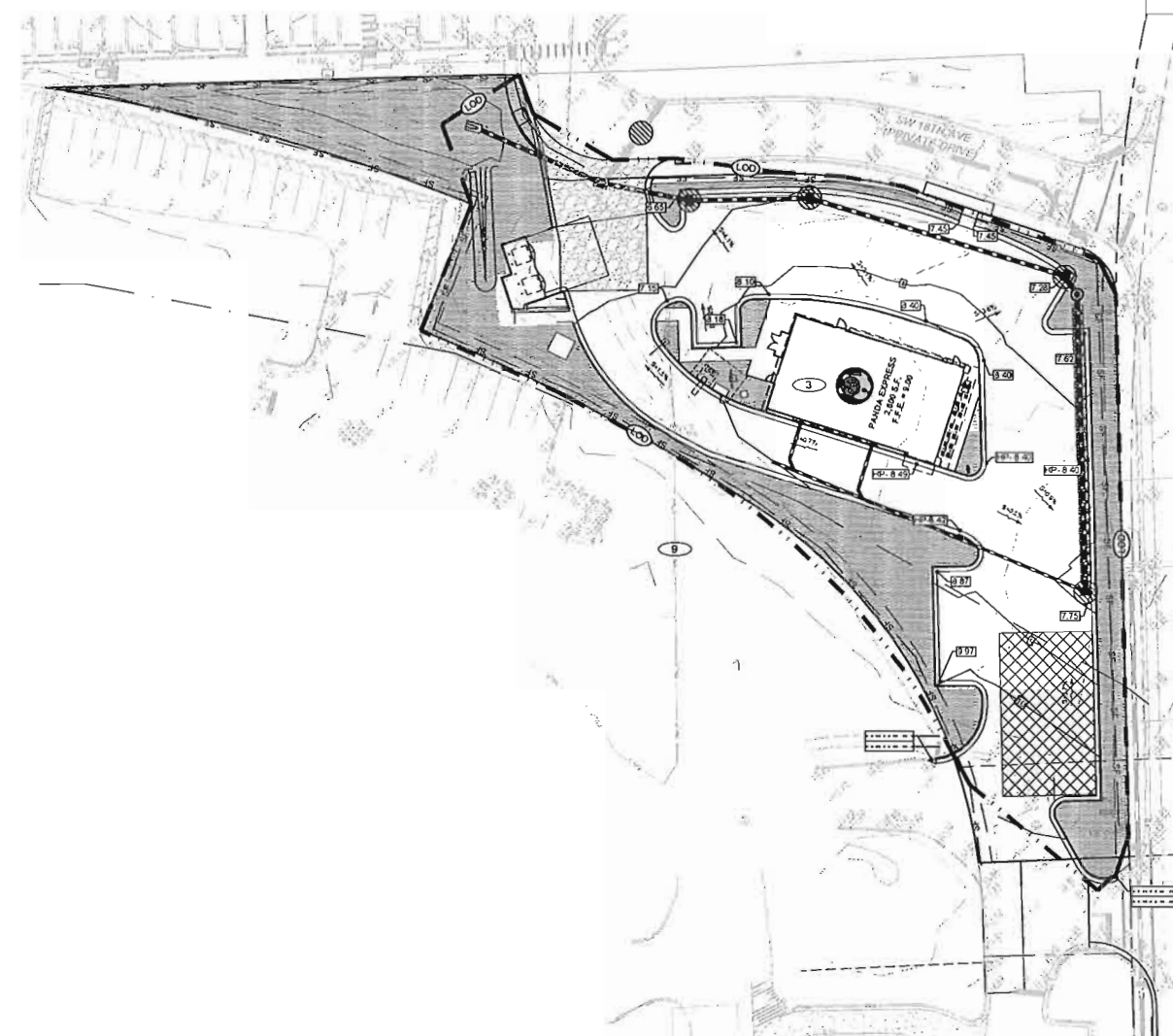
NOTE:

NO CONTAMINATION ON THIS SITE.
NOR WITHIN 500' OF SITE.

I certify under penalty of law that this document and its attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is true to the best of my knowledge and belief, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

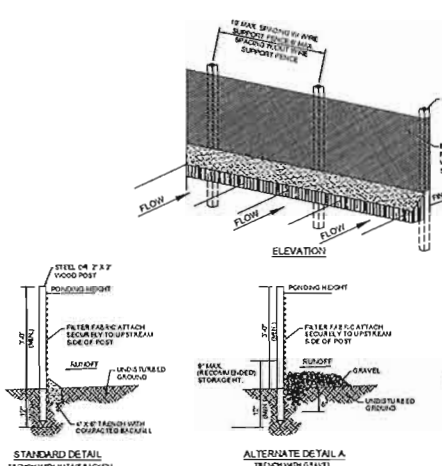
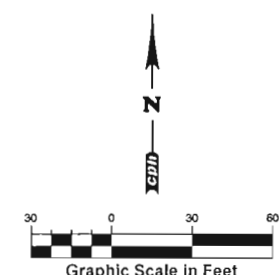
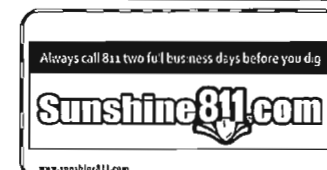
For the (Owner/Architect/Engineer/Authority) _____ Date _____

Project Name and Location Information _____

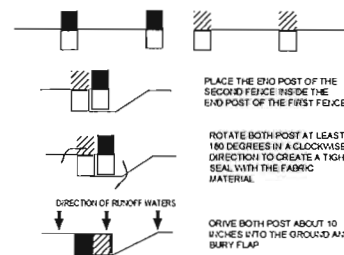


- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH GRAVELLED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

24 HOUR CONTACT:
PANDA PM
JOE CELENTI
(912) 272-4811

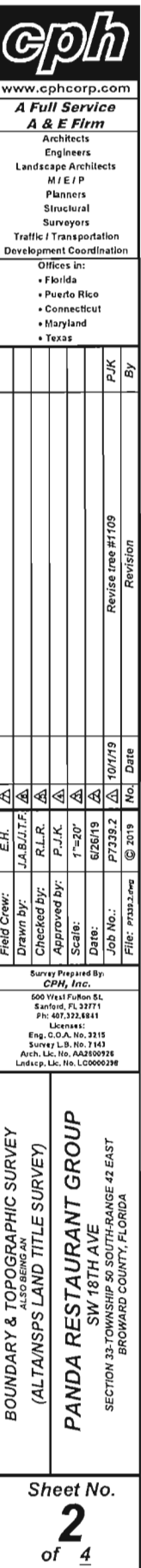


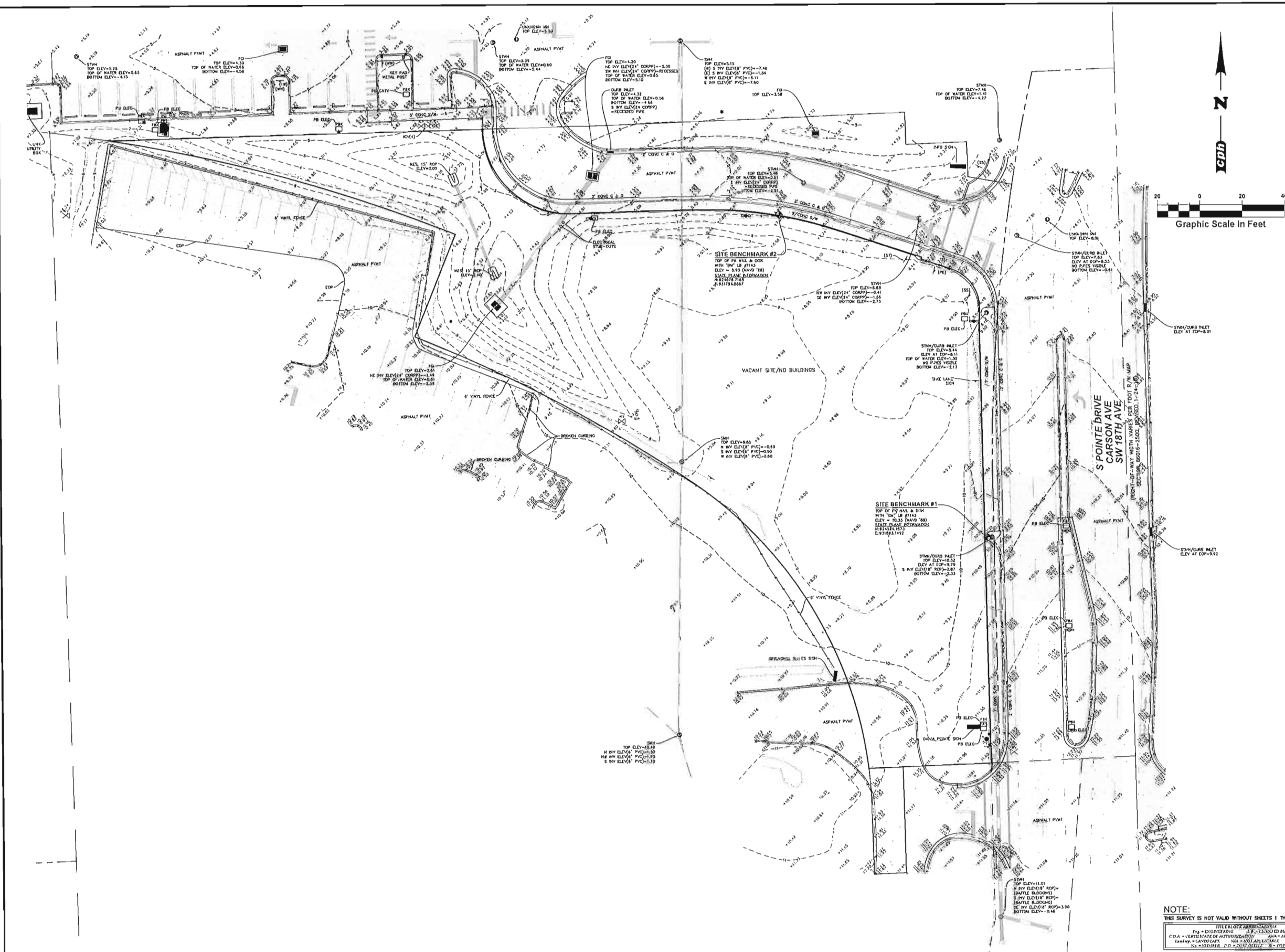
SEDIMENTATION / SILT FENCE
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

TEMPORARY CONSTRUCTION EXIT DETAIL
N.T.S.

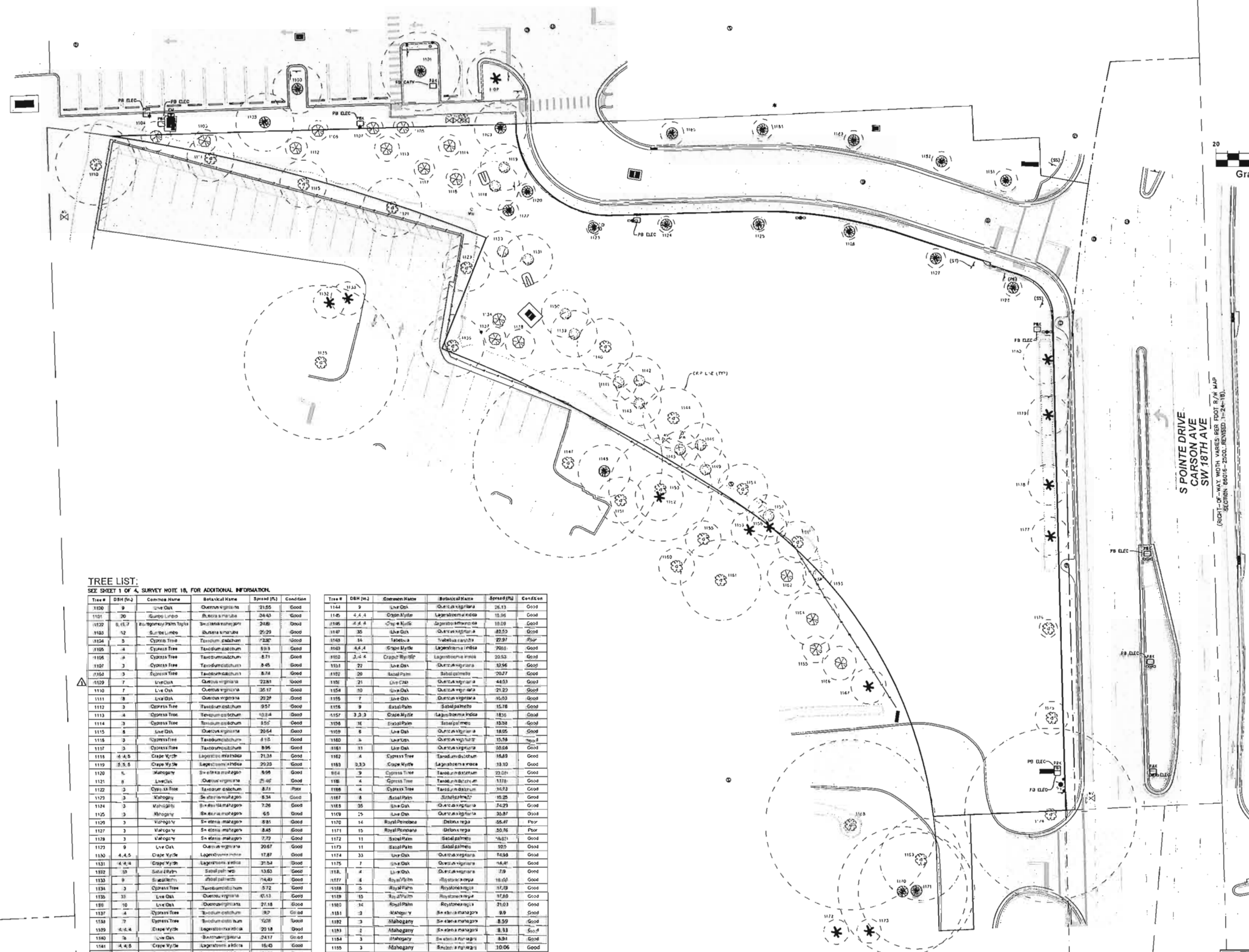




NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 4 OF

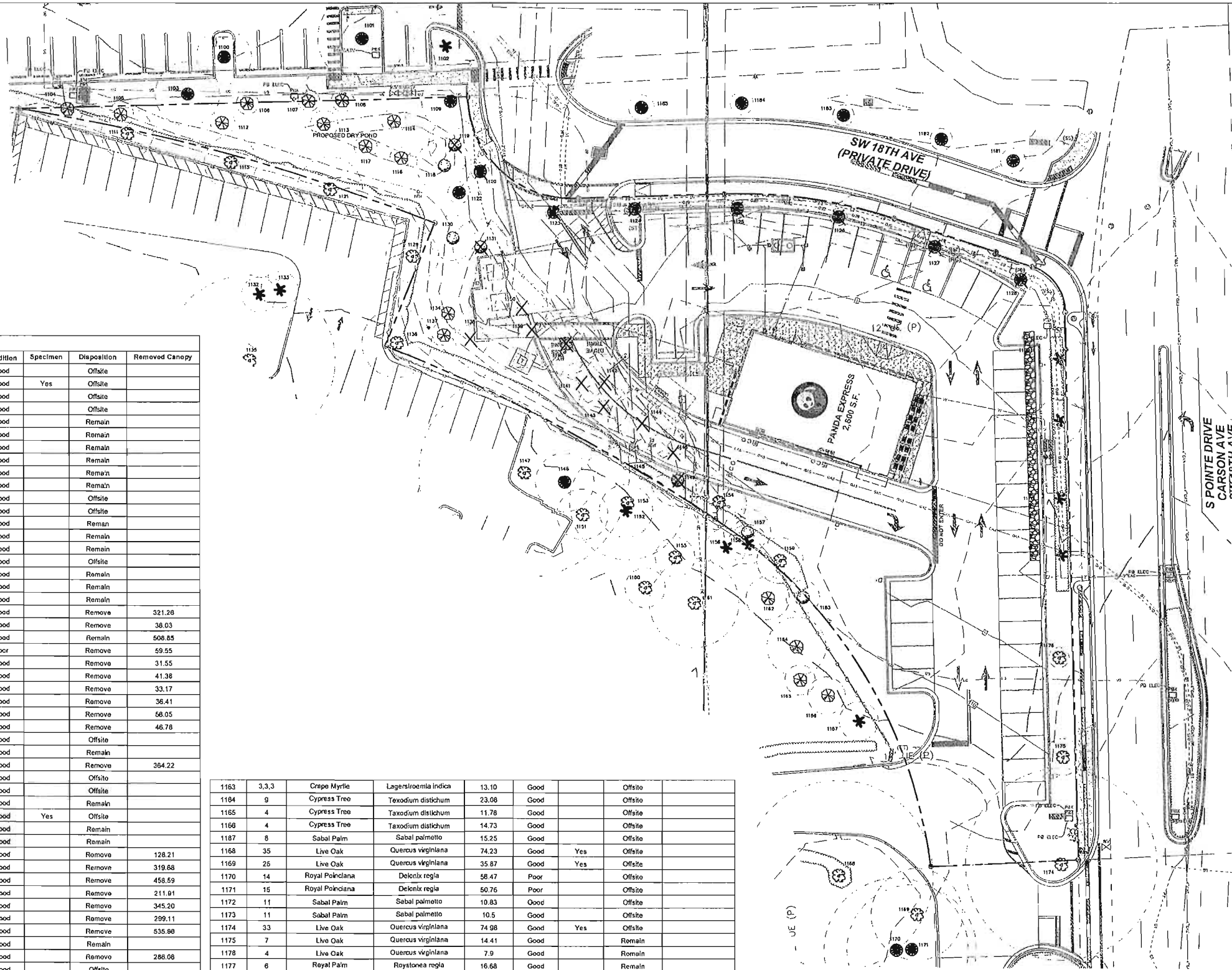
TITLE BLOCK ASSIGNATIONS	
Eng. = ENGINEERING	Arch. = ARCHITECTURAL
CDA = CERTIFICATE OF AUTHORIZATION	
Landscape = LANDSCAPE	NA = NOT APPLICABLE, Etc. = ETCETERA
NS = NODINER, P.O. = POST OFFICE	C = COPYRIGHT

	
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Survey Prepared By: CPH, Inc.	
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BOUNDARY & TOPOGRAPHIC SURVEY ALSO BEING AN (ALTA/NSPS LAND TITLE SURVEY)	
PANDA RESTAURANT GROUP SW 18TH AVE SECTION 33-TOWNSHIP 50 SOUTH-RANGE 42 EAST BROWARD COUNTY, FLORIDA	
Sheet No. 3 of 4	



TITLE BLOCK ABBREVIATIONS	
Fig. = FIGURE	LP = LICENSED BUSINESS
COA = CERTIFICATE OF AUTHORIZATION	Arch = ARCHITECTURAL
Landsc = LANDSCAPE	NA = NOT ASSOCIATED
NS = NADIR	CC = COLONIAL
PO = POST OFFICE	R = ROYALTY

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Drawn by:	J.A.B.J.T.F.	△							
Checked by:	R.L.R.	△							
Approved by:	P.J.K.	△							
Scale:	1"=20'	△							
Date:	6/26/19	△							
Job No.:	97339.2	△							
File:	97339.2.dwg	©	No.	Date	10/1/19				
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BOUNDARY & TOPOGRAPHIC SURVEY ALSO BEING AN (ALT/ANSPS LAND TITLE SURVEY) PANDA RESTAURANT GROUP SW 18TH AVE SECTION 33-TOWNSHIP 50 SOUTH-RANGE 42 EAST BROWARD COUNTY, FLORIDA									
Sheet No. 4 of 4									

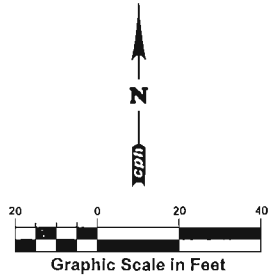
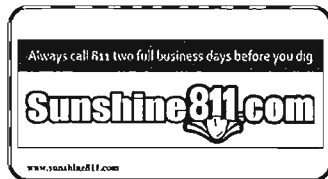


TREE TABLE								
Tree #	DBH (in.)	Common Name	Botanical Name	Spread (ft.)	Condition	Specimen	Disposition	Removed Canopy
1100	9	Live Oak	Quercus virginiana	21.55	Good		Offsite	
1101	20	Gumbo Limbo	Bursera simaruba	34.43	Good	Yes	Offsite	
1102	6, 6, 7	Montgomery Palm Triple	Swietenia mahagoni	24.89	Good		Offsite	
1103	12	Gumbo Limbo	Bursera simaruba	25.29	Good		Offsite	
1104	5	Cypress Tree	Taxodium distichum	12.92	Good		Remain	
1105	4	Cypress Tree	Taxodium distichum	9.98	Good		Remain	
1106	4	Cypress Tree	Taxodium distichum	8.71	Good		Remain	
1107	3	Cypress Tree	Taxodium distichum	8.45	Good		Remain	
1108	3	Cypress Tree	Taxodium distichum	8.74	Good		Remain	
1109	7	Live Oak	Quercus virginiana	22.81	Good		Remain	
1110	7	Live Oak	Quercus virginiana	35.17	Good		Offsite	
1111	8	Live Oak	Quercus virginiana	20.28	Good		Offsite	
1112	3	Cypress Tree	Taxodium distichum	9.57	Good		Remain	
1113	4	Cypress Tree	Taxodium distichum	10.84	Good		Remain	
1114	3	Cypress Tree	Taxodium distichum	9.55	Good		Remain	
1115	8	Live Oak	Quercus virginiana	20.04	Good		Offsite	
1116	3	Cypress Tree	Taxodium distichum	8.16	Good		Remain	
1117	3	Cypress Tree	Taxodium distichum	8.96	Good		Remain	
1118	4, 4, 5	Crape Myrtle	Lagerstroemia indica	21.38	Good		Remain	
1119	5, 5, 5	Crape Myrtle	Lagerstroemia indica	20.23	Good		Remove	321.28
1120	5	Mahogany	Swietenia mahagoni	6.96	Good		Remove	38.03
1121	8	Live Oak	Quercus virginiana	25.46	Good		Remain	508.85
1122	3	Cypress Tree	Taxodium distichum	6.71	Poor		Remove	59.55
1123	3	Mahogany	Swietenia mahagoni	6.34	Good		Remove	31.55
1124	3	Mahogany	Swietenia mahagoni	7.26	Good		Remove	41.38
1125	3	Mahogany	Swietenia mahagoni	6.5	Good		Remove	33.17
1126	3	Mahogany	Swietenia mahagoni	6.81	Good		Remove	36.41
1127	3	Mahogany	Swietenia mahagoni	8.45	Good		Remove	58.05
1128	3	Mahogany	Swietenia mahagoni	7.72	Good		Remove	46.78
1129	9	Live Oak	Quercus virginiana	20.87	Good		Offsite	
1130	4, 4, 5	Crape Myrtle	Lagerstroemia indica	17.87	Good		Remain	
1131	4, 4, 4	Crape Myrtle	Lagerstroemia indica	21.54	Good		Remove	364.22
1132	10	Sabal Palm	Sabal palmetto	13.63	Good		Offsite	
1133	9	Sabal Palm	Sabal palmetto	14.49	Good		Offsite	
1134	3	Cypress Tree	Taxodium distichum	5.72	Good		Remain	
1135	33	Live Oak	Quercus virginiana	67.13	Good	Yes	Offsite	
1136	10	Live Oak	Quercus virginiana	27.18	Good		Remain	
1137	4	Cypress Tree	Taxodium distichum	9.2	Good		Remain	
1138	7	Cypress Tree	Taxodium distichum	12.78	Good		Remove	128.21
1139	4, 4, 4	Crape Myrtle	Lagerstroemia indica	20.18	Good		Remove	319.68
1140	8	Live Oak	Quercus virginiana	24.17	Good		Remove	458.59
1141	4, 4, 5	Crape Myrtle	Lagerstroemia indica	16.43	Good		Remove	211.91
1142	4, 4, 5	Crape Myrtle	Lagerstroemia indica	20.97	Good		Remove	345.20
1143	3, 3, 3	Crape Myrtle	Lagerstroemia indica	19.52	Good		Remove	299.11
1144	9	Live Oak	Quercus virginiana	26.13	Good		Remove	535.88
1145	4, 4, 4	Crape Myrtle	Lagerstroemia indica	15.96	Good		Remain	
1146	4, 4, 4	Crape Myrtle	Lagerstroemia indica	19.09	Good		Remove	288.08
1147	35	Live Oak	Quercus virginiana	82.50	Good		Offsite	
1148	14	Tabebuia	Tabebuia caribba	22.97	Poor		Offsite	
1149	4, 4, 4	Crape Myrtle	Lagerstroemia indica	20.66	Good		Remove	335.07
1150	3, 4, 4	Crape Myrtle	Lagerstroemia indica	20.52	Good		Remove	330.54
1151	22	Live Oak	Quercus virginiana	19.98	Good	Yes	Offsite	
1152	20	Sabal Palm	Sabal palmetto	20.77	Good	Yes	Offsite	
1153	21	Live Oak	Quercus virginiana	44.98	Good	Yes	Remain	
1154	10	Live Oak	Quercus virginiana	21.20	Good		Remain	
1155	7	Live Oak	Quercus virginiana	15.53	Good		Offsite	
1156	9	Sabal Palm	Sabal palmetto	15.76	Good		Offsite	
1157	3, 3, 3	Crape Myrtle	Lagerstroemia indica	18.36	Good		Remain	
1158	10	Sabal Palm	Sabal palmetto	15.68	Good		Remain	
1159	6	Live Oak	Quercus virginiana	18.05	Good		Remain	
1160	4	Live Oak	Quercus virginiana	15.58	Good		Offsite	
1161	11	Live Oak	Quercus virginiana	35.08	Good		Offsite	
1162	4	Cypress Tree	Taxodium distichum	16.89	Good		Offsite	

1163	3, 3, 3	Crape Myrtle	Lagerstroemia indica	13.10	Good		Offsite
1164	9	Cypress Tree	Taxodium distichum	23.08	Good		Offsite
1165	4	Cypress Tree	Taxodium distichum	11.78	Good		Offsite
1166	4	Cypress Tree	Taxodium distichum	14.73	Good		Offsite
1167	8	Sabal Palm	Sabal palmetto	15.25	Good		Offsite
1168	35	Live Oak	Quercus virginiana	74.23	Good	Yes	Offsite
1169	25	Live Oak	Quercus virginiana	35.87	Good	Yes	Offsite
1170	14	Royal Poinciana	Delonix regia	58.47	Poor		Offsite
1171	15	Royal Poinciana	Delonix regia	60.76	Poor		Offsite
1172	11	Sabal Palm	Sabal palmetto	10.83	Good		Offsite
1173	11	Sabal Palm	Sabal palmetto	10.5	Good		Offsite
1174	33	Live Oak	Quercus virginiana	74.98	Good	Yes	Offsite
1175	7	Live Oak	Quercus virginiana	14.41	Good		Remain
1176	4	Live Oak	Quercus virginiana	7.9	Good		Remain
1177	6	Royal Palm	Royaltonea regia	16.68	Good		Remain
1178	5	Royal Palm	Royaltonea regia	17.79	Good		Remain
1179	15	Royal Palm	Royaltonea regia	17.80	Good		Remain
1180	14	Royal Palm	Royaltonea regia	21.08	Good		Remain
1181	3	Mahogany	Swietenia mahagoni	9.9	Good		Offsite
1182	3	Mahogany	Swietenia mahagoni	8.59	Good		Offsite
1183	3	Mahogany	Swietenia mahagoni	8.33	Good		Offsite
1184	3	Mahogany	Swietenia mahagoni	8.84	Good		Offsite
1185	3	Mahogany	Swietenia mahagoni	10.06	Good		Offsite

135"	TOTAL DBH REMOVED	TOTAL CANOPY REMOVED
4787.60		
7181.40		REQUIRED CANOPY REPLACEMENT (1.5 MULTIPLIER)

24 HOUR CONTACT:
PANDA PM
JOE CELENTO
(912) 272-4811



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.792.8838
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REVISIONS:	

ISSUE DATE:	

DRAWN BY: A. Almond

PANDA PROJECT #: D7109 STORE XXXX
CIVIL PROJECT #: P7339

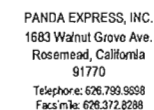


PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Danla Beach, Florida, 33004

TREE SURVEY
PLAN

TP 1.0

TRUE WARM & WELCOME 2600
D7109



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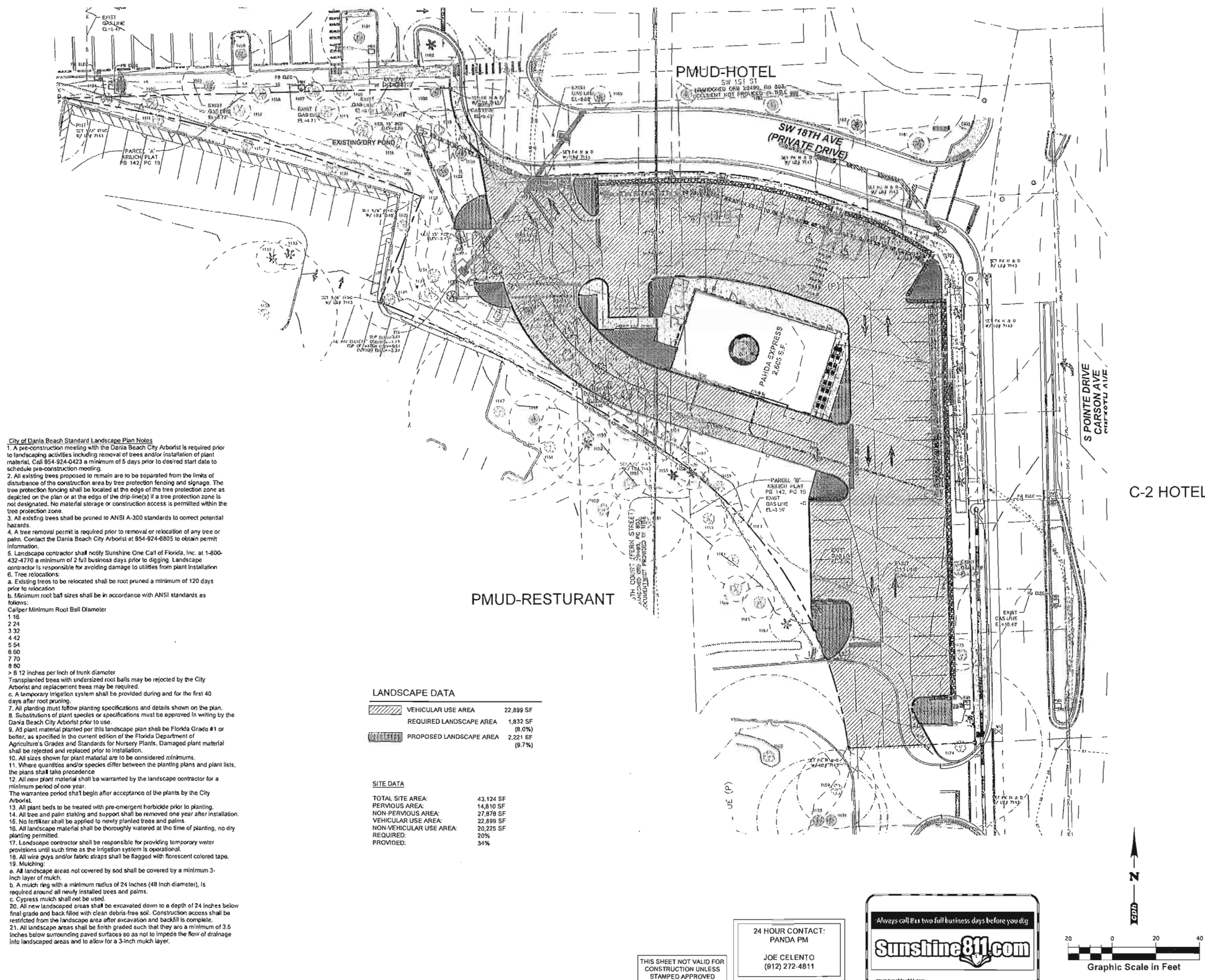
CIVIL PROJECT #: P7339



PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Danla Beach, Florida, 33004

LANDSCAPE
REQUIREMENT
PLAN
L1.0

TRUE WARM & WELCOME 2000
D7109





PANDA EXPRESS, INC.
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REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

DRAWN BY: A. Almond

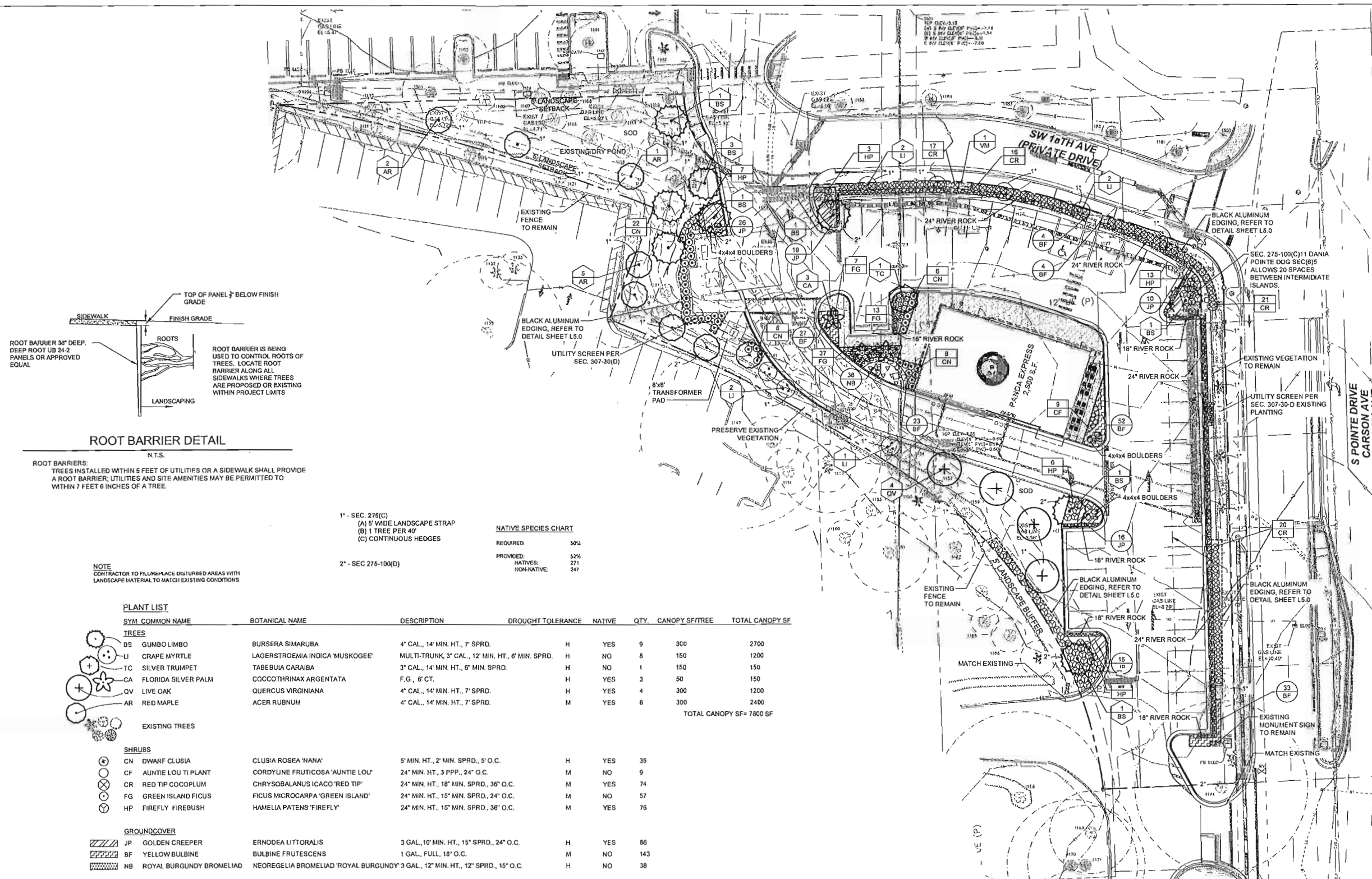
PANDA PROJECT #: D7109 STORE XXXX
CIVIL PROJECT #: P7339



PANDA EXPRESS
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Danla Beach, Florida, 33004

LANDSCAPE
PLAN
L2.0

TRUE WARM & WELCOME 2600
D7109

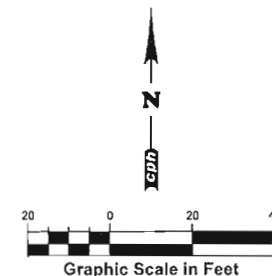


- NOTE:
- PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
 - IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
 - ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
 - ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
 - CONTRACTOR TO MODIFY EXISTING IRRIGATION SYSTEM TO ENSURE ADEQUATE IRRIGATION FOR ALL NEW PLANT MATERIAL.
 - CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
 - PER SEC. (8)(4)(4) OF THE DANIA POINTE DDG, PROVIDE A NOTE THAT ROOT BARRIER WILL BE INSTALLED FOR ALL TREES PLANTED WITHIN 5 FEET OF UTILITIES AND SIDEWALK. PER SEC. 290(O), ROOT BARRIER MUST ALSO BE INSTALLED WHEN A TREE IS PLANTED WITHIN 10 FEET OF A PARKING AREA.

THIS SHEET NOT VALID FOR
CONSTRUCTION UNLESS
STAMPED APPROVED

24 HOUR CONTACT:
PANDA PM

JOE CELENTO
(912) 272-4811



LANDSCAPE NOTES:

- The Landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plans and the plant, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor to verify the locations of utility lines with and adjacent to the work area by 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the construction 4) to adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
- The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
- Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
- Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticultural sound techniques.
- All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
- All plant material shall be graded Florida No. 1 or better as outlined under the most current Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
- The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawings. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper.
- The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
- Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
- Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
- TOPSOIL

- Topsoil shall be natural, stable, fertile, fine leamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, rocks, stiff clay, stones larger than 1 inch in diameter, stumps, roots, trash, brick materials, or any other material which may be harmful to plant growth or hinder planting operations. Topsoil shall contain a minimum of three percent organic material. 6" Topsoil shall be placed in all turf & landscape areas.
- All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall install all tree pits with water before planting to assure proper drainage percolation is available.
- The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered for plants to thrive as defined by Florida Grades and Standards for Nursery stock until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
- It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by install by any plant material.
- All Palms to be staked as indicated per Palm staking details. All trees to be staked per tree planting details.
- Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
- Sod shall be of a species specified on the drawings and originate from a commercial turf grower. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 12 inch by 24 inch or in 12 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be biodegradable. The soil and root mat shall be a minimum of 1/2" inch thick and must hold together during placement. Sod shall be placed adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples. Sod turf shall have been moved a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 48 hours at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivars provided, last mowing date, and that the sod is free of insects. Sod which has been out for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative.

- It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
- The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this fill shall be brought up by the Landscape Contractor at time of bidding.

- UNSATURABLE SUBSOILS
Locations containing unsuitable subsoil shall be treated by one or more of the following:
A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spades, digging, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate drainage measures shall be considered as incidental, without additional cost to Owner.
B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in subsoil and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such removal measures shall be considered as incidental, without additional cost to Owner.
C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of the Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.
D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

- The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
- The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of Bidding.
- Mulch - All plant beds shall be top dressed with 4" shredded hardwood mulch (or approved equal).
- Install 6" Steel Edging between wood mulch beds and SOO.
- Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such materials are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.

MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, fertilizing, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

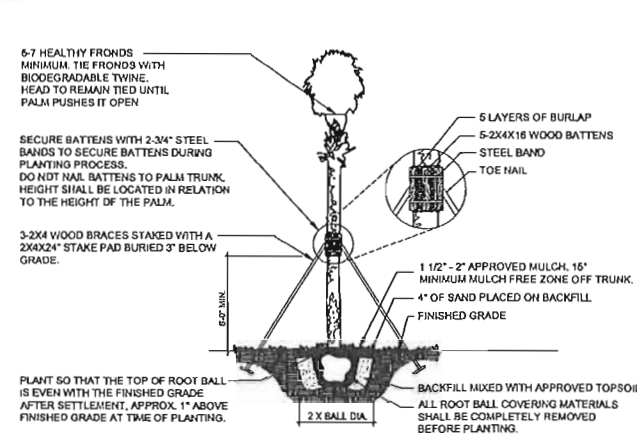
At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

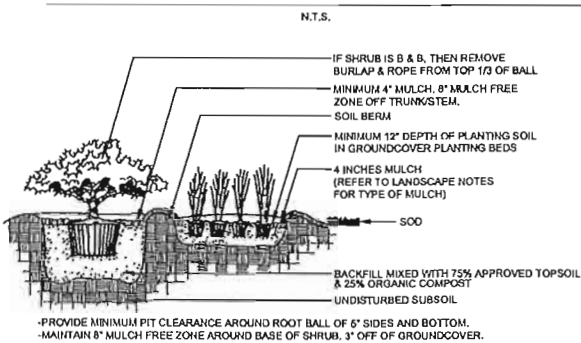
All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

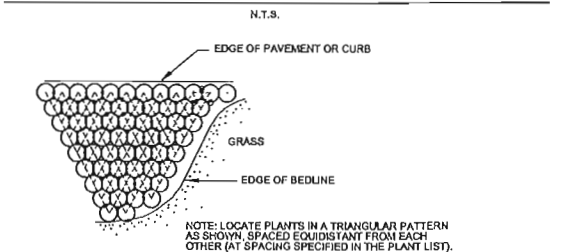
All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.



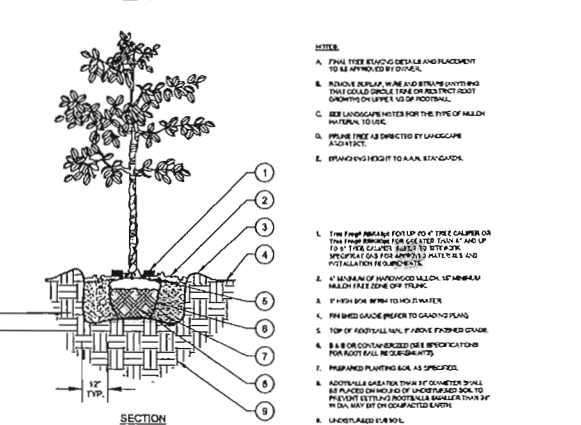
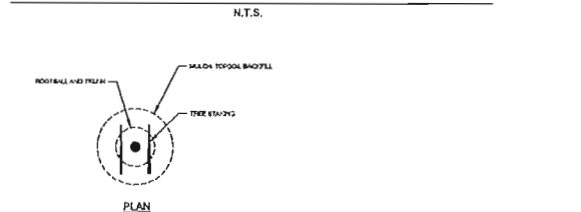
PALM STAKING DETAIL



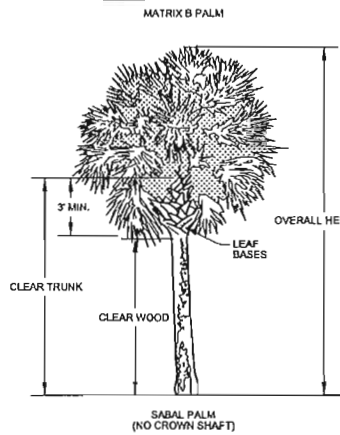
SHRUB AND GROUNDCOVER PLANTING DETAIL



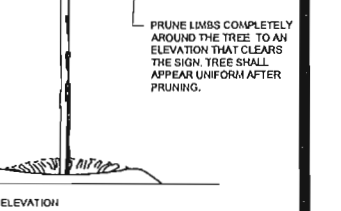
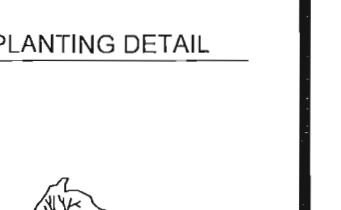
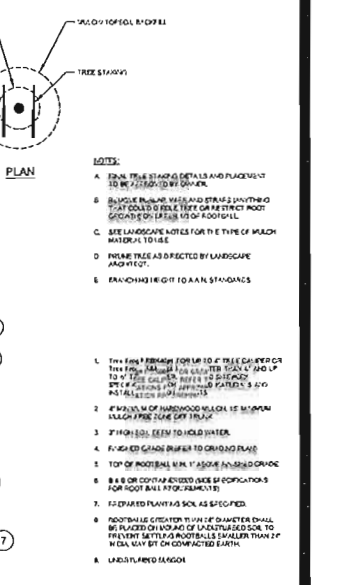
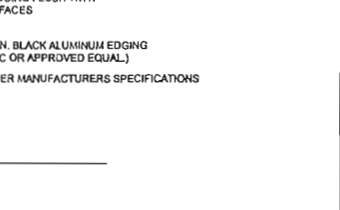
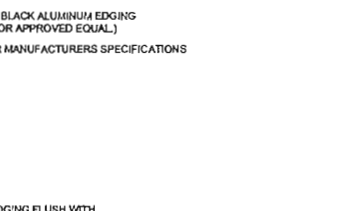
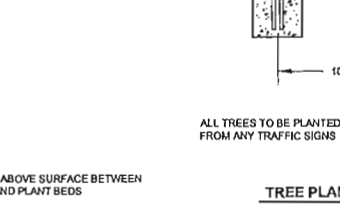
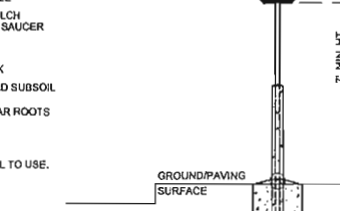
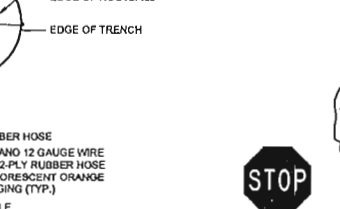
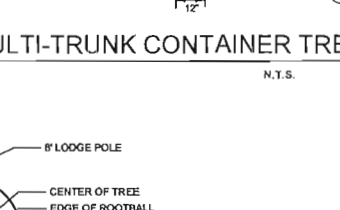
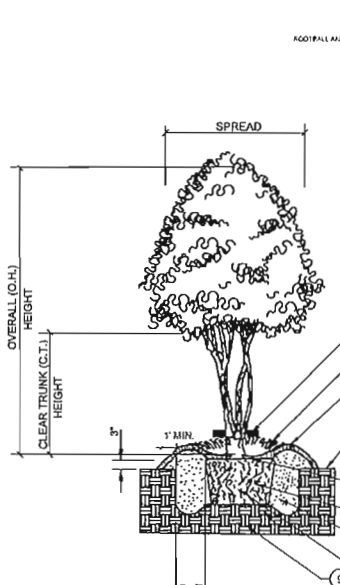
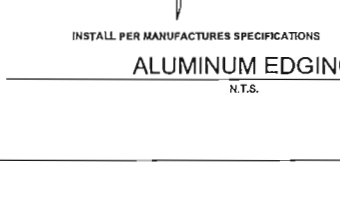
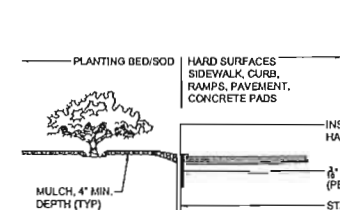
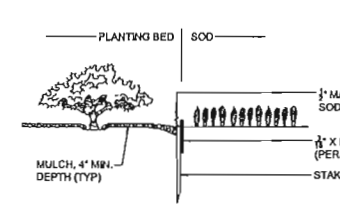
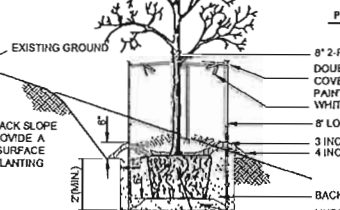
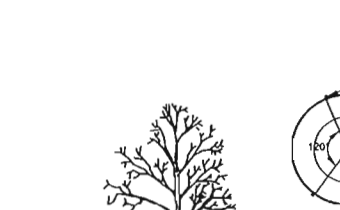
SHRUB/GROUNDCOVER SPACING PLAN



LARGE TREE PLANTING (14' OR GREATER)



MULTI-TRUNK CONTAINER TREE PLANTING DETAIL



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9888
Facsimile: 626.372.8288

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REVISIONS:

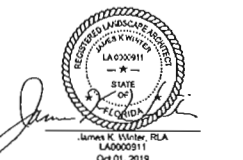
NO.	DESCRIPTION

ISSUE DATE:

DRAWN BY: A. Almond

PANDA PROJECT #: D7109 STORE XXXX

CIVIL PROJECT #: P7339



PANDA EXPRESS

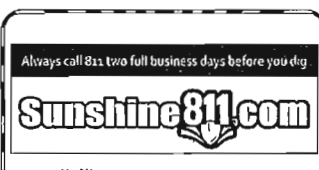
TRUE WARM & WELCOME 2600
121 S. Pointe Drive
Danla Beach, Florida, 33004

LANDSCAPE NOTES AND DETAILS

L5.0

TRUE WARM & WELCOME 2600
D7109

24 HOUR CONTACT:
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JOE CELENTO
(912) 272-4811

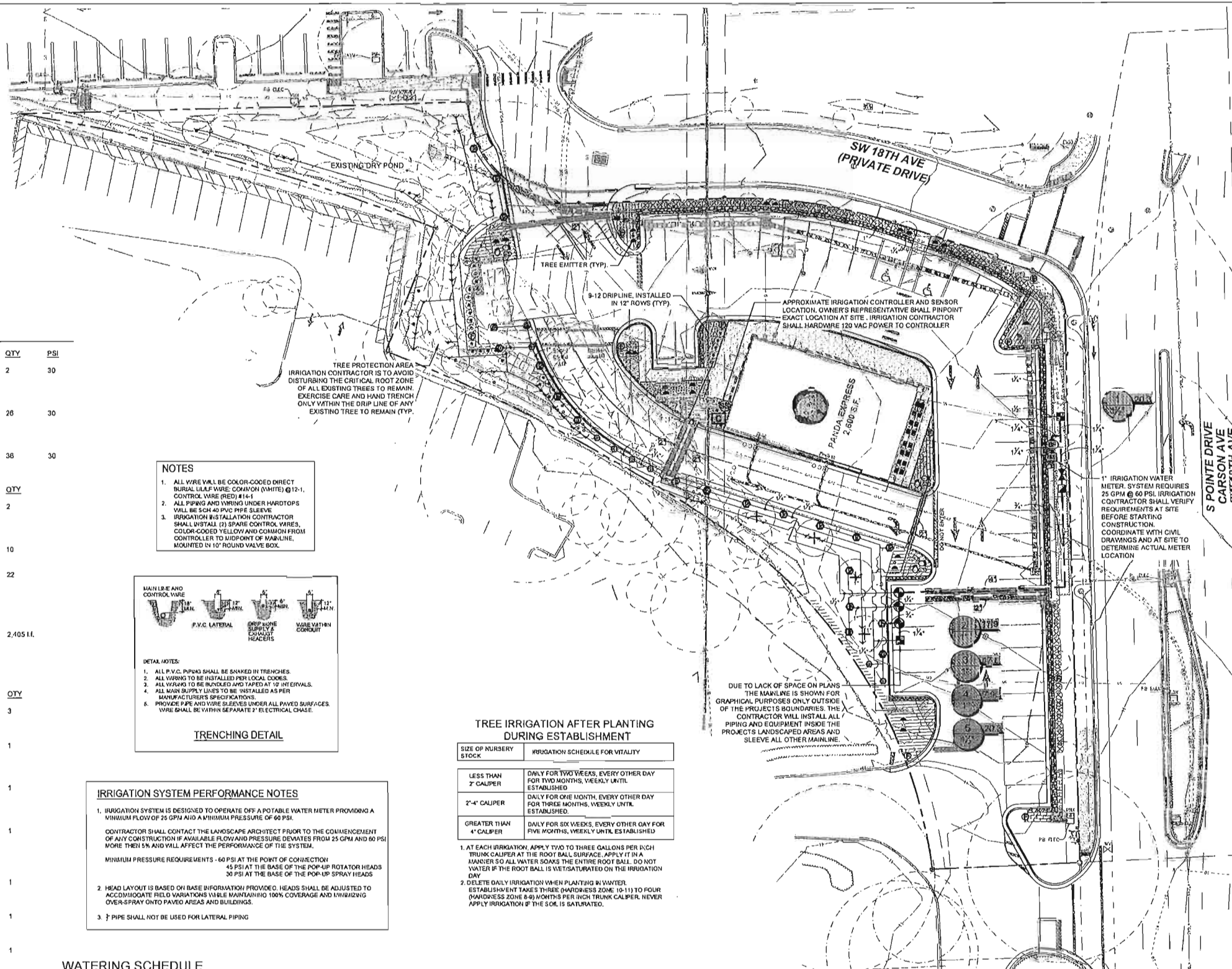


1. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 12" TO 18" ON CENTER. SPACING TO BE DETERMINED BY PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10' WITH 1/2" (100) PLASTIC TUBING. INSTALL FLUSH VALVE ASSEMBLIES AT ALL TUBING DEAD ENDS. INSTALL ARROUACUA RELIEF VALVES AT "HIGH POINTS" OF EVERY SECTION.
2. GRID LAYOUT SHALL BE USED ON THIS PROJECT. USE CENTER GRID LAYOUT WHERE POSSIBLE.
3. WHEN SLEEVING DRIPLINE, USE BLANK DRIPLINE IN SLEEVE. SLEEVE SHALL BE 2X DRIPLINE DIAMETER. NO EMITTER DRIPLINE SHALL BE PLACED IN SLEEVE.
4. THE LENGTH OF ANY DRIPLINE LATERAL SHALL NOT BE LONGER THAN:
12" EMITTERS @ 0.9 GPH
a) 15 PSI = 65 FEET
b) 25 PSI = 104 FEET
c) 30 PSI = 244 FEET
4.1 LATERAL DISTANCE DOUBLED WHEN CENTER FEED LAYOUT IS USED (SEE CENTER FEED LAYOUT DETAIL).
5. MANUAL FLUSH VALVE SHALL BE USED AND PLACED WITH A 6" X 6" SUPP. VALVE SHALL BE OPENED EVERY WATERING DAY FOR 2 WEEKS AND THEN A MINIMUM OF 2 TIMES A YEAR TO CLEAR DRIPLINE OF DEBRIS.
6. ARROUACUA RELIEF SHALL BE INSTALLED WHEN THE CHANGE IN SLOPE OCCURS 3% OR GREATER.
7. STAPLES SHALL BE USED AT 6' O. C. AND 2 STAPLES X'ED OVER EACH OTHER WITH ANY CHARGE IN DIRECTION, ELBOWS, OR CROSSES.
8. SPLY. EXHAUST HEADERS AND DRIPLINE SHALL BE PLACED 2" - 4" FROM PLANTS AND PAVEMENT EDGES.
9. BLANK DRIPLINE SHALL BE USED FOR ALL SPLY. AND EXHAUST HEADERS, UNLESS OTHERWISE NOTED ON PLAN.
10. PRIOR TO COVERING DRIPLINE, DRIPLINE CIRCUIT WILL BE PRESURIZED AND TESTED FOR PROPER OPERATION.
11. THE CENTER LINE SHALL BE LAID BY THE LONGEST RUN, WHETHER IT BE THE WIDTH OR LENGTH OF THE ZONE.

IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL DESCRIPTION</u>	<u>QTY</u>
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	3
	Rain Bird 33-DLRC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, Doubt Track Key Lug, and 2-Piece Body.	1
	Matco-Norca 759 Brass Shut Off Ball Valve, 1/2" to 4". Two Piece Body, Blow-Out Proof Stem, Chrome Plated Solid Brass Ball, Threaded, with PTFE Seats. Same size as mainline pipe.	1
	Watts 919OT 1-1/4" 1-1/4" Backflow reduced pressure zone. Installation by a licensed Florida Plumbing Contractor in accordance with Manufacturer's recommendations and all federal, state and local codes.	1
	Hunter IC-0600-PL Module Controller, 6 stations, Outdoor Model, Plastic Cabinet. No Module Required. Commercial Use.	1
	Hurrer Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, install as noted. Includes gutter mount bracket. *W/od. Module not included.	1
	Water Meter 1" 1" water meter requires 25 GPM @ 60 PSI. Irrigation contractor shall be responsible to verify the system requirements at site before starting construction.	1

Pipe Sleeve: PVC Schedule 40
 Sizes shall be twice the diameter of the pipe or wire bundle
 carried. Place below all paving, hardscape etc. and as directed
 by the Owners representative.



<u>NUMBER</u>	<u>MODEL</u>	<u>TYPE</u>	<u>PRECIP</u>	<u>IN WEEK</u>	<u>MIN WEEK</u>	<u>GAL WEEK</u>	<u>GAL DAY</u>
1	Rain Bird XCZ-150-LCS	Area for DripLine	1.44 In/H	1	42	893.8	420.8
2	Rain Bird PEB	Turf Spray	0.75 In/H	1	81	1,451	725.6
3	Rain Bird PEB	Bubbler	0.80 In/H	1	75	1,273	636.3
4	Rain Bird PEB	Turf Spray	0.76 In/H	1	79	626.9	313.4
5	Rain Bird XCZ-150-LCS	Area for DripLine	1.44 In/H	1	42	860.8	425.4
TOTALS:					319	5,055	2,626

NUMBER	I/ODEL	SIZE	TYPE	GPM	HEADS	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"
1	Rain Bird XCZ-160-LCS	1-1/2"	Area for Dripline	20.32	1,222 LF.	211.4	107.3	111.0	61.0
2	Rain Bird PEB	1"	Turf Spray	17.91	18	142.9	60.6	63.1	7
3	Rain Bird PEB	1"	Bubbler	16.97	39	372.4	152.8	14.6	
4	Rain Bird PEB	1"	Turf Spray	7.93	7	95.8			
5	Rain Bird XCZ-150-LCS	1-1/2"	Area for Dripline	20.26	1,244 LF.	113.5	156.0	10.4	
	Common Wire						162.8		

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR VITALITY
LESS THAN 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED
2"-4" CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED.
GREATER THAN 4" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED

1. IRRIGATION SYSTEM IS DESIGNED TO OPERATE OFF A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 25 GPM AND A MINIMUM PRESSURE OF 60 PSI.
CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF AVAILABLE PRESSURE DEVIATES FROM 25 GPM AND 60 PSI MORE THAN 5% AND WILL AFFECT THE PERFORMANCE OF THE SYSTEM.
MINIMUM PRESSURE REQUIREMENTS - 60 PSI AT THE POINT OF CONNECTION
45 PSI AT THE BASE OF THE POP-UP ROTATOR HEADS
30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS
2. HEAD LAYOUT IS BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FLOW VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVER-SPRAY ON PAVED AREAS AND BUILDINGS.
3. PIPE SHALL NOT BE USED FOR LATERAL PIPING

AN IRRIGATION DESIGN COMPANY
3216 ELLEN DR.
ORLANDO, FLORIDA 32806
PHONE (407) 869-5780
www.irrdesign.com
Jason McElroy
irrdesign@gmail.com

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[illegible]

PANDA PROJECT #: D7109 STORE XXXX
CIVIL PROJECT #: P7339

	Photo Prepared By CPH, Inc.
	5601 Mariner St., Suite 105 Tampa, FL 33609 PH: 813.344.0333
	Licenses: Eng. C.O.A. No. 3216 Survey L.B. No. 7143 Arch. Lic. No. AA2600934 Landscape Lic. No. LC0000218
	www.cphcorp.com



IRRIGATION
PLAN
IRR1.0

TRUE WARM & WELCOME 2600
D7109



PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9698
Facsimile: 626.372.8288

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REVISIONS:

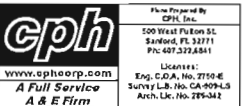
ISSUE DATE:

1 ISSUED FOR PERMIT 08-01-19

DRAWN BY: JO

PANDA PROJECT #: S8-20-D7109

ARCH PROJECT #: P7339

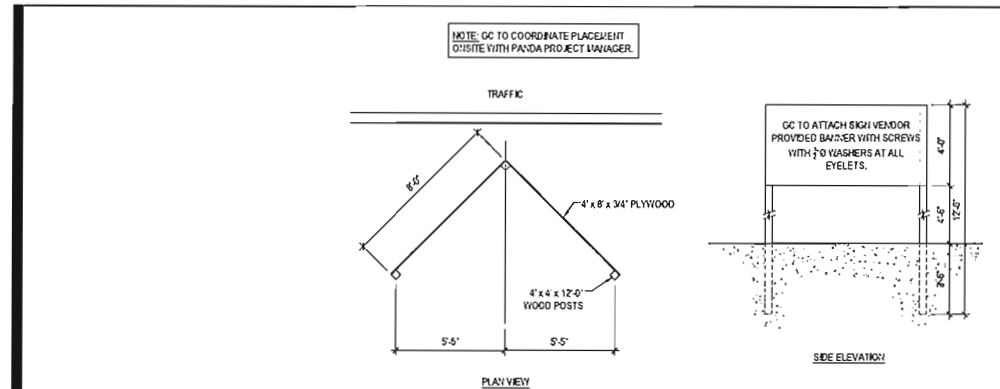


PANDA EXPRESS
WARM & WELCOME 2600
1-95 & STIRLING ROAD
DANIA BEACH, FL 33004

A-407

TRASH ENCLOSURE
DETAILS

TRUE WARM & WELCOME 2600

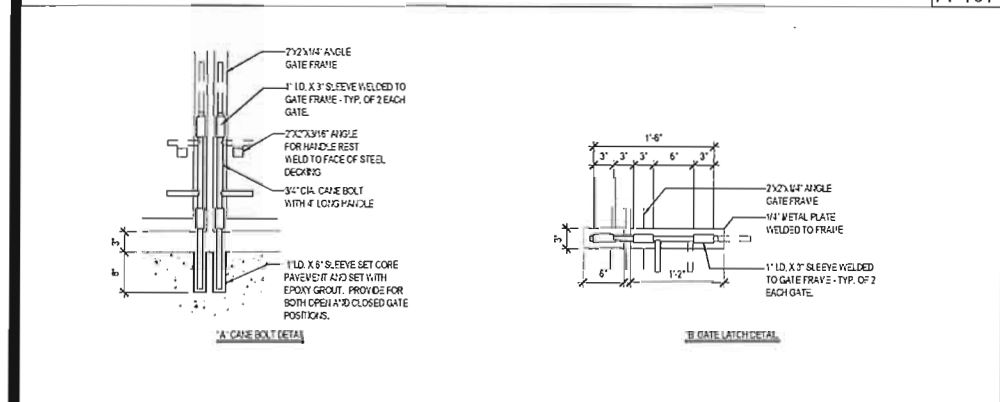


"COMING SOON" SIGN DETAIL

Scale= 1/4" = 1'-0"

16

A-407

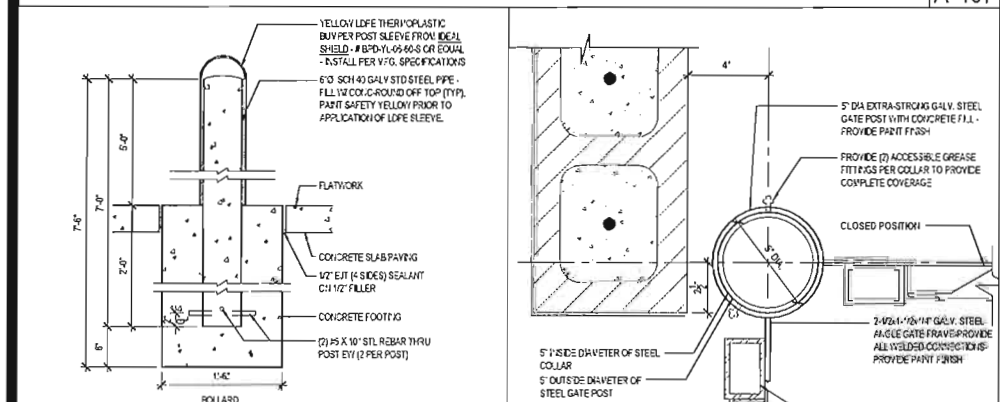


DUMPSTER GATE LATCH DETAILS

Scale= NTS

15

A-407

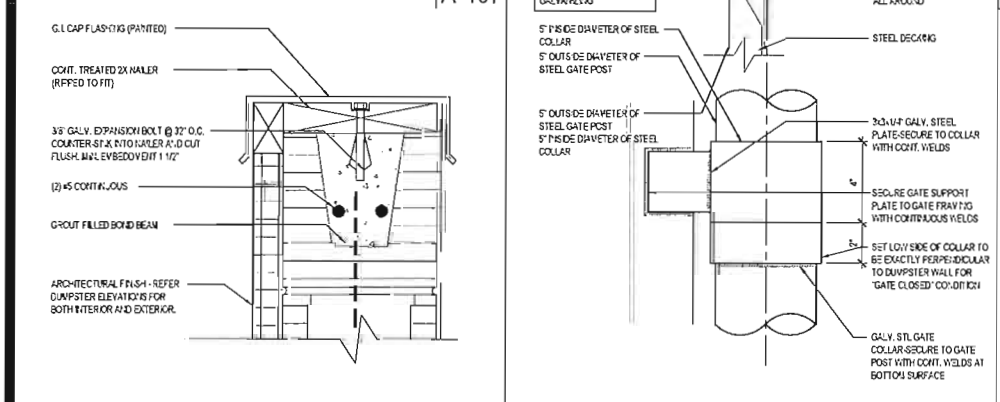


BOLLARD / POST BASE

Scale= 1" = 1'-0"

18

A-407

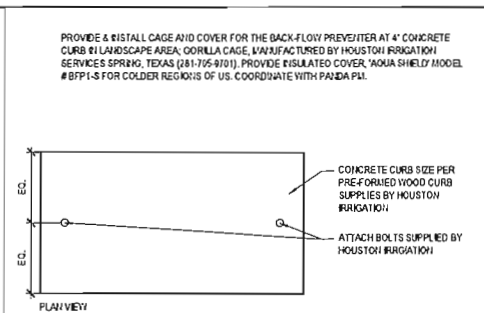


DUMPSTER CAP DETAIL

Scale= 3" = 1'-0"

17

A-407

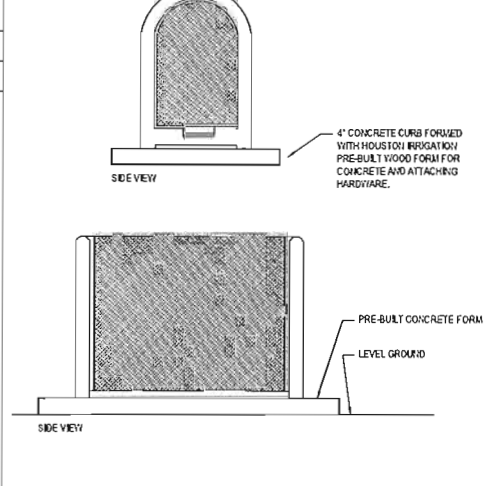


BACKFLOW PROTECTION CAGE

Scale= NTS

11

A-407

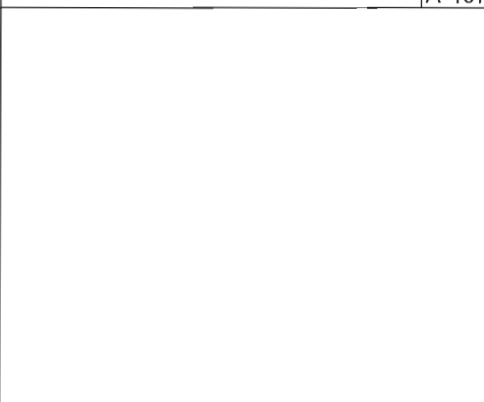


NOT USED

Scale=

10

A-407

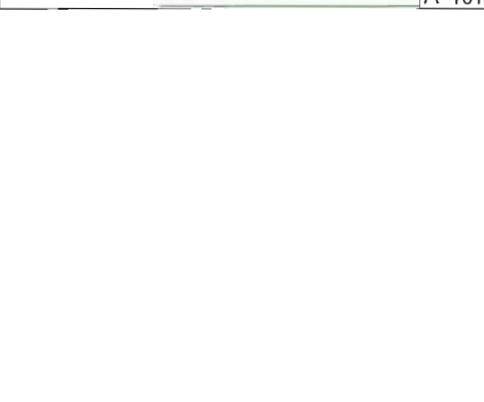


HINGE DETAIL

Scale= 3" = 1'-0"

13

A-407

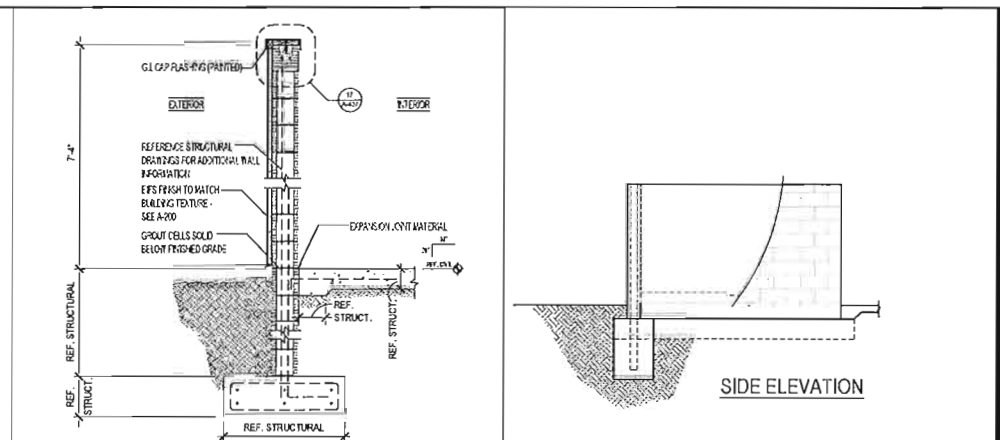


NOT USED

Scale=

9

A-407

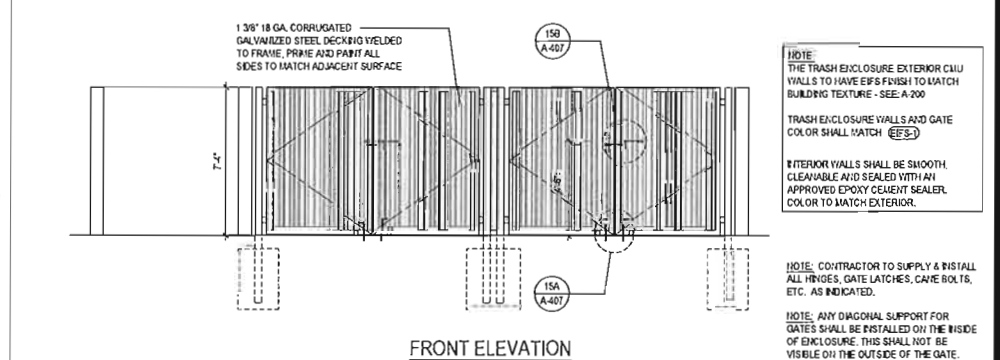


TRASH ENCLOSURE WALL SECTION

Scale= 1/2" = 1'-0"

8

A-407

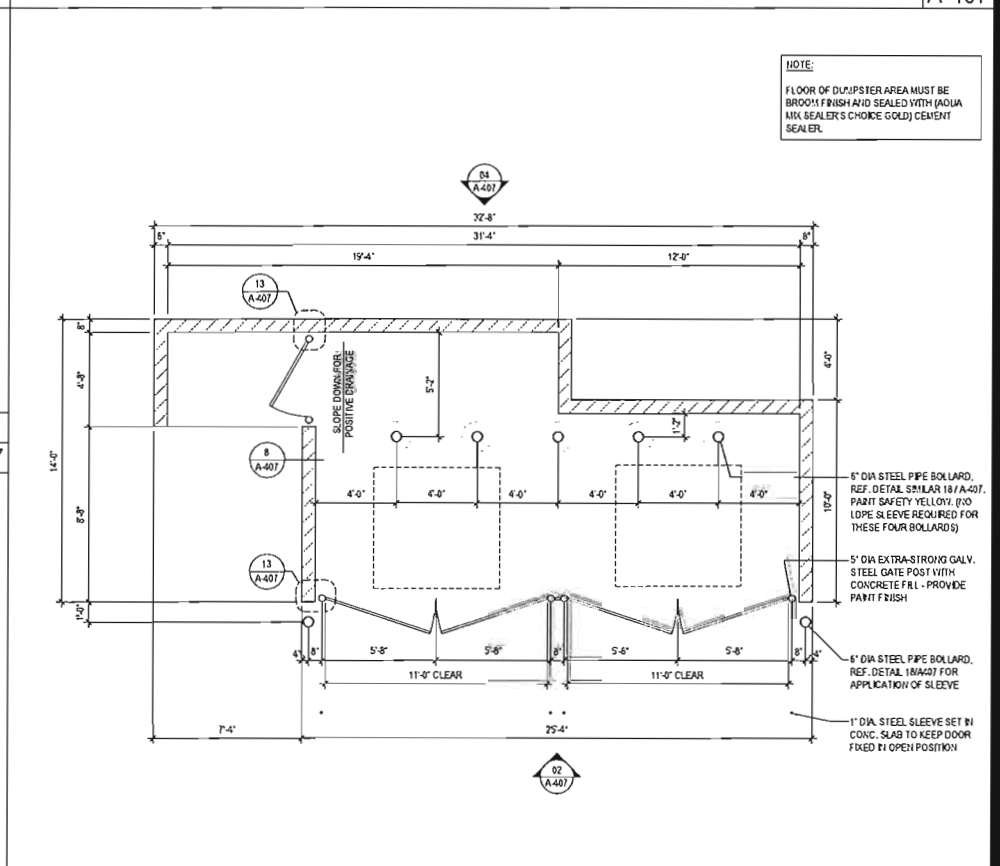


FRONT ELEVATION

Scale= 1/4" = 1'-0"

2

A-407



TRASH ENCLOSURE

Scale= 1/4" = 1'-0"

1

A-407

FBC - FLORIDA BUILDING CODE 6TH EDITION EXISTING BUILDING	2017
FBC - FLORIDA BUILDING CODE 6TH EDITION ACCESSIBILITY	2017
FBC - FLORIDA BUILDING CODE 6TH EDITION FUEL GAS	2017
FBC - FLORIDA BUILDING CODE 6TH EDITION MECHANICAL	2017
FBC - FLORIDA BUILDING CODE 6TH EDITION PLUMBING	2017
NEC - NATIONAL ELECTRIC - NFPA 70	2015
FLORIDA FIRE PREVENTION CODE 6TH EDITION - NFPA 1 & NFPA 101	2011
BUILDING CONSTRUCTION TYPE (I-IVB)	2015
NON-SPRINKLERED	
OCCUPANCY - ASSEMBLY (A-2)	
SQUARE FOOTAGE: 2,292 SQ. FT.	

MAXIMUM ALLOWABLE TRAVEL DISTANCE:
200 FT. ALLOWED / 75'-0" PROVIDED

MAXIMUM ALLOWABLE DEAD END CORRIDOR: 20 FT.

MAXIMUM COMMON PATH OF TRAVEL: 75 FT.

EGRESS WIDTH PER PERSON - DOOR : 2 X # OF OCCUPANTS
2 X 80 = 16" / 120" PROVIDED

CLEAR OPENING EXIT DOOR: 36" ALLOWED / 42" PROVIDED

MINIMUM # OF EXITS: 2 REQUIRED / 3 PROVIDED

SEPARATION OF EXITS: 1/3 THE DIAGONAL DISTANCE APART (SPRINKLERED)
DIAGONAL DISTANCE EXPANDING ROOM: 55'-0" / 32'-18" 8"
DINING ROOM DOOR DISTANCE = 42'-4"

aisle width required: 36" min.

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

SYMBOL LEGEND

LIGHT WEIGHT TRUSS SIGNAGE



-
- Diagram illustrating the minimum height requirements for the sign:
- Minimum height for the sign: 6" MIN.
 - Minimum height for the Braille: 3/8" MIN.

SIGNAGE BACKGROUND
TO BE CONTRASTING
COLOR TO TEXT. _____

GRADE 2 BRAILLE EITHER
CENTERED OR JUSTIFIED
LEFT 3/8" MIN BELOW
TACTILE CHARACTERS. SEE
2010 ADA STANDARDS FOR
BRAILLE SPECIFICATIONS.

— TACTILE CHARACTERS SHALL BE SANS SERIF AND SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I," AND WHERE THE HEIGHT OF THE UPPERCASE LETTER "I" IS 5/8" MINIMUM AND 2" MAXIMUM. CHARACTERS SHALL BE ALL UPPERCASE AND RAISED 1/32" MINIMUM FROM SIGN SURFACE.

Diagram illustrating the required dimensions for an exit sign:

- The sign must be at least 6" MIN. high.
- The sign must be at least 3/8" MIN. above the baseline of the text.
- The sign must be at least 1/8" MIN. below the baseline of the text.

GRADE 2 BRAILLE EITHER CENTERED OR JUSTIFIED LEFT 3/8" MIN BELOW TACTILE CHARACTERS. SEE 2010 ADA STANDARDS FOR BRAILLE SPECIFICATIONS.

NOTE:

1. BUILDING ADDRESS LETTERING SHALL BE 6" HIGH AND IN CONTRASTING COLOR TO THE BUILDING.



Scale= 1/4" = 1'-0" A-106



PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Te/ephone: 626.799.9698
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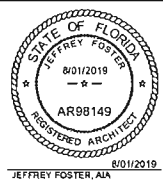
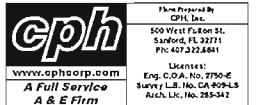
ISSUE DATE:

1	ISSUED FOR PERMIT	08-01-19
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DRAWN BY: JO

PANDA PROJECT #: S8-20-D7109

ARCH PROJECT #: P7339



PANDA EXPRESS

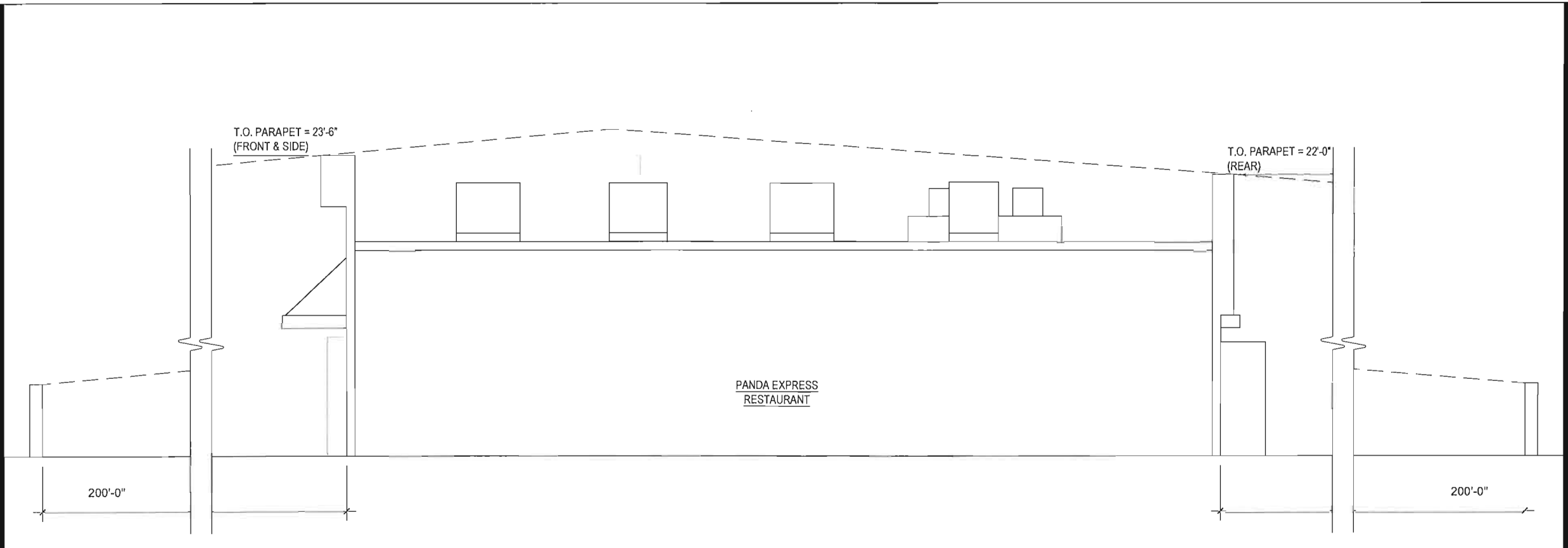
WARM & WELCOME 2600
I-95 & STIRLING ROAD
DANIA BEACH, FL 33004

A-106

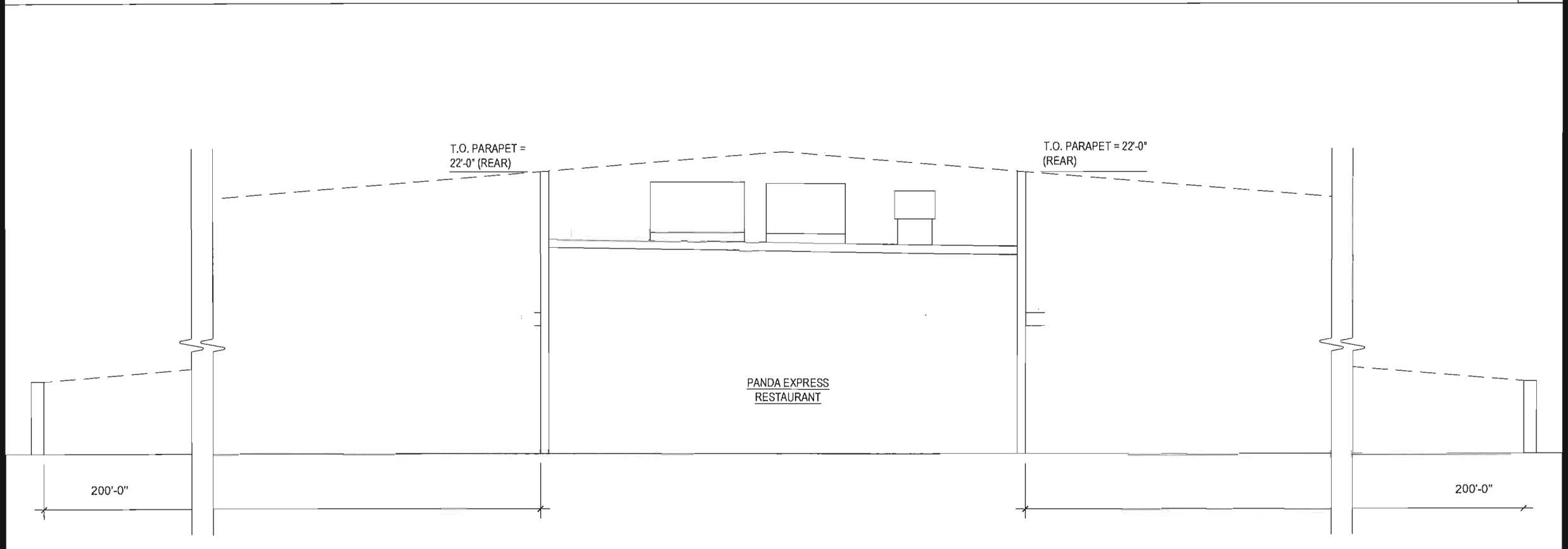
LIFE SAFETY PLAN

TRUE WARM & WELCOME 2600

This item has been electronically signed and sealed by Jeffrey Factor, A.J.A. on August 01, 2018, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LINE OF SIGHT DIAGRAM - FRONT TO REAR 2
Scale= 1/4" = 1'-0" A-200



LINE OF SIGHT DIAGRAM - SIDE TO SIDE 1
Scale= 1/4" = 1'-0" A-200



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91770
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REVISIONS:	

ISSUE DATE:	
1	ISSUED FOR PERMIT 08-01-19

DRAWN BY: JO

PANDA PROJECT # S8-20-07109
ARCH PROJECT # P7339



500 West Fulton St.
St. Paul, MN 55102
Tel: 651.224.8841

Licensee:
Eng. C.O.A. No. 2795-E
Survey L.S. No. CA-4094-S
Arch. Lic. No. 215-542

PANDA EXPRESS
WARM & WELCOME 2600
I-95 & STIRLING ROAD
DANIA BEACH, FL 33004

A-202

LINE OF SIGHT
DIAGRAMS

TRUE WARM & WELCOME 2600



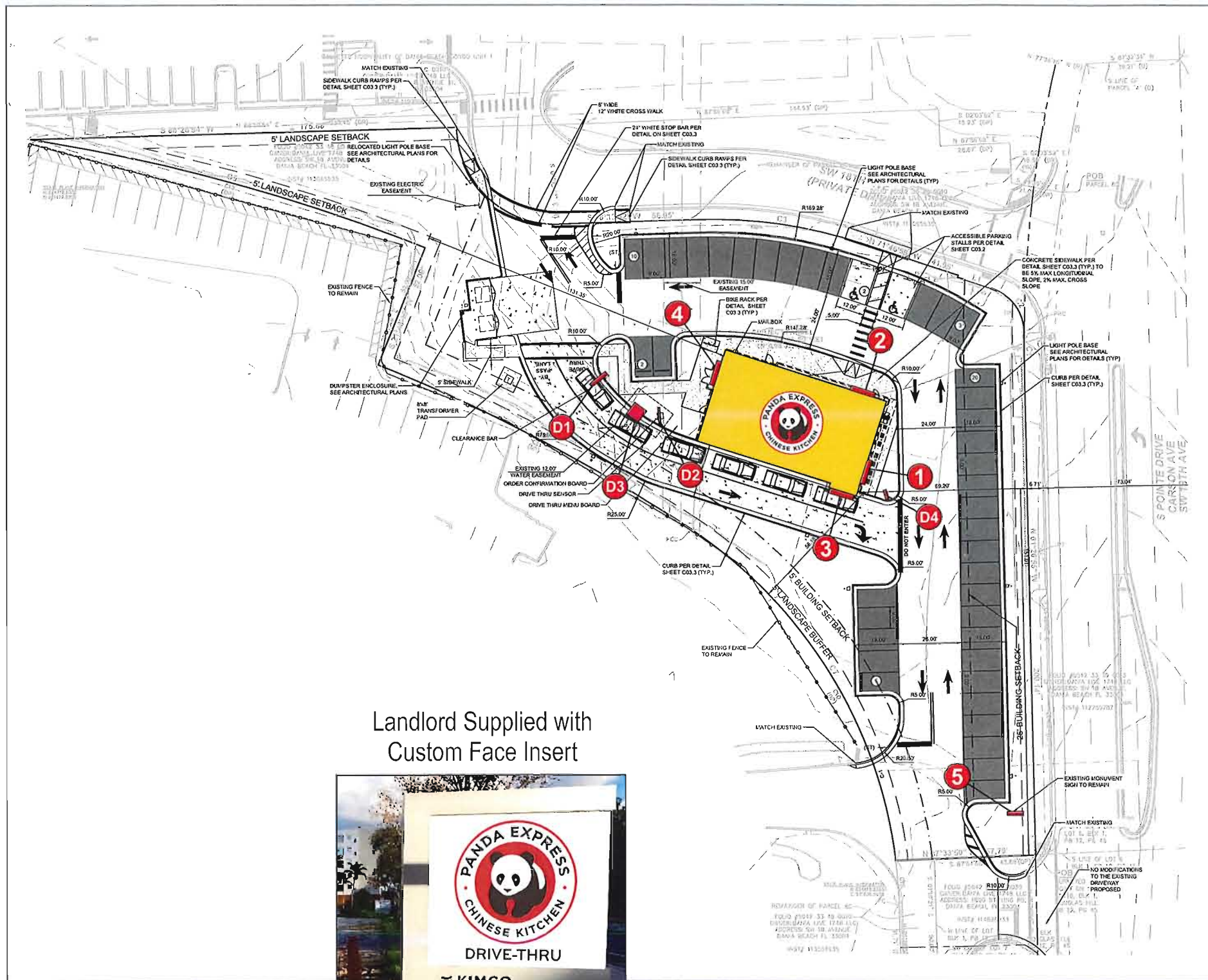
D-7109
I-95 & Stirling Rd
Dania Beach, FL

SO #99470

Resac: 02/04/2019
Binder: 07/08/2019

Revision Log

1	02/22/19	R - Revise Tenant Graphics
2	06/13/19	R - Move Monument Sign
1	07/08/19	Create full binder, update to current specs
2	08/22/19	Update Site Plan



Landlord Supplied with Custom Face Insert



5 D/F Monument Sign

PANDA EXPRESS



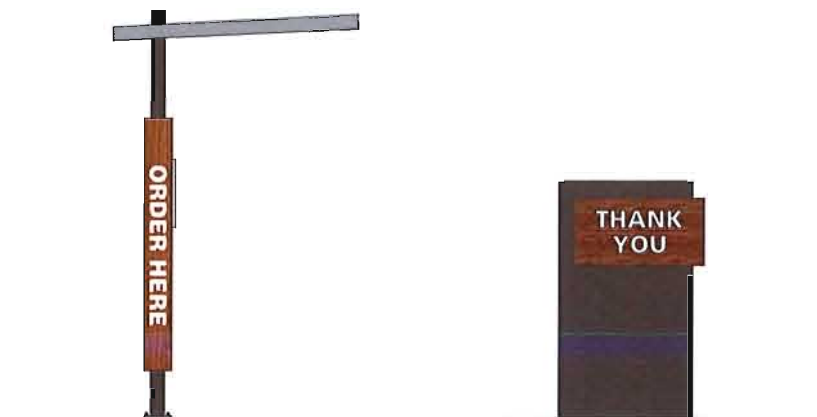
1 2'-6" Channel Letter Set

2 3 4 6' Lockup



D1 DT Clearance

D2 DT Menu



D3 OCU Canopy

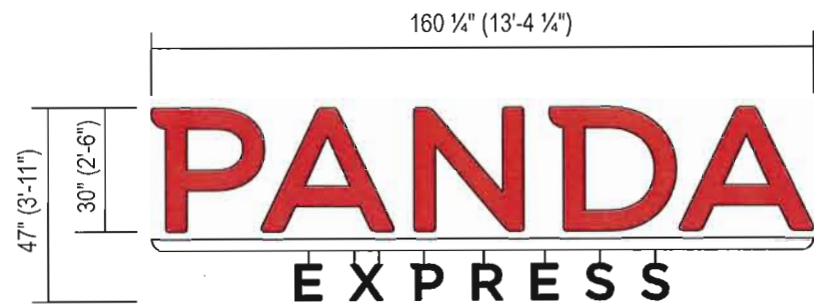
D4 Directional



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Revisions:			
1	02/22/19	R - Revise Tenant Graphics	2 08/22/19 B - Update Site Plan
2	06/13/19	R - Move Monument Sign	
3	07/08/19	Full Binder, update to current spec	

PM: Joe Janelle	Address: I-95 & Stirling Rd		
Drawn By: JS	City: Dania Beach	State: FL	
Date: 02/04/2019	SO#: 99470	Page Number: 2	



SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
1 2'-6" White Stacked	Front	2 x 1 of linear wall space with a NTE 300 sq ft	3' - 11" x 13' - 4 ¼" 52.30 Sq Ft	120.0	52.30	67.70



FRONT ELEVATION
Scale: 3/16" = 1'-0"

Revisions:

1	02/22/19	R - Revise Tenant Graphics	3	08/22/19	B - Update Site Plan
2	06/13/19	R - Move Monument Sign			
1	07/08/19	Full Binder, update to current spec			

PM: Joe Janelle

Address: I-95 & Stirling Rd

Drawn By: JS

City: Dania Beach

State: FL

Date: 02/04/2019

SO#: 99470

Page Number: 3



SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
2 72" (6'-0")	Entrance	2 x 1 of linear wall space with a NTE 300 sq ft	6'-0" x 6'-0" 36.0 Sq Ft	120.0	36	84.0

72'-0"



ENTRANCE ELEVATION
Scale: 3/16" = 1'-0"



SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
3 72" (6'-0")	Drive Thru	2 x 1 of linear wall space with a NTE 300 sq ft	6'-0" x 6'-0" 36.0 Sq Ft	120.0	36	84.0

72'-0"



DRIVE THRU ELEVATION
Scale: 3/16" = 1'-0"

Revisions:	
1 02/22/19 R - Revise Tenant Graphics	2 08/22/19 B - Update Site Plan
2 06/13/19 R - Move Monument Sign	
1 07/08/19 Full Binder, update to current spec	

PM: Joe Janelle	Address: I-95 & Stirling Rd	
Drawn By: JS	City: Dania Beach	State: FL
Date: 02/04/2019	SO#: 99470	
		Page Number: 5



SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
4 72" (6'-0")	Rear	2 x 1 of linear wall space with a NTE 300 sq ft	6'-0" x 6'-0" 36.0 Sq Ft	80.0	36	44.0



FRONT ELEVATION
Scale: 3/16" = 1'-0"

Revisions:

1	02/22/19	R - Revise Tenant Graphics	2	08/22/19	B - Update Site Plan
2	06/13/19	R - Move Monument Sign			
1	07/06/19	Full Binder, update to current spec			

PM: Joe Janelle

Drawn By: JS

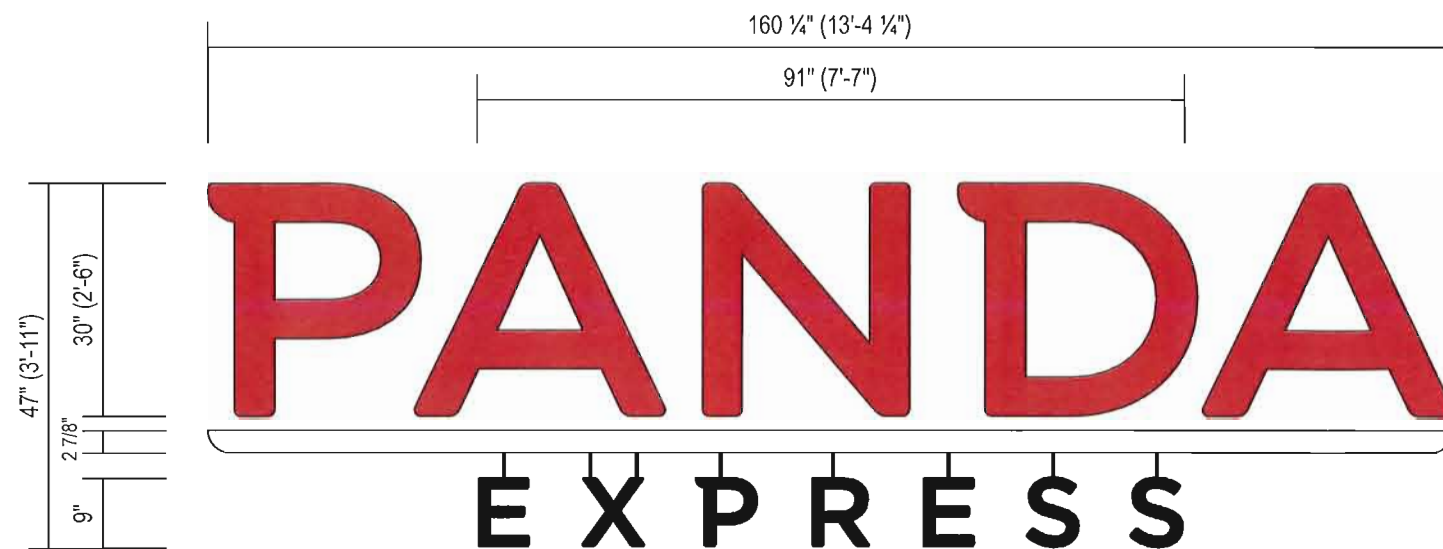
Date: 02/04/2019

Address: I-95 & Stirling Rd

City: Dania Beach

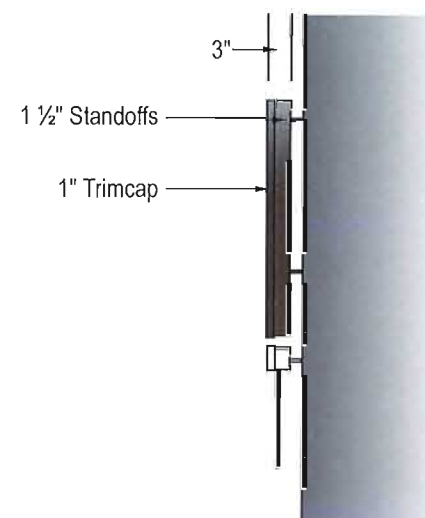
SO#: 99470

State: FL

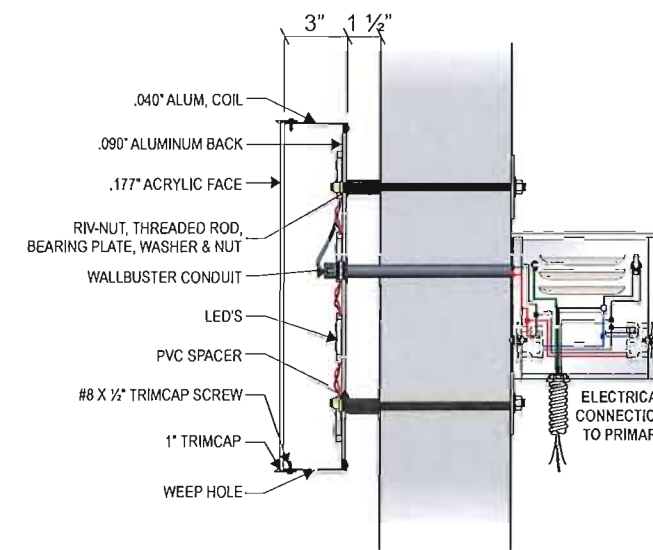


1 CHANNEL LETTERSET
Scale: 1/2" = 1'-0"

SQUARE FOOTAGE: 52.30 Sq Ft



SIDE VIEW



DETAIL | NTS

PANDA CHANNEL LETTERS

RETURNS & BACKS: 3" returns, aluminum coil with painted finish and aluminum letter backs. 1 1/2" Standoff mounted to fascia.

FACES: All letter faces of White Substrate with vinyl overlay

TRIMCAP: 1" Jewelite Trimcap

ILLUMINATION: White LEDs

COLOR SCHEDULE:

- Returns = Formed aluminum painted to match PMS 7 Black (satin)
- Trimcap = 1" Black
- Letter Faces = White Substrate with 3M 3630-33 Red Vinyl
- Internal Illumination = White LEDs

ACCENT BAR WITH FCO LETTERS

RETURNS & BACKS: 3" returns, aluminum coil with painted finish. Letter-backs of painted aluminum. Interior painted white. 1 1/2" Standoff mounted to fascia.

FACES: White Substrate

TRIMCAP: 1" Jewelite Trimcap

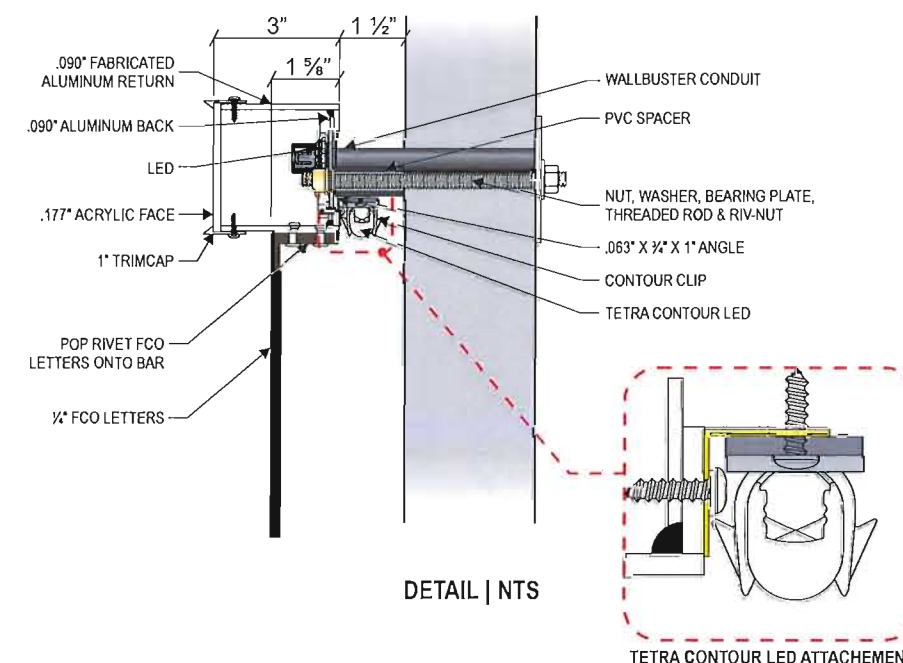
ILLUMINATION: Accent bar to be internally illuminated with White LEDs.

Downlighting behind bar to be white GE Contour LEDs mounted on aluminum angle.

FCO LETTERS: 1/4" FCO aluminum letters with painted finish

COLOR SCHEDULE:

- Returns = Formed aluminum painted to match Akzo White (satin)
- Trimcap = 1" White
- Letter Faces = White Substrate
- FCO Letters = Painted to match PMS 7 Black (satin)
- Internal Illumination = White LEDs



DETAIL | NTS

TETRA CONTOUR LED ATTACHMENT

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



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West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:

- | | | | | | |
|---|----------|-------------------------------------|---|----------|----------------------|
| 1 | 02/22/19 | R - Revise Tenant Graphics | 2 | 08/22/19 | B - Update Site Plan |
| 2 | 06/13/19 | R - Move Monument Sign | | | |
| 1 | 07/05/19 | Full Binder, update to current spec | | | |

PM: Joe Janelle

Drawn By: JS

Date: 02/04/2019

Address: I-95 & Stirling Rd

City: Dania Beach

SO#: 99470

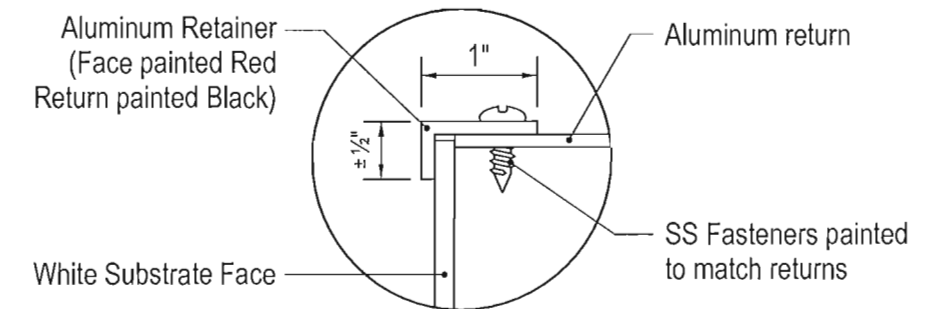
State: FL

Page Number: 7



SIDE VIEW

2 3 4 WALL SIGN LOCKUP
Scale: 3/4" = 1'-0"



DESCRIPTION:

S/F SIGN CABINET: 3" deep aluminum with painted finish (black outside / white inside) with aluminum back flush mounted to fascia.

FACES: Logo faces of White Substrate secured with metal retainer. All color/graphics are first surface applied vinyl graphics.

ILLUMINATION: White LEDs

SQUARE FOOTAGE:

6.0' x 6.0' = 36.0 Sq Ft

COLOR SCHEDULE:

- Returns** = Formed aluminum painted to match PMS 7 Black (satin)
- Metal Retainer** = Face side painted to match PMS 711 Red (satin)
Return side painted to match PMS 7 Black (satin)
- Letter Faces** = White Substrate
- Vinyl Graphics** = 3M 3630-33 Red & 180C-22 Black Vinyl
- Internal Illumination** = White LEDs

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

Revisions:

1	02/22/19	R1 - Revise Tenant Graphics	2	08/22/19	13 - Update Site Plan
2	06/12/19	R1 - Move Monument Sign			
1	07/09/19	F ull Binder, update to current spec			

PM: Joe Janelle

Drawn By: JS

Date: 02/04/2019

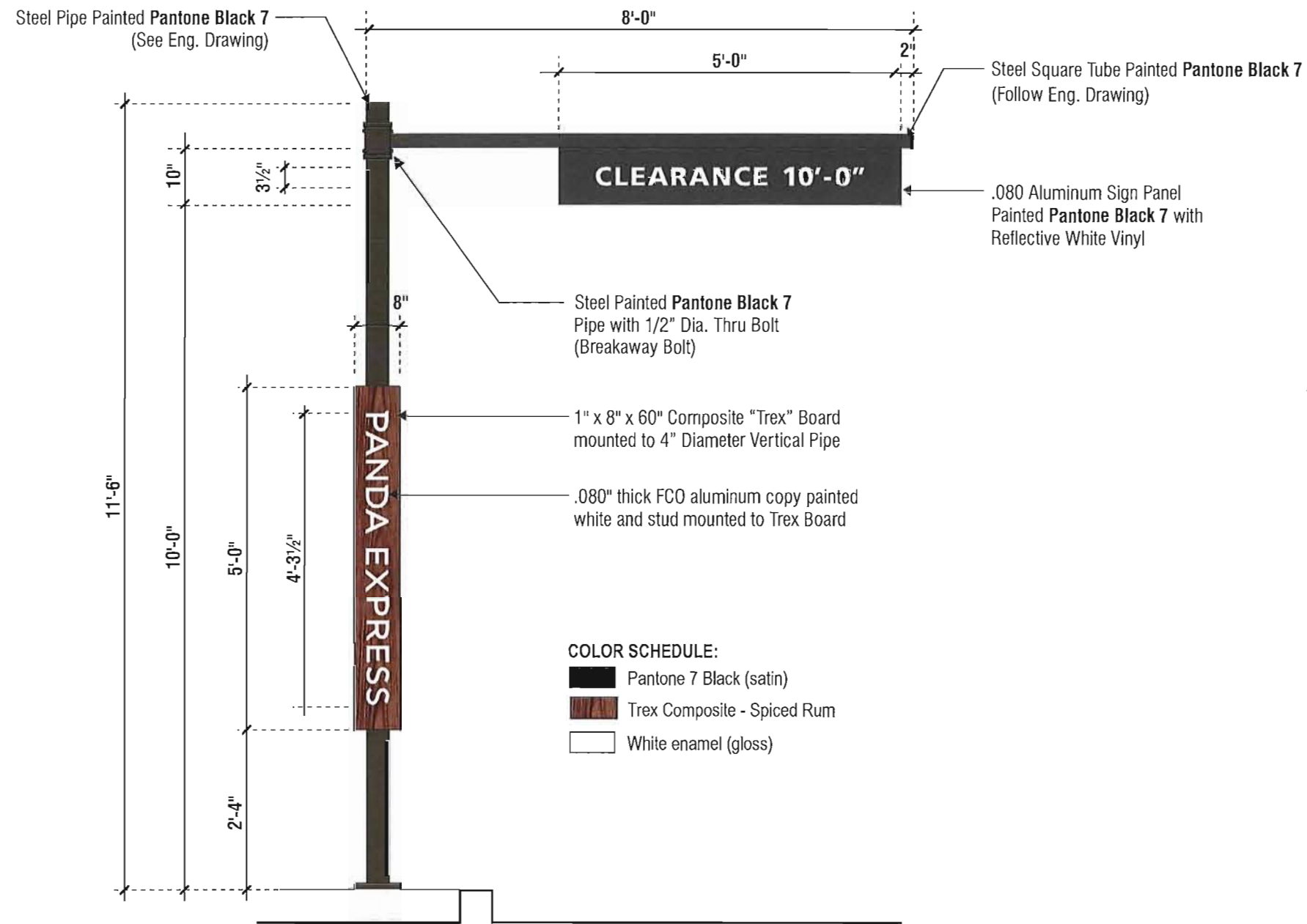
Address: I-95 & Stirling Rd

City: Dania Beach

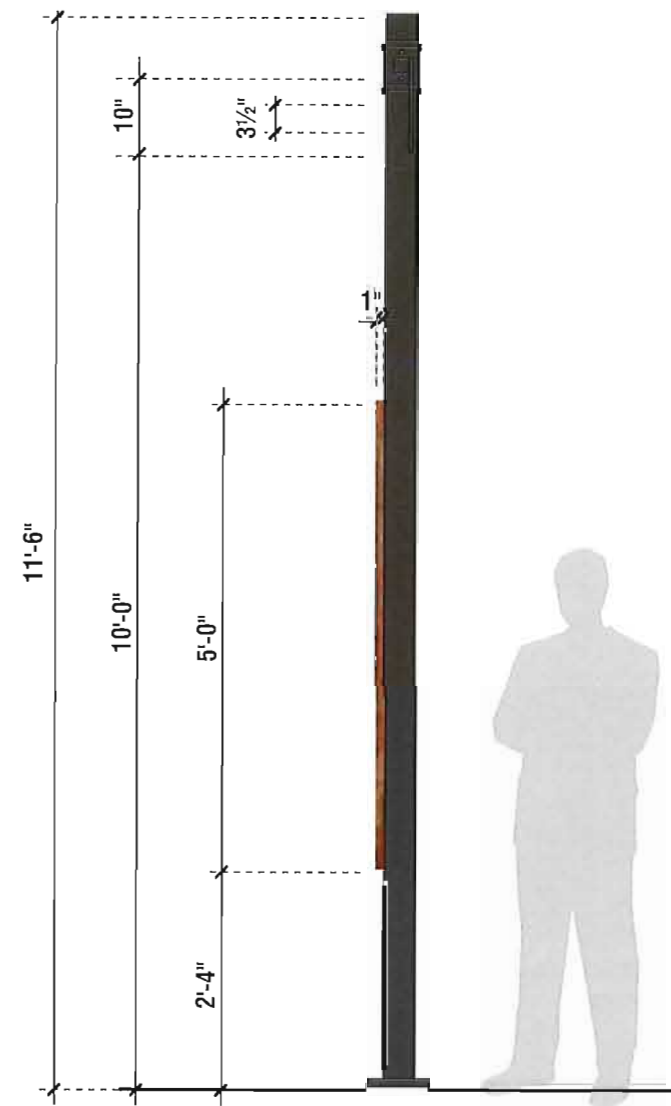
State: FL

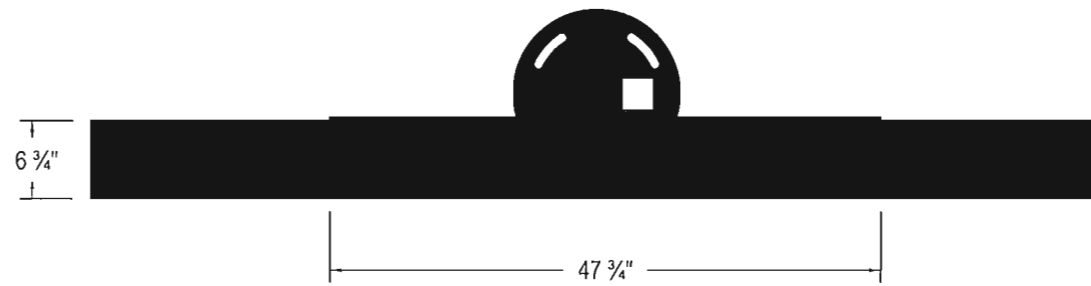
SO#: 99470

Page Number: 8



D1 NON-ILLUMINATED CLEARANCE BAR
Scale: 1/2" = 1'-0"

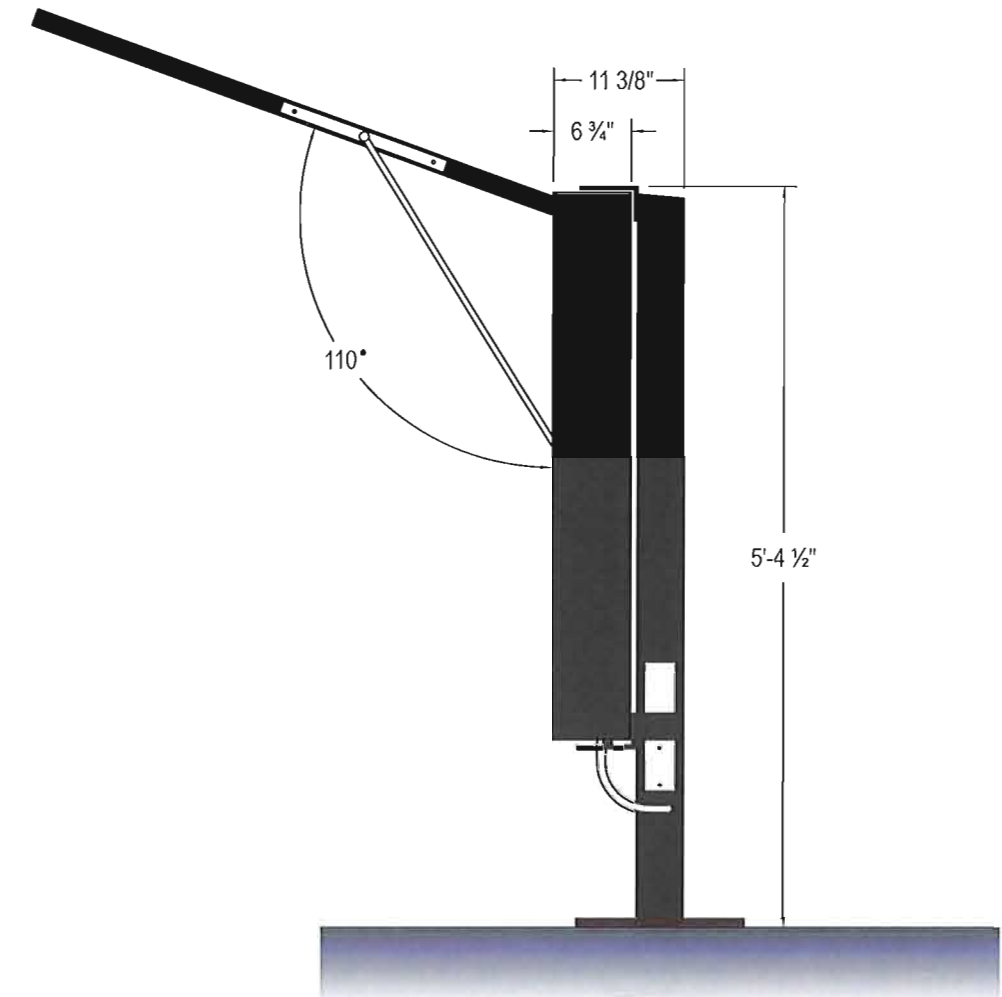




TOP VIEW



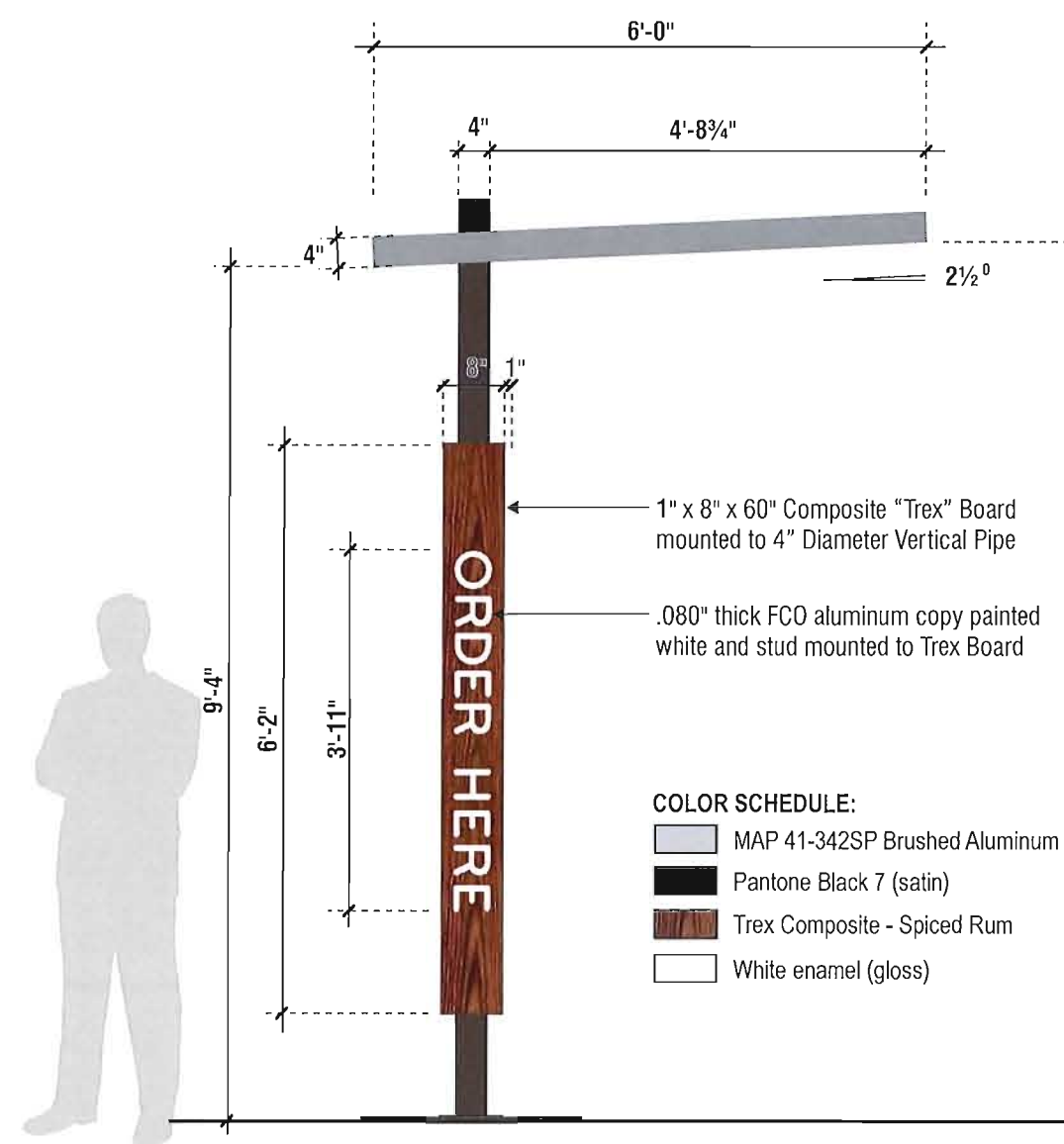
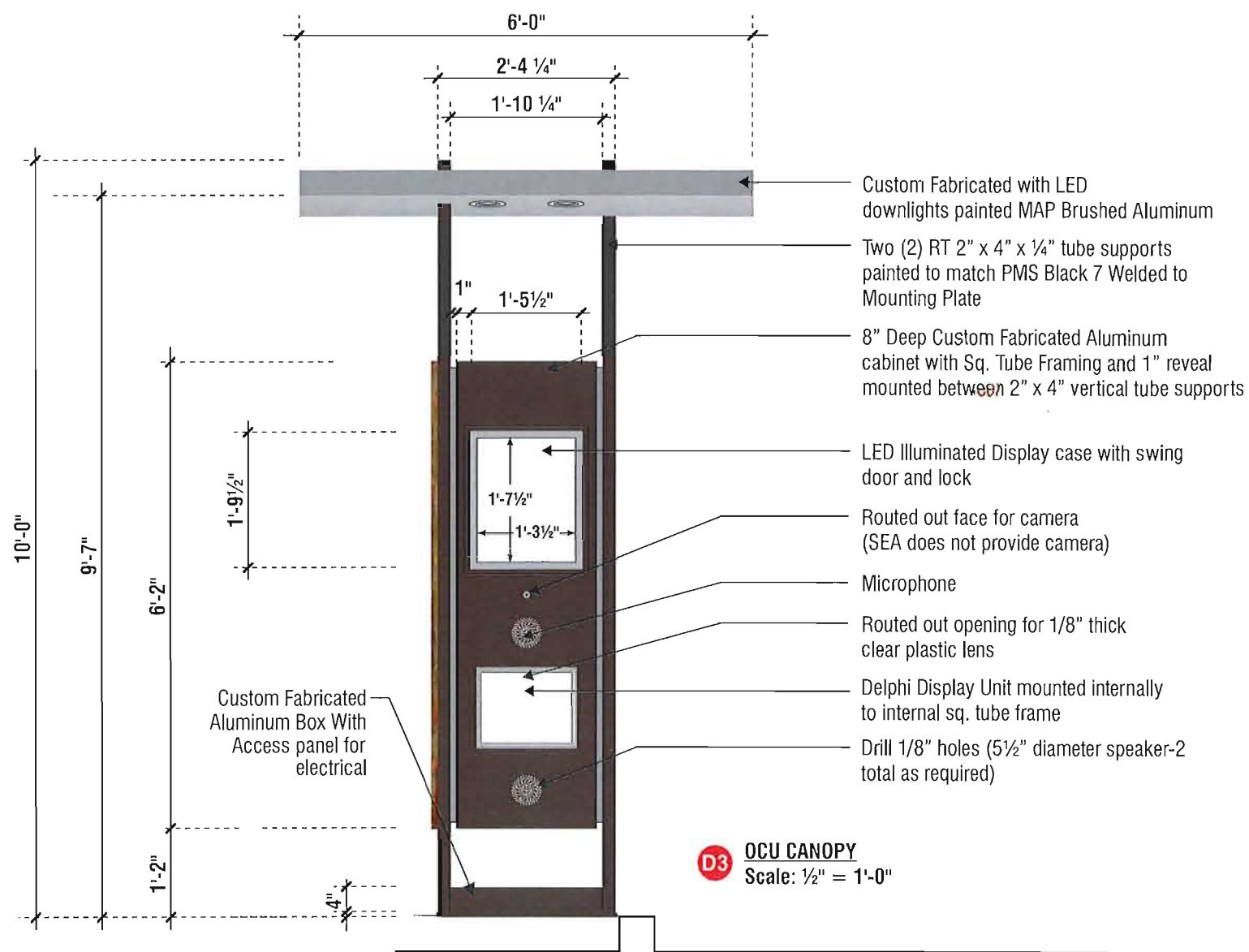
D2 DRIVE THRU MENU BOARD
Scale: 3/4" = 1'-0"



SIDE VIEW

Revisions:

1	02/22/19	R - Revise Tenant Graphics	2	08/22/19	U - Update Site Plan
2	06/13/19	R - Move Monument Sign			
1	07/09/19	Full Binder, update to current spec			



Revisions:

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2	06/13/19	R - Move Monument Sign			
1	07/09/19	Full Binder, update to current spec			

PM: Joe Janelle

Drawn By: JS

Date: 02/04/2019

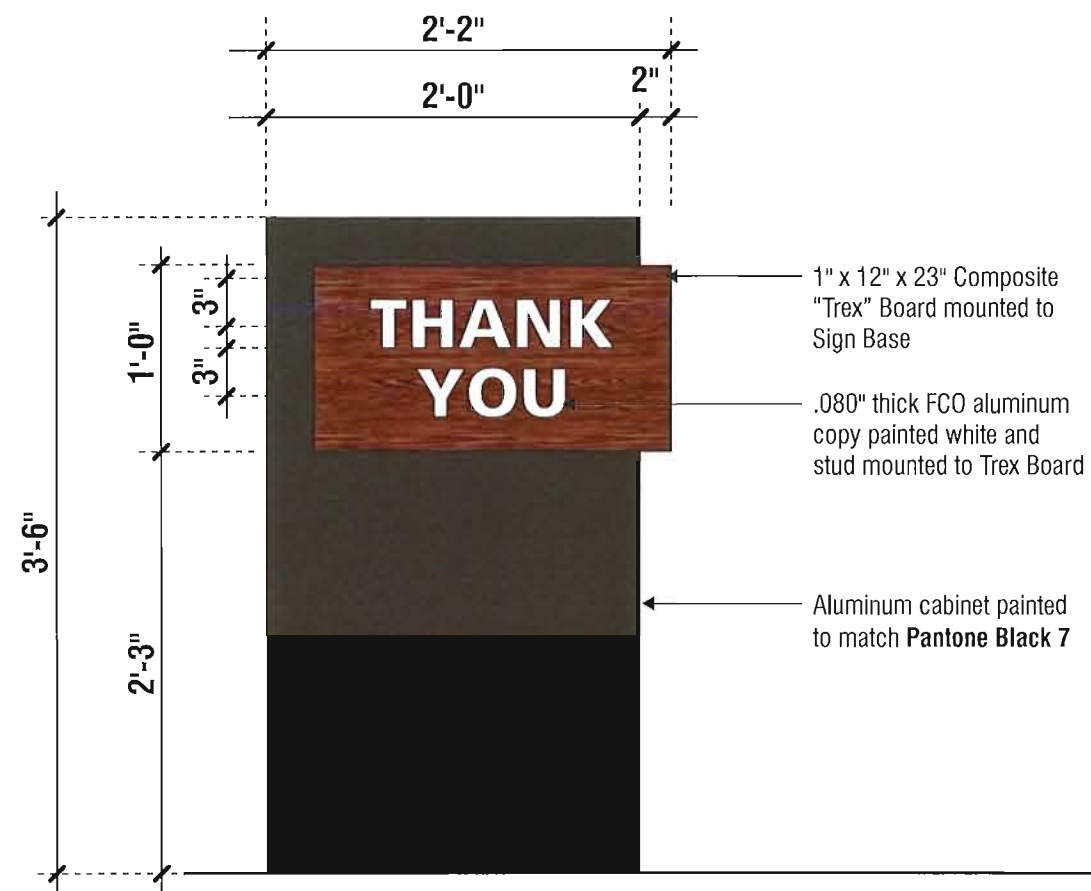
Address: I-95 & Stirling Rd

City: Dania Beach

SO#: 99470

State: FL

Page Number: 11



D4 NON-ILLUMINATED D/F DIRECTIONAL SIGN
Scale: 1" = 1'-0"



SIDE VIEW

COLOR SCHEDULE:

- Pantone 7 Black (satin)
- Trex Composite - Spiced Rum
- White enamel (gloss)



OPPOSITE FACE

Revisions:

1	02/22/19	R - Revise Tenant Graphics	2	06/22/19	B - Update Site Plan
2	06/13/19	R - Move Monument Sign			
1	07/06/19	Full Binder, update to current spec			



5 MONUMENT SIGN FACES
NTS





5601 Mariner Street
Suite 105
Tampa, Florida 33609
Phone: 813.288.0233
www.cphcorp.com

October 2, 2019

Daniel Lozandier
City of Dania Beach Community Development Dept.
100 W. Dania Beach Blvd
Dania Beach, FL

**Re: Panda Express – Dania Pointe
Request for Additional Information
SP-117-19
CPH Job No. P7339.1**

Mr. Lozandier:

We are in receipt of your comments dated September 13, 2019 for the above referenced project, and offer the following responses or additional information. Please note that our responses are shown in bold italic typeface. Please note that this submittal only addresses Tier 1 comments. Tier 2 Comments will be addressed under separate cover.

Engineering Tier 1 Review

4. A Traffic generation Statement was provided please add number of AM and PM Peak hours specific for Panda Express. Clarify in Table remaining hours after or before this statement. Please, make sure that ITE used is the latest 10th Edition. It needs to be reviewed and approved by Public Services – City Engineer.
Revised Traffic Generation Statement was provided, pending to be revised and approved by Acting City Engineer.
Response: Per DRC meeting and discussion with staff, peak pm trips are less than 50. The Traffic Statement and Impact Fee Statement use completely different methodologies for determining the number of PM peak hour trips and are not intended to match. The Impact Fee Statement uses Broward County trip rates for the purposes of calculating impact fees only. This is consistent with what has been used for past Dania Pointe submittals to identify the impact fees owed for each phase of the development.

The Traffic Statement uses rates published by the Institute of Transportation Engineers (ITE) in Trip Generation, 10th Edition to remain consistent with previous trip statements and the traffic studies submitted for the overall site. The ITE rates are consistent with what was used in the traffic studies approved by FDOT, Broward County, and Dania Beach when the overall Dania Pointe Master Plan was approved. Using this methodology, the Panda Express generates 46 AM peak hour trips (24 inbound, 22 outbound) and 39 PM peak hour trips (21 inbound, 18 outbound).

5. Verify, repair and resurfacing/refurbishing work of existing ROW is necessary/required, with Public Services. –City Engineer. New driveway access is proposed. Then, U/ROW permit might be required.

Response: Driveway access to public right of way is existing. Please see previously approved ROW permit attached.

7. Be advised a Maintenance of Traffic (MOT) plan must be provided and approved by Public Services prior to any work on the ROW.

Response: Work within public right of way is not proposed and therefore a MOT plan is not applicable.

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

Response: Site plan will be provided upon final approval.

9. For ease of review, please reply in writing to each line comment, reference page number and backup page number and backup documents provided. Additional comments may apply.

Response: Responses to comments provided.

Plans and required documents detailing the proposed construction are included in this submittal. Should you have any questions, comments or require any additional information, please do not hesitate to contact me.

Respectfully,
CPH, INC.

Nicole Lebron, PE

Nicole Lebron, PE
Project Engineer



5601 Mariner Street
Suite 105
Tampa, Florida 33609
Phone: 813.288.0233
www.cphcorp.com

August 30, 2019

Daniel Lozandier
City of Dania Beach Community Development Dept.
100 W. Dania Beach Blvd
Dania Beach, FL

**Re: Panda Express – Dania Pointe
Request for Additional Information
SP-117-19
CPH Job No. P7339.1**

Mr. Lozandier:

We are in receipt of your comments dated July 15, 2019 for the above referenced project, and offer the following responses or additional information. Please note that our responses are shown in bold italic typeface.

1. The applicant should add a terminal landscape island along the parking to the west to break up long row of parking
Response: Long rows of parking up to 20 spaces are permitted per the Dania Pointe DDG (development code).
2. The applicant should remove the last 2 parking spaces along the western portion of the property to avoid customers backing out into major drive aisle
Response: The 2 referenced parking spaces will not pose a problem to traffic & circulation and therefore will remain in place.
3. The applicant should provide the anticipated number of jobs associated with the development
Response: 30 employees will be hired at the proposed quick service restaurant.
4. The applicant should provide the estimated tax base of the development prior to and after construction
Response: Estimated tax base \$960,000 (exist. property value of \$460,000 + \$500,000 improvements).

Broward Sheriff's Office: Dept. of Fire Rescue & Emergency Services

5. All turning radii (demonstrated)
Response: Fire truck turning movement shown on sheet C4.0 Utility Plan.
6. Drive Aisle widths (demonstrated) & Vertical Clearances (noted)
Response: Drive aisle widths have been shown on sheet C3.0 Site Plan.
7. Fire Department Apparatus Access Road locations and dimensions – demonstrate or note on the plan how they will be marked and delineated on site
Response: Fire truck turning movement shown on sheet C4.0 Utility Plan.



8. All existing and proposed water main sizes
Response: Existing and Proposed water main sizes shown on sheet C4.0 Utility Plan.
9. Existing and proposed fire hydrant locations
Response: Existing and Proposed fire hydrants shown on sheet C4.0 Utility Plan. Threes existing fire hydrants, utilized in the fire flow testing, are shown on sheet C4.0 Utility Plan.
10. Dimensions of the three nearest adjacent hydrant to the project site
Response: Threes existing fire hydrants with dimensions to each, utilized in the fire flow testing, are shown on sheet C4.0 Utility Plan.
12. Locations of all fire department connections on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)
Response: Not applicable. Fire sprinklers are not proposed.
13. Fire Hydrant Flow Test
Response: Fire hydrant flow test shown on sheet C4.0 Utility Plan.
14. Fire Flow Demand Calculations in accordance with NFPA 1: CH: 18 Florida Fire Prevention Code (FFPC) 6th ed./2015
Response: Fire flow demand calculations shown on sheet C4.0 Utility Plan.
15. A completed Application for the Approval of the Fire Protection Water Supply Design (See the last page of this document)
Response: Fire Protection Water Supply Design application provided.
16. Statement of verification from the design professional of record, on official company letterhead that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code.
Response: Statement of verification provided.
17. Fire lane locations and striping detail (demonstrated)
Response: Fire lane and striping are not required or proposed as part of this project.
18. "NO PARKING" sign locations and sign details demonstrated
Response: Fire lane and "No Parking" signs are not required or proposed as part of this project.
19. A note or detail identifying the design load for surface compaction of all non-paved roadways and/or Fire Department Access Roads (where applicable)
Response: Not applicable.
20. Building accessibility
Response: Life safety plan for building accessibility provided. Please see sheet A-106. Additionally, please see fire truck turning movement on sheet C4.0 for accessibility to the site.

21. Load Limits for Bridges and Grading for significant changes in elevation (if applicable)
Response: Not applicable.
22. Fire Department Access Routes During Construction
Response: Uninterrupted fire truck and emergency vehicle access will be maintained during construction. Please see note "BROWARD COUNTY FIRE NOTE" on sheet C3.0.
23. Locations of all Post Indicating Valves or Underground Gate Valves, Double Detector Check Valves, etc.
Response: All existing gate valves and proposed backflow preventers shown. Double detector check valves and post indicating valves are not applicable.
24. Fire Hydrant Detail
Response: Not applicable. No new fire hydrants are proposed.
25. Bollard / Impact Protection Detail for Hydrants, FDC's & DDCV's
Response: Not applicable.
26. Roadway Pavement Marker (RPM) Detail for Fire Hydrant Locations (Blue Reflective Markers)
Response: Not applicable.
27. Post Indicating Valve Detail (where applicable)
Response: Not applicable.
28. Underground Gate Valve Detail (where applicable)
Response: Not applicable.
29. Backflow Preventer / Double Detector Check Valve (DDCV) Detail (where applicable) that identifies the DDCV as being listed for Fire Use
Response: Not applicable.
30. Signage Detail for the Fire Department Connections (where applicable)
Response: Not applicable.
31. An egress plan demonstration and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures – life safety plan
Response: Life safety plan for building accessibility provided. Please see sheet A-106.
32. Minimum Radio Signal Strength for Fire Department Communications – See details on the next page
Response: Informational comment.
33. Shop drawings for AAFS (Type 1 Hood kitchen suppression system) and shop drawings for other intended fire protection systems such as fire sprinkler system and fire alarm system as per FFPC 6th ed. / 2015.
Response: Informational comment. Shop drawings to be provided by contractor.

Landscape Plan Review

34. In the Tree Table on sheet TRP 1.0, include the total canopy spread in square feet (SF) for all trees to be removed.
Response: The canopy spread has been added for all trees removed along with the total removed canopy in square feet.
35. Provide mitigation calculations and how the mitigation will be met, i.e. on-site plantings, off-site plantings, or payment into the tree trust fund. Per the DDG, trees required under development standards may be counted towards mitigation requirements
Response: Mitigation calculations have been provided adjacent to the plant list on sheet L2.0 for provided Mitigation. Required Mitigation requirements is on the TRP 1 (Now TP 1). Mitigation is being met by on-site planting.
36. Per Sec. 825-100(A)(5), an additional 50% canopy replacement is required for new developments. Include this 1.5 multiplier in the mitigation calculations.
Response: The 1.5 multiplier has been incorporated into the mitigation replacement calculation.
37. Tree 1109 in the Tree Table is listed as a green buttonwood; however, an on-site inspection revealed it is a live oak. Update accordingly.
Response: The Tree Table has been updated.
38. Existing trees 1120 and 1123-1128 are all young, good condition mahogany trees and are proposed for removal. These trees are great candidates for relocation. Discuss relocating these trees on-site to lower the mitigation requirements.
Response: Due to the invasive root system of these trees and the limited planting space on the plan, we prefer not to use the mahogany trees on site. As a general rule it is also more economical to replace trees of this size with trees of equal size and have the added benefit of a one year warrantee from the contractor.
39. In the landscape plan on sheet L2.0, it is difficult to differentiate between pervious and impervious area. Provide shading to any paved or impervious areas.
Response: shading has been incorporated.
40. Per Sec. 275-170(B), dumpster enclosures must be screened by shrubs on at least 3 sides. The dumpster enclosure is currently screened on 2 sides. Continue the screening around the entrance sidewalk to meet this requirement.
Response: Additional screening has been added.
41. Per Sec. 275-170(B), provide screening with shrubs a minimum of 30 inches at the time of planting on at least 3 sides of the transformer pad in the western landscape area.
Response: Additional planting has been added 3' off of the sides of the transformer and the existing hedge behind the transformer serves as the third side.
42. Per Sec. 275-190(I) (4), shrubs must be a minimum of 24 inches in height at the time of planting. Update the plant list accordingly.
Response: Shrubs have been sized at 24" height.

43. A cypress tree is currently proposed directly under the existing canopy of trees 1136. Relocate this proposed cypress tree to avoid canopy conflict in the future and ensure the longevity of the tree.
Response: The conflict has been removed.
44. Per Sec (8) (4) (4.) of the Dania Pointe DDG, provide a note that root barrier will be installed for all trees planted within 5 feet of utilities and sidewalk. Per Sec. 290 (O), root barrier must also be installed when a tree is planted within 10 feet of a parking area.
Response: The note from the Dania Pointe DDG has been added to the landscape plan.
45. Provide a landscape requirements table to ensure compliance with the buffer, VUA, and general landscape standards in the DDG and the City's Code of Ordinances. Include the following:
- a. how buffer requirement area being met
 - b. street tree requirements
 - c. VUA requirements
 - d. mitigation requirements
 - e. native plant material per Sec. 275-60
- Response: Code sections have been identified on the landscape plan, with trees referenced to each section. The Street Trees are existing conditions.**
46. Include the City of Dania Beach Standard Landscape Notes found in Appendix G of the City of Dania Beach Landscape Technical Manual. In the event that City's notes conflict with the provided notes, the City's notes will prevail.
Response: City of Dania Beach Standard Landscape Notes provided.

Engineering Tier 1 Review

47. Provide a signed, sealed and dated survey by a Professional land Surveyor showing all proposed above ground improvements, utilities, rights of way dimensions and all easements and/or dedications. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed the Florida Bar. The Title commitment or Opinion of Title must have an effective date no more than thirty (30) days prior to the date of submittal of the survey and must be certified to the City of Dania Beach. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date. Provide Flood Zone.
Response: Signed and sealed survey provided please see sheet sheets 1 of 4, 2 of 4, 3 of 4, and 4 of 4.
48. Provide the Following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
- a.- A preliminary demolition Plan C02.1 was provided .Showing demolition of drainage piping and structures. Saw cut and remove existing curb and gutter.
 - b. A preliminary Site Plan C03.0 was provided. Missing to be identified PL, ROW lines of the property and ROW names, dimensions of adjacent streets. Show proposed FFE. See Mark ups.
 - c.- A preliminary Utility Plan C04.0 was provided . Missing Water connection, sizes of meters, water and irrigation. Clarify sewer connection to existing sanitary sewer line on site. Also, verify location of grease trap.

d.- A preliminary grading & drainage Plan was provided. Please, provide copy of Drainage Calculations to support proposed grading and drainage connections. For 100 and 25 Year- 3 day, 10 Year – 1 Day storm peak stages, including FEMA Flood Zone and Miami Dade County Flood Criteria. e.g. Proposed FFE Criteria elevation , Proposed Minimum Perimeter Elevation, Proposed Minimum Crown of the Road Elevation. (Zero Discharge).

e.- Pending to be provided a preliminary Pavement, Marking and Signage Plan must be provided.

Response: a.

b. Proposed FFE (9 NAVD88) shown on sheet C5.0

c. Existing 2" water stub-out, 1" irrigation meter & backflow preventer, and 1.5" domestic water meter & backflow preventer shown on sheet C5.0. Grease trap location shown on sheet C5.0.

d. Drainage calculations shown conformance to existing Broward County stormwater license #SWM2016-059-3 provided

e. Pavement Marking and Signage Plan provided please see sheet C03.1

49. A copy from BC Planning Council was provided. Platting requirements for a parcel described in letter is not able to be identified missing survey and/or approved existing plat.

Response: Signed and sealed survey provided please sheet sheets 1 of 4, 2 of 4, 3 of 4, and 4 of 4.

50. A Traffic generation Statement was provided please add number of AM and PM Peak hours specific for Panda Express. Clarify in Table remaining hours after or before this statement. Please, make sure that ITE used is the latest 10th Edition. It needs to be reviewed and approved by Public Services – City Engineer.

Response: Revised traffic impact statement provided.

51. Verify, repair and resurfacing/refurbishing work of existing ROW is necessary/required, with Public Services. –City Engineer. New driveway access is proposed. Then, U/ROW permit might be required.

Response: Driveway access to public right of way is existing. Therefore, no resurfacing or refurbishing work will be required within public right of way.

52. Provide a Preliminary Staging Plan signed and sealed by a Licensed Professional Engineer in the State of Florida.

Response: Signed and Sealed preliminary staging plan provided / staging area shown on sheet C06.0 SWPPP Plan.

53. Be advised a Maintenance of Traffic (MOT) plan must be provided and approved by Public Services prior to any work on the ROW.

Response: Work within public right of way is not proposed and therefore a MOT plan is not applicable.

54. 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.

Response: Drawing file disk in .dwg format provided.

55. For ease of review, please reply in writing to each line comment, reference page number and backup page number and backup documents provided. Additional comments may apply.

Response: Responses to comments provided.

56. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below. Per Section 635-40(A) "Boundary survey and topographic survey signed and sealed by a professional surveyor and mapper registered in the State of Florida, with elevations provided on a one hundred (100) foot grid, including natural features and improvements and their current use, top of bank and edge of water for all water bodies and water courses, the location of utility lines within and adjacent to the site, adjacent and internal rights-of-way width and dedication information, pavement location and width, and all easements and reservations of record. If there are existing improvements on the property, they shall be depicted and dimensioned."

Per Section 635-50

(F) "Legal description and net acreage"

(J) "The location and dimensions of proposed setback lines" provided in table.

(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination"

Response: Sign and Sealed survey meeting the City of Dania Beach criteria provided.

57. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid

Response: Confirmed.

58. Must submit application, application fee, justification statement based on criteria identified in the LDC, and any other documentation necessary for all Variances, Special Exceptions, Waivers, Design Variations, etc needed for the project at time of Site Plan Submittal. Failure to do so will result in delay of the project.

Response: Not applicable. Variances not proposed.

59. TRAFFIC STUDY: per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. If less than 50 trips, then a traffic statement is required. Provide estimated number of peak trips.

Response: Revised traffic impact statement provided.

60. IMPACT FEES: Impact fees that will be required for the project are attached for reference.

Response: Acknowledged.

61. SIGNS: Per Section 635-50(S) Provide copy of all signs for compliance review.

Response: Sign package provided.

62. 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.

Response: FAA/BCAD review and approval letter provided.

63. PARKING: See DDG
Response: Acknowledged.
64. LOADING: See DDG
Response: Acknowledged.
65. 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 ..."
Response: Not applicable.
66. ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.
Response: Rooftop screening plan provided. Please see sheet A-202.
67. COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.
Response: Acknowledged.
68. 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: Revised traffic impact statement provided.
69. Must provide latest revised set of plans on disk prior to going to public hearing.
Response: Acknowledged. Disk provided.
70. For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150' of the subject property boundaries
Response: LiDAR exhibit provided.
71. 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: Acknowledged.
72. Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing.
Response: Acknowledged.
73. 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, and 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: Mailing labels provided.

74. 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 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 form is available on the City's Web site, cost \$100 and takes 5 days to process.

Response: Municipal Lien Search results required.

75. 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: Not applicable, project site 0.98 acres.

76. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal.

Response: Security fencing with screening detail revised and shown on Sheet C02.1 Demolition Plan.

77. Per Section 290-50(B) must provide a pedestrian maze for access. Revise site plan and details accordingly.

Response: Dumpster enclosure revised to show pedestrian maze. Please see sheet C03.0 Site Plan and sheet A-407 Trash Enclosure Details.

78. Per Section 265-110(H)(2) "The perimeter of a vehicular use area shall be constructed with a 6" raised type 'D' or 'F' curb." Identify type 'D' or 'F' on site plan a detail accordingly.

Response: Type F curbing proposed throughout site and noted on Sheets C03.0 Site Plan and C03.3 Hardscape Details II.



August 29, 2019

Ronnie S. Navarro, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: *Dania Pointe – Restaurant Transportation Mitigation Impact Fee Calculation*
Dania Beach, Florida
Kimley-Horn # 147626002

Dear Mr. Navarro:

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 2,600 square feet of fast-food restaurant with drive-through.

Broward County's adopted PM peak hour trip rates were used to calculate the peak hour trips generated by the proposed fast food restaurant. 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.

Table 1
Dania Pointe –Fast Food Restaurant Transportation Mitigation Impact Fees

Land Use	Intensity	PM Peak Hour Trip Generation Rate	PM Peak Hour Trips	Cost Per Trip	Impact Fee
Fast Food w/ Drive-Through	2,600 sf	19.15 trips / 1,000 sf - (43% Pass-by)	50 gross trips/ 29 net trips	\$21.26 / net trip	\$616.54

FILE COPY



Summary

As determined herein, the City's Traffic Mitigation Impact Fee associated with the proposed apartment component of the Dania Pointe site is \$616.54. 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 A Kinlen
2019.08.29
17:42:53 -04'00'

Stephanie Kinlen, P.E.
Transportation Engineer

Florida Registration
Number 84302
Certificate of Authorization
Number CA00000696

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FILE COPY

Dania Live 1748, LLC

6060 Piedmont Row Drive South
Suite 200
Charlotte, NC 28287

Brandon Reynolds
E-Mail: BReynolds@Kimcorealty.com

Writer's Direct Dial: 954.598.1450
Writer's Fax: 704.367.0629
www.kimcorealty.com

August 27, 2019
Joe Celento
Panda Restaurant Group, Inc.
Sr. Project Manager- GA, FL, PR
m 912-272-4811
Joe.Celento@PandaRG.com
22 Lazy Hammock Ct.
Savannah, GA 31419

RE: Landlord Approval for Tenant to Permit Lease
Panda Express
121 S. Pointe Dr
Dania Beach, FL 33004

Dear Mr. Celento:

Please consider this letter Landlord approval for tenant to submit plans for permit, we have reviewed and approved as noted on your plans for the Panda Express building plans dated 08.01.19. Please make note of the comments on the plans that were submitted back to tenant 08.26.19.

Should you have any questions please give me a call.

Sincerely,



Brandon Reynolds
Project Manager | Construction



(954) 598-1450 | BReynolds@Kimcorealty.com
1 Oakwood Boulevard, Suite 70 | Hollywood, FL 33020
[BLOG](#) | [FACEBOOK](#) | [TWITTER](#) | [LINKEDIN](#) | [YOUTUBE](#)





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

August 27, 2019

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

RE: Panda Express / True Warm & Welcome 2600
SW 18 Avenue, Dania Beach, FL
Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Panda Express / True Warm & Welcome 2600 site plan located south east 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>

- **Unless submitted to BCAD for additional review, no building, structure or vegetation on the site may exceed a *maximum height of 24 feet (AMSL)* as reflected on Exterior Elevation Sheets A-200 and A-201 by CPH, Inc. (dated July 31, 2019)**

- 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.

Adherence to these conditions is required for BCAD approval of the proposed Panda Express / True Warm & Welcome 2600 site plan and it is based on the following documents submitted by the applicant:

- Site Plan C03.0 by CPH, Inc. (submitted to BCAD on June 13, 2019)
- Exterior Elevation Sheets A-200 and A-201 by CPH, Inc. (dated July 31, 2019)
- Overall Site Plan D7109 (submitted to BCAD on June 24, 2019)

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.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen Friedman', followed by a long horizontal line extending to the right.

Karen Friedman
BCAD Aviation Senior Planner

cc: Matthew D'Angelo, mdangelo@cphcorp.com
Michael P. Pacitto, P.G., Director Planning and Environmental
William Castillo, BCAD Aviation Planning Manager



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 16, 2019

City of Dania Beach
Planning & Zoning Division
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: Property owners within 450 feet of:

SUBJECT: SW 18 Avenue, Dania Beach, FL 33004

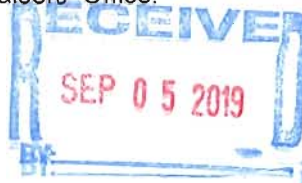
FOLIO NUMBER: 5042 33 39 0014

ABBREVIATED LEGAL DESCRIPTION: KRILICH PLAT 142-19 B POR PAR A & B, POR LOTS 1-6, BLK 1 DOUGLAS HILL 12-45 B & POR SW 1 ST & SW 18 CT ABANDONED PER OR 29499/803 DESC AS: COMM NW COR SAID PAR A, E 511.87, S 664.12, W 39.21, SWLY 54.03 TO POB, CONT SWLY 148.23, S 125.03, W 45.88, S 50, W 15.07, N 31.71, NWLY 183.44, NWLY 146.40, NE 52, NWLY 170.05, E 230.45, E 144.93, SE 15.23, E 28.67, SE 16.58, SE 21.05 TO POB AKA: PARCEL 8C

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 450 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Broward County Property Appraisers' Office.

Sincerely,

Diana B. Rio



Total number of property owners without repetition: **18, including 0 international**

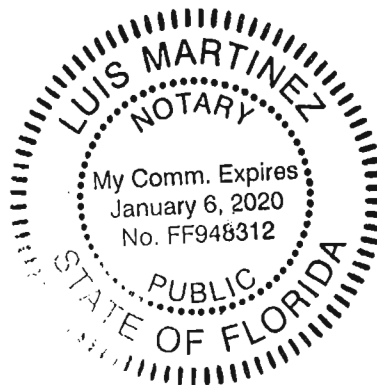
State of: Florida
County of: Miami Dade

BEFORE ME: an officer duly authorized to take acknowledgments, on this 19th day of August, 2019 personally appeared Diana B. Rio who is personally known to me or who has produced Florida's Driver License as identification and who did take or did not take an oath, who executed the foregoing, and executed the same freely and voluntarily for the purposes therein expressed.

Notary Public

Dated this 19th day of August, 2019
Commission Expires: 01/06/2020

Seal



Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
B & JCM PROPERTIES LLC		3905 NW 107 AVE STE 501	DORAL	FL	33178	USA
BRE POLYGON PROPERTY OWNER LLC	% PROPERTY TAX-HOTELS	PO BOX A-3956	CHICAGO	IL	60690	USA
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	USA
CF & A HILL FAMILY LTD		261 SW 13 ST	DANIA BEACH	FL	33004	USA
CITY OF DANIA BEACH		100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
COED-STIRLING ROAD LLC	ATT: NICK ECONOMOS	4000 N FEDERAL HWY STE 206	BOCA RATON	FL	33431	USA
COED-STIRLING,ROAD LLC DDCTD	PUBLIC %CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
DANIA LIVE 1748 II LLC	% KIMCO REALTY CORP	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042	USA
DANIA LIVE 1748 LLC		3333 NEW HYDE PARK RD #100	NEW HYDE PARK	NY	11042	USA
DANIA LIVE 1748 LLC		3333 NEW HYDE PARK RD STE 1000	NEW HYDE PARK	NY	11042	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
FRONTIER DANIA LLC		1801 SW 3 AVE STE 500	MIAMI	FL	33129	USA
GEVA I CORP		10374 BERMUDA DR	COOPER CITY	FL	33026	USA
MCDONALDS CORP 009/0528	% CHRISTOPHER N BIGGS	PO BOX 182571	COLUMBUS	OH	43218	USA
CITY OF DANIA BEACH PLANNING & ZONING DIVISION	C/O CORINNE LAJOIE	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
PUBLIC LAND	% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	USA
SFA ATLANTIS ASSOC LP		3333 NEW HYDE PARK RD #100	NEW HYDE PARK	NY	11042	USA
STIRLING HOTEL DANIA BEACH	LTD	60 POINTE CIR	GREENVILLE	SC	29615	USA



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

450' RADIUS MAP



SUBJECT: SW 18 Avenue, Dania Beach, FL 33004

FOLIO NUMBER: 5042 33 39 0014

ABBREVIATED LEGAL DESCRIPTION: KRILICH PLAT 142-19 B POR PAR A & B, POR LOTS 1-6, BLK 1 DOUGLAS HILL 12-45 B & POR SW 1 ST & SW 18 CT ABANDONED PER OR 29499/803 DESC AS: COMM NW COR SAID PAR A, E 511.87, S 664.12, W 39.21, SWLY 54.03 TO POB, CONT SWLY 148.23, S 125.03, W 45.88, S 50, W 15.07, N 31.71, NWLY 183.44, NWLY 146.40, NE 52, NWLY 170.05, E 230.45, E 144.93, SE 15.23, E 28.67, SE 16.58, SE 21.05 TO POB
AKA: PARCEL 8C



5601 Mariner Street
Suite 240
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

August 15, 2019

Daniel Lozandier
City of Dania Beach Community Development Dept.
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

RE: Panda Express – Dania Point
SP-117-19
CPH Job No. P7339.1

To whom it may concern,

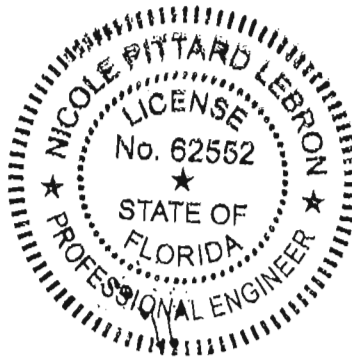
The proposed water main and existing fire hydrant spacing and locations are in compliance with the Broward County Land Use Code and Florida Fire Prevention Code.

May this letter server as verification required. If you have any questions, please do not hesitate to contact me.

Sincerely,
CPH, Inc.

A handwritten signature in blue ink, appearing to read 'Nicole Lebron', is written over a light blue circular background.

Nicole Lebron, P.E.





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



APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN

Date of Application: 6/24/19
Site Plan Application # SP-117-19
Name of Project/Development Dania Beach Panda
Address of Project/Development: 121 S. Pointe Drive Dania Beach, FL
Owner/Agent: Panda Express, Inc.
Design Professional of Record Nicole Lebron
Water Purveyor City of Dania Beach
Water Purveyor Address: 100 W. Dania Beach Blvd. Dania Beach, FL 33004

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

Affirmation of Compliance with Fire Protection Water Supply Design Requirements:

1. The Type of Construction" is V in accordance with NFPA 220
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1500 gallons per minute. (In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1:18.4 [FFPC 6th Ed.] and the Broward County Land Development Code, and the water supply necessary for fire sprinkler and standpipe operations (*if provided*) in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations; are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).

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

Signature - Owner/Agent/Occupant:

Date

Signature - Design Professional of Record

Date



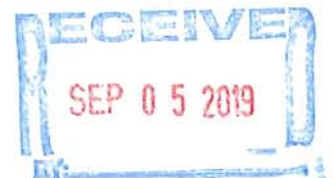
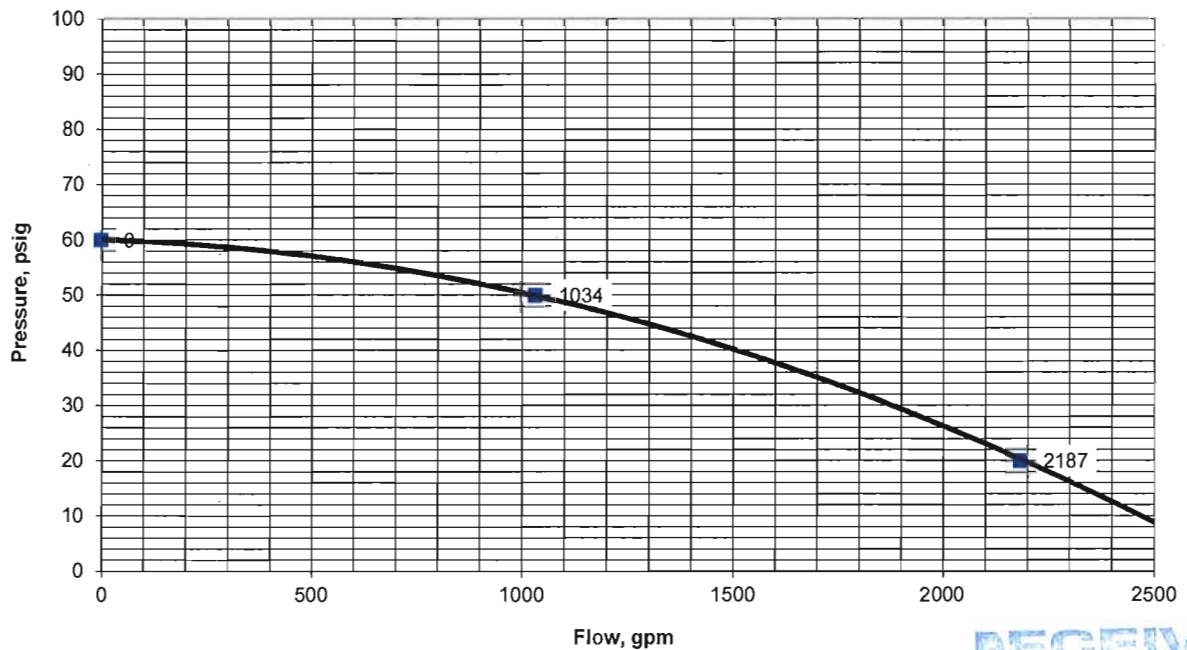
WATER FLOW TEST REPORT



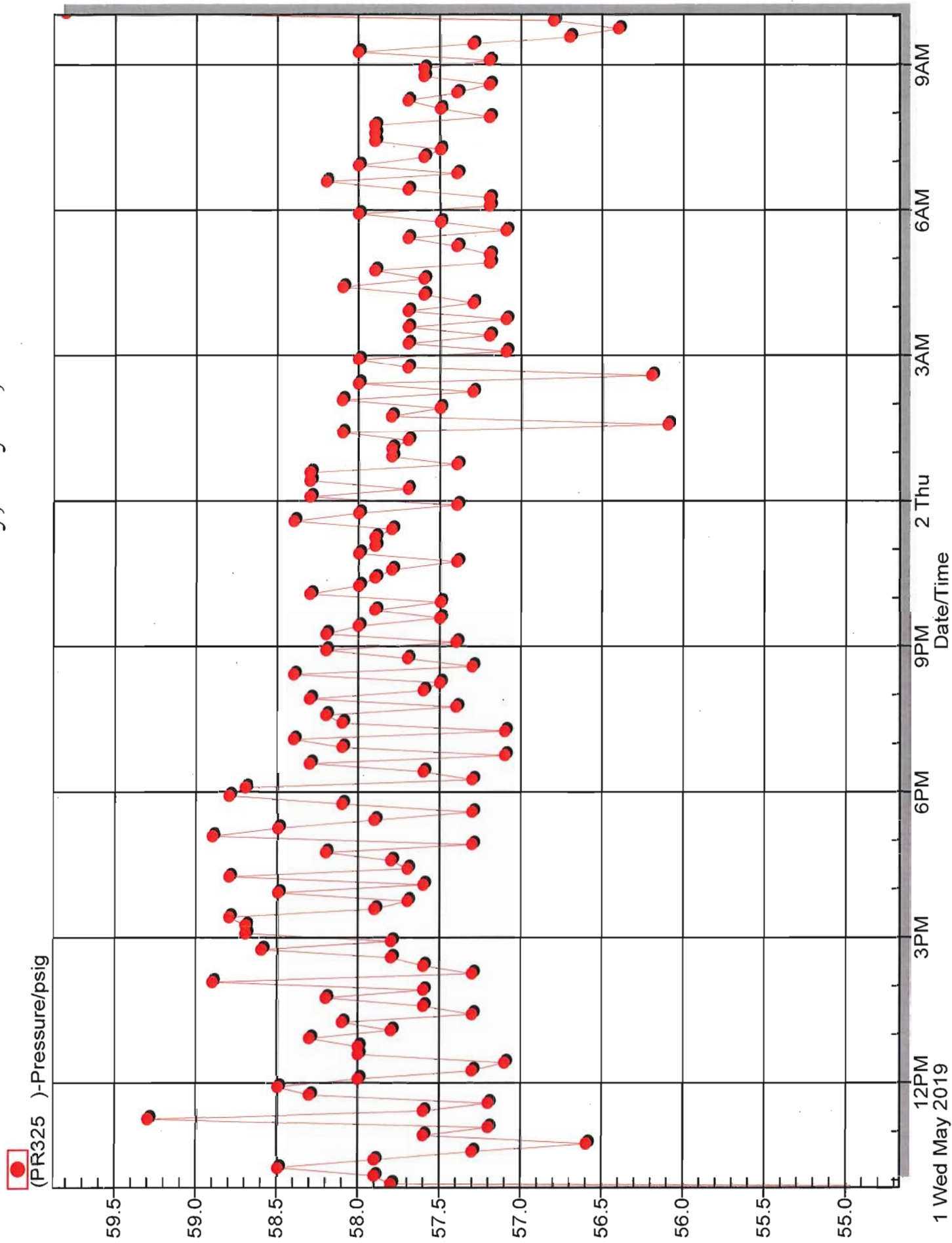
HYDRANT # & LOCATION: Dania Point 1800 Stirling Rd / Dania Beach, FL DATE: 5/2/2019
TEST BY: Johnson Controls Day or Week: Thursday TIME OF DAY: 9:30 MIN. OF FLOW: 5 Mins
WATER SUPPLIED BY: Municipal
PURPOSE OF TEST: Sprinkler design criteria

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u> </u>	<u> </u>
COEFFICIENT:	<u>0.9</u>	<u> </u>	<u> </u>
PITOT READING:	<u>38</u>	<u> </u>	<u> </u>
GPM:	<u>1034</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>1034</u> GPM		
STATIC READING:	<u>60</u> PSI	RESIDUAL: <u>50</u> PSI	
RESULTS: AT 20 PSI RESIDUAL	<u>2187</u> GPM	AT 0 PSI	<u>2722</u> GPM
ESTIMATED CONSUMPTION:	<u>1034</u> GAL.		
REMARKS:			



Downloaded Data - Tuesday, May 07, 2019





5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

August 15, 2019

Kevin Roberson, P.E.
K.H.A.
Dania Pointe

Panda Express @ Dania Pointe

Please see below for required stormwater calculations for the Panda Express Parcel at Dania Pointe to show consistency with the Conceptual Drainage Summary and Conceptual Civil Plans associated with Broward County Permit #SWM2016-059-0. This leased parcel is referred to in the Conceptual Drainage Permit as "Terry's Outparcel" and is within the "Hotel Area" Post Development Basin.

Site Development Parameters for the Panda Express are consistent with assumptions in the Dania Pointe Conceptual Permit. The existing (surveyed) storage volume for DRA-5 within Terry's Outparcel is slightly short of the required storage volume. Therefore proposed underground exfiltration piping will be added to the Panda Express site to obtain the required storage volume.

Panda Site Parameters	Permitted Values			Proposed Values		
Description	Area (SF)	Area (AC)	% of Total	Area (SF)	Area (AC)	% of Total
Impervious						
Pavement	31537	0.724	74%	25820	0.593	61%
Building	2600	0.060	6%	2609	0.060	6%
Water Surface	0	0.000	0%	2281	0.052	5%
Impervious Total =	34137	0.784	80%	30710	0.705	72%
Pervious Total=	8538	0.196	20%	11897	0.273	28%
Total Area=	42,675			42,607	0.978	100%

Hotel Area Summary Design Parameters

Storm Event	Post Phase II (ft, NAVD)	Panda Design elevation (ft, NAVD)
5 year 1 hour	3.74	5.31 ft NAVD (lowest minimum Inlet within Panda Express Area)
5 year 24 hour	3.25	Parking Lot Minimum Design Elevation= 5.31
25 year 72 hour	5.53	DRA-5 Min. Berm = 5.53
100 year 72 hour	5.86	Panda FFE=9.0





Post Development Storage Volume Required for Dry Pond DRA 5(within Terry's Outparcel) per Dania Pointe Master Drainage Permit = 0.17 ac-ft

DRA-5 Existing Storage Volume Based on Survey Data				
Elevation	sf	ac.	Inc. Storage (ac-ft)	Cum. Storage (ac-ft)
2	10	0.0002	0.0000	0.0000
2.5	81	0.0019	0.0005	0.0005
3	276	0.0063	0.0021	0.0026
3.5	504	0.0116	0.0045	0.0071
4	797	0.0183	0.0075	0.0145
4.5	1157	0.0266	0.0112	0.0257
5	1751	0.0402	0.0167	0.0424
5.55	2281	0.0524	0.0255	0.0679

Trench Volume (V) = Required Storage – Exist. Pond Storage = 0.17 Ac-Ft – 0.068 Ac-Ft = 0.102 Ac-Ft

0.102 Ac-Ft * (12 inches / Ft) = 1.22 Ac-Inches

SHWT = 0.5' NAVD

GW/Bottom Elev. = -1.5' NAVD

Finished Grade = 7.5' NAVD

Control Elev= 4.0' NAVD

Top of Trench = 2.58' NAVD

Effective Head/Depth to Water Table (H₂): (4.0 – 0.5')² = 1.75'

Trench Height (H): 2.5 – (-1.5) = 4.0'

Unsaturated Trench Depth (D_u): 2.58' – 0.5' = 2.08'

Saturated Trench Depth (D_s): 0.5' – (-1.5)' = 2.0'

Hydraulic Conductivity (K): 0.0007404 [Ft³/S] / [Ft² – Ft of head]

Width: 4'

$$L_1 = \frac{V}{K (H_2 W + 2H_2 D_u - D_u^2 + 2H_2 D_s) + 0.000139W D_u}$$

Length of trench required: 89.37'

Length of trench provided: 90'



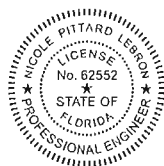
Broward County Permitted & Proposed Quantities

	Permitted	Proposed
Impervious Area	0.78 Acres	0.65 Acres
Storage	0.17 Ac-Ft. (Dry Pond DRA 5 within Terry's outparcel)	0.17 Ac-Ft. (Exist. Pond + Exfiltration Trench)

Please let me know if you have any questions.

Sincerely,

Nicole Lebron, PE
Project Engineer



DC=com, DC=cphengineers,
DC=cph, OU=1-People,
OU=08-Tampa, CN="Lebron,
Nicole P.E.",
E=nlebron@cphcorp.com
2019-08-15 15:19:20



To: CPH
c/o Krys Patterson
5601 Mariner Street, Suite 105
Tampa, Florida 33609

From: Diana Rio
RDR | Rio Development Resources
305.498.1614

Date: 8/16/2019

Subject: SW 18 Ave, Folio 5042 33 39 0014, Dania Beach

Hi Krys,

Attached please find the public hearing notification package for the subject address. Please do not hesitate to contact me should you have any questions.

Thank you.





July 3, 2019

Revised August 29, 2019

Ronnie S. Navarro, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

 **FILE COPY**

RE: Dania Pointe –Traffic Generation Statement (Panda Express)
Dania Beach, Florida
Kimley-Horn # 147659000



Dear Mr. Navarro:

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 a 2,600 square-foot fast-food restaurant with drive-through. For the purposes of this trip generation evaluation, this is classified under the "Retail" category, which for entitlement purposes was analyzed using the "Shopping Center" category (Land Use 820) as defined by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. The Shopping Center category is a broad category that can include a wide range of commercial types of uses in a multi-tenant setting, including merchandise stores, restaurants, fitness centers, etc. 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
Dania Pointe – Entitlement Summary

Use	Master Site Entitlements (Plat Note)	Previously Approved Phases of Development	Currently Proposed Incremental Development	Remaining Entitlements
Retail	937,260 SF	801,874 SF	*2,600 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	--	736 Units
Drive-In Bank	7,000 SF	--	--	7,000 SF

**The proposed 2,600 sf is treated as retail for entitlement purposes but is treated as fast-food for trip generation calculations.*

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 this 2,600 SF building. 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
Dania Pointe – Trip Generation Summary

Scenario	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Approved Site Plan Trips	1,282	836	446	2,353	984	1,369
Proposed to Date Trips	1,022	725	277	2,187	895	1,292
Panda Express Trips	46	24	22	39	21	18
Remaining Trips	260	111	169	166	89	77

As shown, the site has entitlements remaining to generate a total of 260 total AM peak hour trips and 166 total PM peak hour trips following development of the currently proposed use.

Conclusion

As determined herein, the proposed fast food restaurant use will generate 46 net new AM peak hour trips and 39 net new PM peak hour trips per ITE's *Trip Generation Manual, 10th Edition*. Following the development of the fast food use, the Dania Pointe site will have entitlements remaining to generate a total of 260 total AM peak hour trips and 166 total PM peak hour trips.

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 A Kinlen
2019.08.29
18:41:30 -04'00'

Stephanie Kinlen, P.E.
Transportation Engineer

Florida Registration
Number 84302
Certificate of Authorization
Number CA00000696

Attachments

k:\wpb_tpto\1475\147507000 dania pointe\panda express\2019-07-31-dania-pandaexpress-tgen-text.docx

FILE COPY

**TABLE 3A - Overall Site Entitlements
TRIP GENERATION**

ITE TRIP GENERATION CHARACTERISTICS										No Internal Capture: (Mark with X if appropriate)										Adjacent Street Traffic:										
Land Use		ITE Edition	ITE Code	Scale	ITE Units	DIRECTIONAL DISTRIBUTION				GROSS VOLUMES				INTERNAL CAPTURE				EXTERNAL TRIPS				PASS-BY CAPTURE				NET NEW EXTERNAL TRIPS				
						In	Out	Percent		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
1	General Commercial	10	820	937.26	Ksf			62%		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%		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%		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%		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%		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%		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										1036	646	1,682						99	99	198	937	547	1,484		13.6%		202	836	446	1,282
Note: Unconstrained Internal Capture Method (ITE Handbook)										Total:																				

No Internal Capture:										(Mark with X if appropriate)										No Internal Capture:										(Mark with X if appropriate)									
1	General Commercial	10	820	937.26	Ksf			48%		1366	1480	2,846		20.4%	20.4%			250	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%		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%		151	96	247		50.1%	50.1%			36	62	124	89	34	123	0.0%	0.0%		0	89	34	123									
4	High-Rise Apartment	10	222	400	DU			61%		88	57	145		50.1%	50.1%			32	36	72	52	21	73	0.0%	0.0%		0	52	21	73									
5	Hotel	10	310	350	Room			51%		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%		72	72	144		31.2%	31.2%			22	22	44	50	100	100	35.0%	35.0%		36	32	32	64									
7																																							
8																																							
9																																							
10																																							
11																																							
12																																							
13																																							
14																																							
15										1882	2267	4,149						495	495	990	1,387	1,772	3,159		25.5%		806	984	1,369	2,353									
Note: Unconstrained Internal Capture Method (ITE Handbook)										Total:																													

FILE COPY

**TABLE 3B - Existing Development +
Proposed Fast Food
TRIP GENERATION**

ITE TRIP GENERATION CHARACTERISTICS										No Internal Capture: (Mark with X if appropriate)										Adjacent Street Traffic:									
Land Use	ITE Edition	ITE Code	Scale	ITE Units	DIRECTIONAL DISTRIBUTION				GROSS VOLUMES				INTERNAL CAPTURE				EXTERNAL TRIPS				PASS-BY CAPTURE				NET NEW EXTERNAL TRIPS				
					In	Out	Manual	Percent	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			
1 General Commercial	10	820	801.874	ksf					343	210	553	10.5%	10.5%		29	29	58	314	181	495	34.0%	34.0%	168	230	97	327			
2 General Office Building	10	710	452.763	ksf					389	63	452	10.8%	10.8%		24	24	48	365	39	404	0.0%	0.0%	0	365	39	404			
3 Mid-Rise Apartment	10	221	264	du					23	66	89	3.0%	3.0%		1	1	2	22	65	87	0.0%	0.0%	0	22	65	87			
4 Hotel	10	310	350	Room					100	70	170	18.3%	18.3%		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					53	51	104	10.5%	10.5%		5	5	10	48	46	94	50.0%	50.0%	48	24	22	46			
6																													
7																													
8																													
9																													
10																													
11																													
12																													
13																													
14																													
15									908	460	1,368				75	75	150	833	385	1,218			216	725	277	1,002			
Note: Unconstrained Internal Capture Method (ITE Handbook)										Total:										17.7%									

ITE TRIP GENERATION CHARACTERISTICS										No Internal Capture: (Mark with X if appropriate)										Adjacent Street Traffic:									
Land Use	ITE Edition	ITE Code	Scale	ITE Units	DIRECTIONAL DISTRIBUTION				GROSS VOLUMES				INTERNAL CAPTURE				EXTERNAL TRIPS				PASS-BY CAPTURE				NET NEW EXTERNAL TRIPS				
					In	Out	Manual	Percent	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			
1 General Commercial	10	820	801.874	ksf					1217	1319	2,536	9.3%	9.3%		118	118	236	1,099	1,201	2,300	34.0%	34.0%	782	708	810	1,518			
2 General Office Building	10	710	452.763	ksf					76	402	478	20.9%	20.9%		50	50	100	26	352	378	0.0%	0.0%	0	26	352	378			
3 Mid-Rise Apartment	10	221	264	du					68	44	112	49.7%	49.7%		28	28	56	40	16	56	0.0%	0.0%	0	40	16	56			
4 Hotel	10	310	350	Room					120	116	236	17.1%	17.1%		20	20	40	100	96	196	0.0%	0.0%	0	100	96	196			
5 Fast-Food w/ Drive-Through	10	934	2.6	ksf					44	41	85	9.3%	9.3%		4	4	8	40	37	77	50.0%	50.0%	38	21	18	39			
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14																													
15									1525	1922	3,447				220	220	440	1,305	1,702	3,007			820	895	1,292	2,187			
Note: Unconstrained Internal Capture Method (ITE Handbook)										Total:										27.3%									

FILE COPY

At these meetings, management and those indicated as potential successors to the CEO of the company were interviewed by the FBI. The FBI also interviewed the CEO of the company, the CEO of the company's parent company, and the CEO of the company's parent company's parent company.

REVISIONS:

ISSUE DATE: _____

DRAWN BY: K. Pattinson

PANDA PROJECT #:	DXXXX STORE XXXX
CIVIL PROJECT #:	P7319

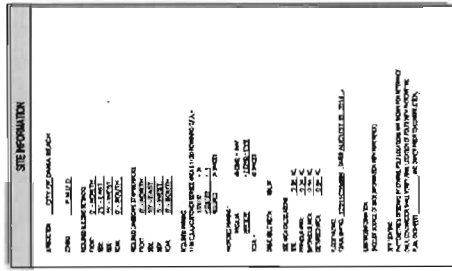


PANDA EXPRESS
TRUE WARM & WELCOME 2200
SW 18th Avenue
Dania Beach, Florida, 33004

SITE PLAN

C03.0

TRUE WARM & WELCOME 2200

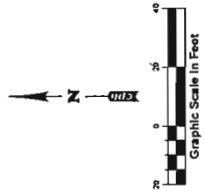
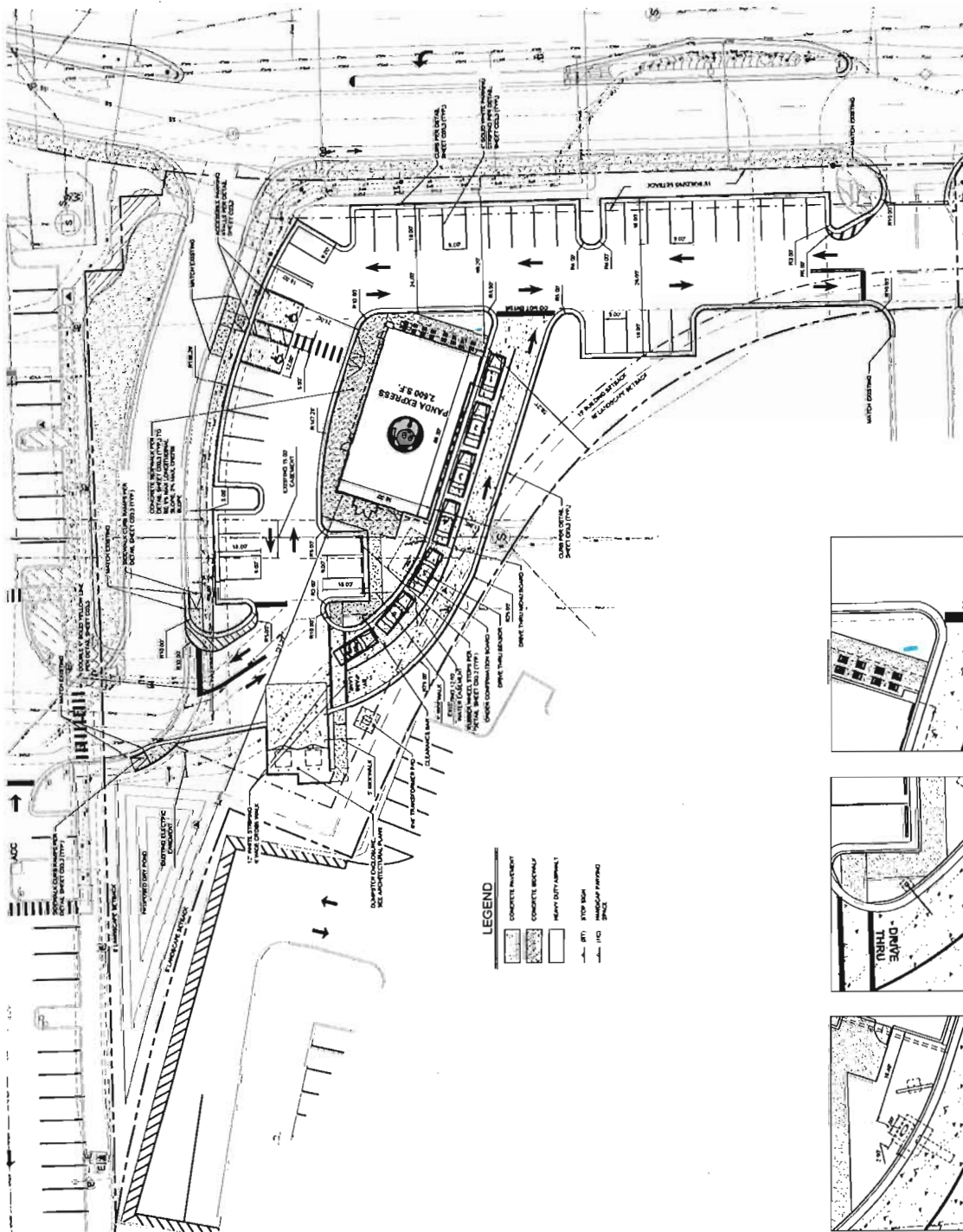


SITE NOTES

- [illegible]

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PROVIDED BY THE CLIENT, DATED 10/11/2010, WAS CONSIDERED TO BE A PRELIMINARY INVESTIGATION. THE CLIENT WAS ADVISED THAT THE GEOTECHNICAL INVESTIGATION WAS NOT SUFFICIENT TO DETERMINE THE APPROPRIATE FOUNDATION TYPE AND THAT THE CLIENT WAS RESPONSIBLE TO OBTAIN THE NECESSARY GEOTECHNICAL INVESTIGATION TO DETERMINE THE APPROPRIATE FOUNDATION TYPE. THE CLIENT WAS ADVISED THAT THE GEOTECHNICAL INVESTIGATION WAS NOT SUFFICIENT TO DETERMINE THE APPROPRIATE FOUNDATION TYPE AND THAT THE CLIENT WAS RESPONSIBLE TO OBTAIN THE NECESSARY GEOTECHNICAL INVESTIGATION TO DETERMINE THE APPROPRIATE FOUNDATION TYPE.
2. THE CLIENT WAS ADVISED THAT THE GEOTECHNICAL INVESTIGATION WAS NOT SUFFICIENT TO DETERMINE THE APPROPRIATE FOUNDATION TYPE AND THAT THE CLIENT WAS RESPONSIBLE TO OBTAIN THE NECESSARY GEOTECHNICAL INVESTIGATION TO DETERMINE THE APPROPRIATE FOUNDATION TYPE.
3. THE CLIENT WAS ADVISED THAT THE GEOTECHNICAL INVESTIGATION WAS NOT SUFFICIENT TO DETERMINE THE APPROPRIATE FOUNDATION TYPE AND THAT THE CLIENT WAS RESPONSIBLE TO OBTAIN THE NECESSARY GEOTECHNICAL INVESTIGATION TO DETERMINE THE APPROPRIATE FOUNDATION TYPE.
4. THE CLIENT WAS ADVISED THAT THE GEOTECHNICAL INVESTIGATION WAS NOT SUFFICIENT TO DETERMINE THE APPROPRIATE FOUNDATION TYPE AND THAT THE CLIENT WAS RESPONSIBLE TO OBTAIN THE NECESSARY GEOTECHNICAL INVESTIGATION TO DETERMINE THE APPROPRIATE FOUNDATION TYPE.
5. THE CLIENT WAS ADVISED THAT THE GEOTECHNICAL INVESTIGATION WAS NOT SUFFICIENT TO DETERMINE THE APPROPRIATE FOUNDATION TYPE AND THAT THE CLIENT WAS RESPONSIBLE TO OBTAIN THE NECESSARY GEOTECHNICAL INVESTIGATION TO DETERMINE THE APPROPRIATE FOUNDATION TYPE.



24 HOUR CONTACT:
PANDA PM
JOE CELENTO
(912) 272-4811

FILE COPY

THANK YOU SIGN

CLEARANCE BAR

MENI BOARD AND ORDER CANOPY



Lemmerman, Gabriel

From: Clayton, Erika <eclayton@daniabeachfl.gov>
Sent: Tuesday, June 11, 2019 1:38 PM
To: Lemmerman, Gabriel
Cc: Schneider, Tom; Lunkins, Angel
Subject: RE: Lemmerman, Brie - Any existing code violations or liens - Folio# 504233390014

Greetings,

Our Code Compliance Department has responded to your public records request and stated the following information: This property does not have any open code violations or liens. This concludes your request.

Thank you and have a great day,



Erika Clayton
Records Specialist | City of Dania Beach
eclayton@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3622 | **Fax:** 954-921-2604

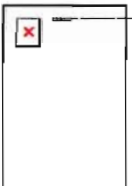
Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Clayton, Erika
Sent: Tuesday, June 11, 2019 10:24 AM
To: 'glemmerman@cphcorp.com' <glemmerman@cphcorp.com>
Cc: Schneider, Tom <tschneider@daniabeachfl.gov>; Lunkins, Angel <alunkins@daniabeachfl.gov>
Subject: RE: Lemmerman, Brie - Any existing code violations or liens - Folio# 504233390014

Greetings,

We have received your public records request and we will notify you when it has been completed.

Thank you and have a great day,



Erika Clayton
Records Specialist | City of Dania Beach
eclayton@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3622 | **Fax:** 954-921-2604

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: noreply@civicplus.com [<mailto:noreply@civicplus.com>]
Sent: Tuesday, June 11, 2019 9:01 AM
To: Schneider, Tom <tschneider@daniabeachfl.gov>; Lunkins, Angel <alunkins@daniabeachfl.gov>; Clayton, Erika

<eclayton@daniabeachfl.gov>

Subject: Online Form Submittal: Public Records Request Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Records Request Form

Public Records Request Form

Please complete this form with all pertinent information. You are not required to identify yourself or submit any personal information; however, it will be helpful should we need to contact you for additional information in order to accurately process your request.

Name	Brie Lemmerman		
Address (if information is to be mailed)			
City			
State			
Zip Code			
Daytime Phone Number (should we need to contact you regarding your request)	813-288-0233		
Email Address	glemmerman@cphcorp.com		
Request is	☐ photocopies	☐ file review	
	☒ other	☐ audio/video files	

RECORD(S) REQUESTED: (In order to provide the correct information, please identify the specific documents or information you are requesting. If applicable, please include the address of the property for which you are requesting information.)

I'm working on a project located in the City of Dania Beach and part of the DRC requirements is to provide a statement from the City's Code Compliance Department stating our site has no existing code violations or liens on the property. The property currently doesn't have an existing address but on the Broward County Property Appraisers site it's at folio number 504233390014 on the northeast portion of the parcel.

***Fees:** 15 cents each one sided sheet up to 8.5" x 14"
20 cents each two sided sheet up to 8.5" x 14"
Certified copies \$1.00 per sheet
Copies of Building Plans are based on the actual cost incurred for reproduction.
CD/DVD \$1.00 each
Labor Charge - 30 minutes or longer – Employee Time x Rate of Pay/Benefits = Fee

Research Charges: If extensive use (30 minutes or longer) of information technology resources, or extensive clerical or supervisory assistance or both are required, a service charge based upon the labor cost actually incurred in providing such copies shall be assessed in addition to the actual cost of the reproduction of documents

Any request with an estimated cost of \$50 or more requires a deposit. Any unused portion of the deposit will be refunded

upon completion of the request.

Warning Note: Requests for public records that include copies of architectural works may be subject to copyright or "original works of authorship" protection in accordance with United States Code, Title 17, Chapter 1. Your request for copies and receiving said "works" may result in a violation of this Code which is subject to Federal prosecution.

*The above charges are in accordance with Section 119.07, Florida Statutes ----- Updated, August 2010

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://daniabeachfl.gov/Admin/FormHistory.aspx?SID=13727>

The following form was submitted via your website: Public Records Request Form

Name: Brie Lemmerman

Address

(if information is to be mailed):

City:

State:

Zip Code:

Daytime Phone Number

(should we need to contact

you regarding your request): 813-288-0233

Email Address: glemmerman@cphcorp.com

Request is: other

other: checking for existing code violations or liens on the property

RECORD(S) REQUESTED: (In order to provide the correct information, please identify the specific documents or information you are requesting. If applicable, please include the address of the property for which you are requesting information.): I'm working on a project located in the City of Dania Beach and park of the DRC requirements is to provide a statement from the City's Code Compliance Department stating our site has no existing code violations or liens on the property. The property currently doesn't have an existing address but on the Broward County Property Appraisers site its at folio number 504233390014 on the northeast portion of the parcel.

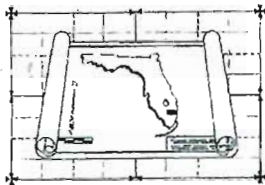
Additional Information:

Form submitted on: 6/11/2019 9:01:09 AM

Submitted from IP Address: [71.40.163.42](#)

Referrer Page: <https://daniabeachfl.gov/94/Public-Records-Requests>

Form Address: <http://daniabeachfl.gov/Forms.aspx?FID=43>



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

June 2, 2016

Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, Florida 33442



Dear Ms. Strutt:

Re: Platting requirements for a parcel legally described as a portion of Parcel 'B,' "Krilich Plat," according to the Plat thereof, as recorded in Plat Book 142, Page 19, of the Public Records of Broward County, Florida; together with all of Lots 14-17 and a portion of Lots 7-10 and 12-13, Block 1, "Douglas Hill," according to the Plat thereof, as recorded in Plat Book 12, Page 45, of the Public Records of Broward County, Florida, less a portion for right-of-way purposes; together with the East half of vacated Southwest 18 Court right-of-way. This parcel is generally located on the northeast corner of Southwest 18 Court and Stirling Road, 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.

Regarding the portion of the proposed development located within "Krilich Plat," Planning Council staff has determined that replatting would not be required by Section D.2, Chapter IV, of the Broward County Land Use Plan. Section D.2. would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on February 2, 1990.

Regarding the portion of the proposed development located within "Douglas Hill," Planning Council staff has determined that replatting is not required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement. As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and

Linda C. Strutt, AICP

June 2, 2016

Page Two

- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 0.67 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 14-17, Block 1, "Douglas Hill") is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. portion of Lots 7-10 and 12-13, Block 1, "Douglas Hill"), or with vacated rights-of-way (i.e. East half of vacated Southwest 18 Court), Section D.2, Chapter IV, of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; the specifically delineated portion constitutes a majority of the enlarged parcel.

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.

The contents of this letter 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 the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Senior Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBT

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



July 3, 2019

Ronnie S. Navarro, P.E.
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004

RE: **Dania Pointe –Traffic Generation Statement (Panda Express)**
Dania Beach, Florida
Kimley-Horn # 147659000

Dear Mr. Navarro:

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 a 2,600 square foot fast-food restaurant with drive-through. For the purposes of this trip generation evaluation, this is classified under the "Retail" category, which for entitlement purposes was analyzed using the "Shopping Center" category (Land Use 820) as defined by the Institute of Transportation Engineers (ITE). The Shopping Center category is a broad category that can include a wide range of commercial types of uses in a multi-tenant setting, including merchandise stores, restaurants, fitness centers, etc. 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
Dania Pointe – Entitlement Summary

Use	Master Site Entitlements (Plat Note)	Previously Approved Phases of Development	Currently Proposed Incremental Development	Remaining Entitlements
Retail	937,260 SF	801,874 SF	2,600 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-	--	736 Units
Drive-In Bank	7,000 SF	--	--	7,000 SF

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 this 2,600 SF building. 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
Dania Pointe – Trip Generation Summary

Scenario	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Approved Site Plan Trips	1,635	1,031	604	2,420	1,031	1,389
Proposed To Date Trips	1,180	878	302	2,169	870	1,299
Remaining Trips	455	153	302	251	161	90

As shown, the site has entitlements remaining to generate a total of 455 total AM peak hour trips and 251 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 455 total AM peak hour trips and 251 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) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Certificate of Authorization
Number CA00000696



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Christopher W
Heggen
2019.07.03
08:33:53 -
04'00'

Attachments

k:\wpb_tpto\1475\147507000 dania pointe\2019-07-03-dania-pandaexpress-tgen-text.docx

TABLE 3A
TRIP GENERATION VERSION 7
 Peak Trip Gen

ITE TRIP GENERATION CHARACTERISTICS										No Internal Capture: (Mark with X if appropriate)										Adjacent Street Traffic:									
										INTERNAL CAPTURE					EXTERNAL TRIPS					PASS-BY CAPTURE					NET NEW EXTERNAL TRIPS				
										Manual		IC		IC		IC		Manual		Calc.		Manual		Calc.		PB			
										In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out		
										Percent		Percent		Percent		Percent		Percent		Percent		Percent		Trips		Trips			
										Total		Total		Total		Total		Total		Total		Total		Total					
										In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out				
										ITE		ITE		ITE		ITE		ITE		ITE		ITE		ITE					
										Scale		Scale		Scale		Scale		Scale		Scale		Scale		Scale					
										Units		Units		Units		Units		Units		Units		Units		Units					
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										9		9																	

TABLE 3B
TRIP GENERATION VERSION 7
Peak Trip Gen

ITE TRIP GENERATION CHARACTERISTICS										No Internal Capture: (Mark with X if appropriate)										Adjacent Street Traffic: (Mark with X if appropriate)									
Land Use	ITE Edition	ITE Code	Scale	Units	DIRECTIONAL DISTRIBUTION				GROSS VOLUMES				INTERNAL CAPTURE				EXTERNAL TRIPS				PASS-BY CAPTURE				NET NEW EXTERNAL TRIPS				
					In	Out	Percent	Manual	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			
1 Shopping Center	9	820	804,474	kst					345	211	556		10.5%	10.5%		29	29	58	316	182	498	34.0%	34.0%	170	231	97	328		
2 General Office Building	9	710	452,763	kst					564	77	641		10.8%	10.8%		35	35	70	529	42	571			0	529	42	571		
3 Apartments	9	220	264	du					27	106	133		3.0%	3.0%		2	2	4	25	104	129	0.0%	0.0%	0	25	104	129		
4 Hotel	9	310	350	room					110	76	186		18.3%	18.3%		17	17	34	93	59	152	0.0%	0.0%	0	93	59	152		
5																													
G																													
R																													
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U																													
P																													
9																													
10																													
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12																													
13																													
14																													
15																													
Note: Unconstrained Internal Capture Method (ITE Handbook)										1045	470	1,516																	
Total:																													

ITE TRIP GENERATION CHARACTERISTICS										No Internal Capture: (Mark with X if appropriate)										Adjacent Street Traffic: (Mark with X if appropriate)									
Land Use	ITE Edition	ITE Code	Scale	Units	DIRECTIONAL DISTRIBUTION				GROSS VOLUMES				INTERNAL CAPTURE				EXTERNAL TRIPS				PASS-BY CAPTURE				NET NEW EXTERNAL TRIPS				
					In	Out	Percent	Manual	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			
1 Shopping Center	9	820	804,474	kst					1163	1259	2,422		9.3%	9.3%		113	113	226	1,050	1,146	2,196	34.0%	34.0%	746	677	773	1,450		
2 General Office Building	9	710	452,763	kst					100	486	586		20.9%	20.9%		61	61	122	39	425	464	0.0%	0.0%	0	39	425	464		
3 Apartments	9	220	264	du					106	57	163		49.7%	49.7%		41	41	82	65	16	81	0.0%	0.0%	0	65	16	81		
4 Hotel	9	310	350	room					107	103	210		17.1%	17.1%		18	18	36	89	85	174	0.0%	0.0%	0	89	85	174		
5																													
G																													
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Note: Unconstrained Internal Capture Method (ITE Handbook)										1476	1905	3,381																	
Total:																													

TRUE WARM & WELCOME Z200

MENU BOARD AND ORDER CANOPY

CITY OF DANIA BEACH

UTILITY/RIGHT-OF-WAY PERMIT

PERMIT # 16-1173

FOLIO #

OWNER Dania Live

DATE 7/28/16

CONTRACTOR Hoar Construction

PURPOSE Drainage / Utilities

LOT

BLOCK

SUBDIVISION

ADDRESS Row SW 18 Avenue Row

NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS PROMINENTLY
DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE - F.B.C. 105.10.1

CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE THIS
BUILDING CAN BE USED FOR ANY PURPOSE

DO NOT REMOVE THIS CARD BEFORE COMPLETION

For Inspection Call 954-924-6805, Ext. 3709 Before 2:00 p.m.
For Next Business Day Inspection



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

Standard Development Application



- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: SP-117-19

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: 121 S Point Drive, Dania Beach, FL 33004

Lot(s): 14-17 Block: 1 Subdivision: Douglas Hill

Recorded Plat Name: Krilich Plat

Folio Number(s): 504233390014 Legal Description: attached

Applicant/Consultant/Legal Representative (circle one) Nicole Lebron/ CPH, Inc.

Address of Applicant: 5601 Mariner Street, Suite 105 Tampa, FL 33609

Business Telephone: 813-288-0233 Home: _____ Fax: _____

E-mail address: nlebron@cphcorp.com

Name of Property Owner: Dania Live 1748, LLC

Address of Property Owner: 3333 New Hyde Park Rd. #100, New Hyde Park, NY 11042

Business Telephone: 704-362-6149 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: _____ Gross Acreage: 1.25 Prop. Square Footage: 2600

Existing Use: Vacant Proposed Use: Commercial- Restaurant

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 Nicole Lebron/ CPH, Inc. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

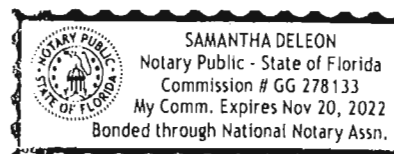
BEFORE ME THIS 24th DAY OF June, 2019

By:

Brandon Reynolds
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known or Produced Identification

Type of identification produced: or Drivers License

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

original

Dania Live 1748, LLC
3333 Hyde Park Road
Suite 100
New Hyde Park, NY 11042-0020
(516) 869-9000

AGENT AUTHORIZATION

Dania Live 1748, LLC, a Delaware limited liability company (the "Owner"), is the current owner of the property commonly known as Dania Pointe (Phase I), located in Dania Beach, Florida (the "Property").

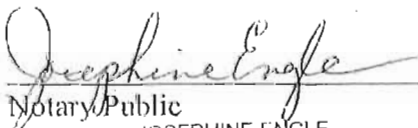
Please be advised that Peter Flint, Lee Johnson, Brandon Reynolds, Mark Trommsdorff and Michael Ware, each acting singularly, are hereby authorized as an agent to execute and deliver any and all permit applications, utility applications, zoning and building plans, notices of commencement and other property-related applications and ancillary documents on behalf of Owner with respect to the Property.

DANIA LIVE 1748, LLC,
a Delaware limited liability company

By: 

④ Name: Harvey G. Weinreb
Title: Authorized Signer

Sworn to before me this
7th day of February 2019


Notary Public

JOSEPHINE ENGLE
Notary Public, State of New York
No. 01EN6098873

Qualified in Queens County
Certificate on file in Nassau County
My Commission Expires 9/22/20 19



SFLD1748A

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus 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 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 x 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 * Fire Review Fee \$1,120 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 - Single Extension (PLUS) an additional \$ 250.00 for each associated approval

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

PAYMENT DATE

07/11/2019

COLLECTION STATION

City Hall Window 2

RECEIVED FROM

CPH ENGINEERS INC

DESCRIPTION**City of Dania Beach**

100 W. Dania Beach Blvd.

Dania Beach, FL 33004

BATCH NO.

2019-10000847

RECEIPT NO.

2019-00043059

CASHIER

fincashier2

PAYMENT CODE		RECEIPT DESCRIPTION		TRANSACTION AMOUNT
CR		Cost Recovery Misc		\$4,000.00
		PANDA EXPRESS		
FPR		Fire Plan Review Fee		\$1,120.00
PSP		Appl Review - Standard		\$380.00
Payments:		Type	Detail	Amount
		Check	1694	\$5,500.00
		Total Amount:		\$5,500.00

Customer Copy



September 13, 2019 / October 28, 2019

DRC Engineering / Public Works Comments: Panda Express (2nd Review)

PZ Log No.: SP-117-19

Tier 1:

~~1. Provide a signed, sealed and dated survey by a Professional Land Surveyor showing all proposed above ground improvements, utilities, rights of way dimensions and all easements and/or dedications. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed in the Florida Bar. The Title commitment or Opinion of Title must have an effective date no more than thirty (30) days prior to the date of submittal of the survey and must be certified to the City of Dania Beach. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign-off date. Provide Flood Zone.~~

R. Signed and sealed survey provided please see sheets 1 of 4, 2 of 4, 3 of 4 and 4 of 4.

~~2. Provide the Following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:~~

~~a. A preliminary demolition Plan C02.1 was provided. Showing demolition of drainage piping and structures. Saw cut and remove existing curb and gutter.~~

~~b. A preliminary Site Plan C03.0 was provided. Missing to be identified PL, ROW lines of the property and ROW names, dimensions of adjacent streets. Show proposed FFE. See Mark-ups.~~

~~c. A preliminary Utility Plan C04.0 was provided. Missing Water connection, sizes of meters, water and irrigation. Clarify sewer connection to existing sanitary sewer line on site. Also, verify location of grease trap.~~

~~d. A preliminary grading & drainage Plan was provided. Please, provide copy of Drainage Calculations to support proposed grading and drainage connections. For 100 and 25 Year 3 day, 10 Year — 1 Day storm peak stages, including FEMA Flood Zone and Miami Dade County Flood Criteria. e.g. Proposed FFE Criteria elevation, Proposed Minimum Perimeter Elevation, Proposed Minimum Crown of the Road Elevation. (Zero Discharge).~~

~~e. Pending to be provided a preliminary Pavement, Marking and Signage Plan must be provided.~~

R. Responses to comments provided.

~~3. A copy from BC Planning Council was provided. Platting requirements for a parcel described in letter is not able to be identified missing survey and/or approved existing plat.~~

~~4. A Traffic generation Statement was provided, please add number of AM and PM Peak hours specific for Panda Express. Clarify in Table remaining hours after or before this statement. Please, make sure~~

that ITE used is the latest 10th Edition. It needs to be reviewed and approved by Public Services – City Engineer.

-Revised Traffic Generation Statement was provided, pending to be revised and approved by Acting City Engineer.

R. Per DRC meeting and discussion with staff, peak pm trips are less than methodologies for determining the number of PM peak hour trips and are not intended to match . The impact fee statement uses Broward County Trip rates for the purposes of calculating impact fees only. This is consistent with what has been used for pasta Dania Pointe submittals to identify the impact fees owed for each phase of the development.

The Traffic Statement uses rates published by the Institute of Transportation Engineers (ITE) in Trip Generation, 10th Edition to remain consistent with previous trip statements and the traffic studies submitted for the overall site. The ITE rates are consistent with what was used in the traffic studies approved by FDOT, Broward County, and Dania beach when the overall Dania Pointe Master Plan was approved. Using this methodology, the Panda express generates 46 AM peak hour trips(24 inbound, 22 outbound) and 39 PM peak hour trips(21 inbound, 18 outbound).

Still pending for Public works approval.

~~5. Verify, repair and resurfacing/refurbishing work of existing ROW is necessary/required, with Public Services. City Engineer. New driveway access is proposed. Then, U/ROW permit might be required.~~

~~–Please, confirm with Acting City Engineer.~~

R. Driveway access to public right of way permit is existing. Please see previously approved ROW permit attached.

~~6. Provide a Preliminary Staging Plan signed and sealed by a Licensed Professional Engineer in the State of Florida.~~

~~Staging Plan was shown in SWPPP Plan.~~

~~7. Be advised a Maintenance of Traffic (MOT) plan must be provided and approved by Public Services prior to any work on the ROW.~~

~~Pending to be acknowledged.~~

R. Work within public right of way is not proposed and therefore a MOT plan is not applicable.

~~8. Provide drawing File (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate(NAD 83). This should be addressed as part of the final submittal.~~

~~Pending to be acknowledged.~~

R. Site Plan will be provided upon final submission.

~~9. For ease of review, please reply in writing to each line comment, reference page number and backup page number and backup documents provided. Additional comments may apply.~~

~~Partially provided.~~

R. Responses to comments provided.

Tier 2.

1.- A complete grading & drainage Plan was provided. Please, provide copy of Drainage Calculations to support proposed grading and drainage connections. For 100 and 25 Year- 3 day, 10 Year – 1 Day storm peak stages, including FEMA Flood Zone and Miami Dade County Flood Criteria. e.g. Proposed FFE Criteria elevation , Proposed Minimum Perimeter Elevation, Proposed Minimum Crown of the Road Elevation. (Zero Discharge)

- Missing FFE on Site Plan. Pending to be identified Boundaries Lines of the “Leased Parcel”.

Please, provide copy of the following:

- Response from Mr. Kevin Roberson about letter dated August 15th, 2019 from Mrs. Nicole Lebron.

- Please, clarify if "Terry's Outparcel" and "Hotel Area" Post development is lower than Pre-Development?
 - Please, ratify that "Pre Development " with "Post Development" for Panda Express are satisfied.
 - Please, also provide 10 Year – 24 Hr. for Minimum Crown of the Road Elevation.
 - Identified, in PGD plan Elevation of Dry Pond DRA 5 Elevation and how short in area of the required storage volume compare with before new development.
 - Verify, length of Exfiltration Trench Required 89.37' provided 86' of perforated pipe?
 - Please provide copy of Permitted & proposed Quantities documentation.
- 2.- See Mark Ups.
- 3.- For ease of review, please reply in writing to each line comment, reference page number and backup page number and backup documents provided. Additional comments may apply. Additional comments may apply.
- 4.- Responses to comments were not provided.

Engineering Review:

Manny Vega, P.E.

Consultant, CAP Government

engineeringreview@daniabeachfl.gov

Corinne's
DRC Notes
9/26/19



September 13, 2019

DRC Engineering / Public Works Comments: Panda Express (2nd Review)

PZ Log No.: SP-117-19

Tier 1:

~~1. Provide a signed, sealed and dated survey by a Professional land Surveyor showing all proposed above ground improvements, utilities, rights of way dimensions and all easements and/or dedications. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed the Florida Bar. The Tittle commitment or Opinion of Tittle must have an effective date no more than thirty (30) days prior to the date of submittal of the survey and must be certified to the City of Dania Beach. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments form survey date to the final DRC sign-off date. Provide Flood Zone.~~

R. Signed and sealed survey provided please see sheets 1 of 4, 2 of 4, 3 of 4 and 4 of 4.

~~2. Provide the Following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:~~

~~a. A preliminary demolition Plan C02.1 was provided .Showing demolition of drainage piping and structures. Saw cut and remove existing curb and gutter.~~

~~b. A preliminary Site Plan C03.0 was provided. Missing to be identified PL, ROW lines of the property and ROW names, dimensions of adjacent streets. Show proposed FFE . See Mark ups.~~

~~c. A preliminary Utility Plan C04.0 was provided . Missing Water connection, sizes of meters, water and irrigation. Clarify sewer connection to existing sanitary sewer line on site. Also, verify location of grease trap.~~

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~~e. Pending to be provided a preliminary Pavement, Marking and Signage Plan must be provided.~~

R. Responses to comments provided.

~~3. A copy from BC Planning Council was provided. Platting requirements for a parcel described in letter is not able to be identified missing survey and/or approved existing plat.~~

~~4.- A Traffic generation Statement was provided, please add number of AM and PM Peak hours specific for Panda Express. Clarify in Table remaining hours after or before this statement. Please, make sure~~

that ITE used is the latest 10th Edition. It needs to be reviewed and approved by Public Services – City Engineer.

-Revised Traffic Generation Statement was provided, pending to be revised and approved by Acting City Engineer.

5.-Verify, repair and resurfacing/refurbishing work of existing ROW is necessary/required, with Public Services. –City Engineer. New driveway access is proposed. Then, U/ROW permit might be required.

- Please, confirm with Acting City Engineer.

~~6.- Provide a Preliminary Staging Plan signed and sealed by a Licensed Professional Engineer in the State of Florida.~~

Staging Plan was shown in SWPPP Plan.

7.- Be advised a Maintenance of Traffic (MOT) plan must be provided and approved by Public Services prior to any work on the ROW. *or Provide Proof of Permit*

Pending to be acknowledged.

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

Pending to be acknowledged.

9.- For ease of review, please reply in writing to each line comment, reference page number and backup page number and backup documents provided. Additional comments may apply.

Partially provided.

Tier 2.

1.- A complete grading & drainage Plan was provided. Please, provide copy of Drainage Calculations to support proposed grading and drainage connections. For 100 and 25 Year- 3 day, 10 Year – 1 Day storm peak stages, including FEMA Flood Zone and Miami Dade County Flood Criteria. e.g. Proposed FFE Criteria elevation , Proposed Minimum Perimeter Elevation, Proposed Minimum Crown of the Road Elevation. (Zero Discharge)

- Missing FFE on Site Plan. Pending to be identified Boundaries Lines of the “Leased Parcel”.

Please, provide copy of the following:

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- Please, clarify if “Terry’s Outparcel” and “Hotel Area” Post development is lower than Pre-Development?

- Please, ratify that “Pre Development ” with “Post Development” for Panda Express are satisfied.

- Please, also provide 10 Year – 24 Hr. for Minimum Crown of the Road Elevation.

- Identified, in PGD plan Elevation of Dry Pond DRA 5 Elevation and how short in area of the required storage volume compare with before new development.

- Verify, length of Exfiltration Trench Required 89.37’ provided 86’ of perforated pipe?

- Please provide copy of Permitted & proposed Quantities documentation.

2.- See Mark Ups.

3.- For ease of review, please reply in writing to each line comment, reference page number and backup page number and backup documents provided. Additional comments may apply. Additional comments may apply.

Engineering Review:

Manny Vega, P.E.

Consultant, CAP Government

engineeringreview@daniabeachfl.gov



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
ROUTING SHEET

Routing Date: September 6, 2019

PZ Log No: SP-117-19

Project: Panda Express 2nd Review

Comments Due: September 19, 2019

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

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

Department

Date



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COST RECOVERY

Project: Panda Express 2nd Review

PZ Log No: SP-117-19

Plan Reviewer: Fire

Please log your time spent on reviewing the plans.

Time spent: 1 hr

Overtime: —

Rate per hour: —

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

Landscape Plan Review: Panda Express

PZ Log Number: SP-117-19 Review Number: 2

Reviewer: Jake Ripp Date: September 19, 2019



The following comments are based on a review of the landscape plans September 5, 2019 for the property located at 121 South Pointe Drive, 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 below 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. Repeat comment: tree 1109 in the Tree Table is listed as a green buttonwood, however, an on-site inspection revealed it is a live oak. Update accordingly.
2. Per Sec. 275-80(M)(2), the irrigation plan must show the location of both existing and proposed trees to ensure proper coverage. Include the location of proposed trees on the irrigation plan.
3. Please note that a tree removal permit will be required prior to the removal of any existing trees from the site.

END OF COMMENTS

Zoning designation = PMUD

FLU designation = RAC

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

2nd review

SITE PLAN COMMENTS:

4. Incomplete information was provided. Further review and comment will be conducted by staff after additional information is provided by the applicant. See comments below.

~~Per Section 635-40(A) "Boundary survey and topographic survey signed and sealed by a professional surveyor and mapper registered in the State of Florida, with elevations provided on a one hundred (100) foot grid, including natural features and improvements and their current use, top of bank and edge of water for all water bodies and water courses, the location of utility lines within and adjacent to the site, adjacent and internal rights-of-way width and dedication information, pavement location and width, and all easements and reservations of record. If there are existing improvements on the property, they shall be depicted and dimensioned."~~

~~Per Section 635-50~~

~~(F) "Legal description and net acreage"~~

(J) "The location and dimensions of proposed setback lines" provided in table. 2nd time requested.

~~(S) "Location, character, size, height and orientation of proposed signs, including building signage details shown on plan elevations and method of illumination"~~

2. APPLICATION: Confirm application was properly completed, signed, and proper application fee was paid.

3. Must submit application, application fee, justification statement based on criteria identified in the LDC, and any other documentation necessary for all Variances, Special Exceptions, Waivers, Design Variations, etc needed for the project at time of Site Plan Submittal. Failure to do so will result in delay of the project.

4. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 50 peak hour trips. If less than 50 trips, then a traffic statement is required. Provide estimated number of peak trips. 2nd time requested

50 Trips
only Traffic
Statement Provided

5. IMPACT FEES: Impact fees that will be required for the project at time of building permit are attached for reference.

6. **SIGNS:** Per Section 635-50(S) Provide copy of all signs for compliance review.

- MONUMENT SIGN - No details provided.
- FRONT WALL SIGN – per DDG Section (9) entitled Signage, subsection (4)6a, primary wall mounted sign = 2sf : linear foot (40' X 2 = 80s.f. permitted). Revise table in Signage Package, page 3 to correctly reflect allowable s.f. of 80 & Balance of 27.7 s.f.
- ENTRANCE WALL SIGN: per DDG Section (9) entitled Signage, subsection (4)6s secondary wall mounted signs, 2 secondary signs with a maximum s.f of 150 permitted. Revise table in sign package on page 4 to reflect allowable + 150 s.f. & Balance of 114.
- 4 wall signs are proposed, one on each side of the building. DDG only allows 2 wall signs, a primary and secondary. Revise accordingly
- Page 6 of the sign package is incorrectly labeled as "Front Elevation", Revise accordingly.

1 Primary
2 Secondary

7. 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. The BCAD approval is contingent on you obtaining FAA approval. 2nd time requested.

8. PARKING: See DDG

9. LOADING: See DDG

10. 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 ..."

11. ~~ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.~~

12. ~~COST RECOVERY: per Article 685, cost recovery funds may be utilized for various costs of the city's administrative and outside fee consultants for the processing and review of applications. Per City Attorney's request, please provide \$5,000 cost recovery fee with next submittal. The cost recovery money can be returned if not utilized, or additional fees may be requested if addition fees are incurred.~~

13. **RAC TRAFFIC IMPACT MITIGATION: Provide an analysis, signed and sealed by a certified engineer, identifying the amount of CRA mitigation for traffic impact due based on resolution No. 2014-049 which established a rate of \$21.26 per p.m. peak hour trip. 2nd time requested.** *21.26 =*

14. **Must provide latest revised set of plans on disk prior to going to public hearing.**

15. For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150' of the subject property boundaries.

16. 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.

17. Please **e-mail** resolution and legal description, prepared by an attorney, for development approval in **word format** to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing. The hard copy provided was for a different project. Must revise the document for this project and resubmit. 2nd time requested.

18. ~~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.~~

19. ~~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 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 schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.~~

20. 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.

21. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way & 25% for local roads and must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. Provide screen detail with next submittal.

22. ~~Per Section 290-50(B) must provide a pedestrian maze for access. Revise site plan and details accordingly.~~

23. Per Section 265-110(H)(2) "The perimeter of a vehicular use area shall be constructed with a 6" raised type 'D' or 'F' curb." Identify type 'D' or 'F' on site plan a detail a accordingly.

24. Survey shows the following easements running through the property:

- ~~#8 easement for ingress/egress~~
- ~~#9 easement agreement by and between Palmetto Hospitality~~
- ~~#10 easement in favor of FPL~~

*See
Sheet
C02-1*

- ~~#12, sewer easement in favor of the City~~
- ~~#13, water easement in favor of the City.~~

NOTES:

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

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-79-19) REQUEST, VARIANCE (VA-147-19, VA-149-19, AND VA-150-19,) REQUESTS AND DESIGN EXCEPTION (OT-148-19) REQUESTS SUBMITTED BY THE PROPERTY OWNER, OUTBOARD DYNAMICS, LLC FOR PROPERTY LOCATED AT 3998 S.W. 22ND AVENUE 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 #:

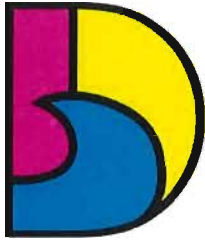
Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

CM SP-79-19 Outboard, SR OutBoard OPT, R-2019- Outboard Dynamics Site Plan (SP-79-19) Variances (VA-147-19, VA-149-19, VA-150-19) and Design Exception (OT-148-19), Outboard Dynamics Map, Outboard site plan OPT, Ourboard app & Backup OPT



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 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 *C. Lajoie*

SUBJECT: **VA-147-19/VA-149-19/VA-150-19/OT-148-19/SP-79-19:** The applicant, Stephanie Toothaker, Esq., on behalf of the property owner Stuart Moraitis, is requesting a variances, exceptions and site plan approval the property located at 3998 SW 22 Avenue.

Request

To allow the construction of a three (3) individual buildings, providing a total of 6,000 square feet of storage, 1,880 square feet of showroom, and 13,533 square feet of service repair which requires variances, an exception and site plan approval.

Background

This property was annexed into the City in 1990. The property has been vacant and free of structures since that time.

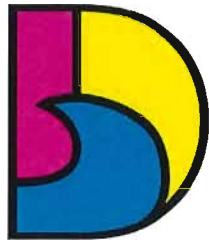
The applicant is also requesting plat approval under a separate application.

Budgetary Impact

Approval of the site plan will create new tax base after construction of the three (3) new buildings are built and occupied.

Recommendation

Approve the resolution.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

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

DATE: November 12, 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 *CLajoie*

SUBJECT: **VA-147-19/VA-149-19/VA-150-19/OT-148-19/SP-79-19:** The applicant, Stephanie Toothaker, Esq., on behalf of the property owner Stuart Moraitis, is requesting variances, exceptions and site plan approval the property located at 3998 SW 22 Avenue.

Request

VARIANCE

1. To allow provide zero percent (0%) of shade trees, the Land Development Code (LDC) requires a minimum of forty percent (40%) shade trees; per Section 275-190.
2. To allow twelve foot (12') tall perimeter buffer trees; the LDC requires a minimum height of sixteen feet (16'); per Section 275-120.
3. To allow a seventeen foot, ten inch (17' 10") stacking area between the property line and the first parking stall; the LDC requires a minimum twenty-five feet (25'); per Section 265-110.

EXCEPTION

1. To allow window glazing to make up approximately three and a half percent (3.48%) of the primary elevation and zero percent (0%) of the secondary elevation, LDC requires a minimum of 25% on the primary elevation and a minimum of 10% on the secondary elevation; per Section 511-30(I).
2. To allow a distance of seven feet (7') between the north frontage of Building 3 and parking area and zero feet (0') between the west frontage of Building 3 and the parking area, the LDC requires a minimum of eight feet (8'); per Section 511-30(P).

SITE PLAN

To allow the construction of a three (3) individual buildings, providing a total of 6,000 square feet of storage, 1,880 square feet of showroom, and 13,533 square feet of service repair.

PROPERTY INFORMATION

EXISTING ZONING:

Industrial, Research, Office, Marina – Airport Approach
(IROM-AA)

LAND USE DESIGNATION:

Industrial

VIOLATIONS ON PROPERTY

There are no open violations on this property.

Background

The subject property is located west of Ravenswood Road, south of SW 39 Street on five (5) vacant parcels of land that was purchased by Broward County several years ago because of its proximity to the airport. The property is approximately one and a half (1.5) acres and has been vacant for at least twenty (20) years. The applicant recently purchased the property from the County.

The applicant is proposing to construct three (3) buildings, providing a total of 6,000 square feet of storage, 1,880 square feet of showroom, and 13,533 square feet of service repair of outboard motors.

VARIANCES

The applicant is requesting several variances which are listed below.

Shade Trees

The applicant is requesting to provide zero percent (0%) of shade trees. The Land Development Code (LDC) requires a minimum of forty percent (40%) shade trees. The applicant has indicated that the need for this variance is based on the recorded Declaration of Covenants, Restrictions and Easements on the property which limits the maximum height of the buildings and trees permitted on the site. These restrictions are due to the property's close proximity to the airport.

Perimeter Buffer Trees

The applicant is requesting to provide twelve foot (12') tall perimeter buffer trees. The LDC requires a minimum height of sixteen feet (16'). This variance is also necessitated by the Declaration of Covenants, Restrictions and Easements due to the airport proximity.

Stacking Area

The applicant is requesting to provide a seventeen foot, ten inch (17' 10") stacking area between the property line and the first parking stall. The LDC requires a minimum twenty-five feet (25') to allow one vehicle to que onsite while waiting for another to pull out of a parking space. The applicant is requesting this variance to enable them to provide as many parking spaces on site as possible, meeting the minimum number of parking spaces required.

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.

EXCEPTION

The City's Industrial Design Standards apply to this site. The applicant is unable to meet two of the provision of the Industrial Design Standards and is requesting an exception from them, as allow by Section 511-20(B).

Glazing

The applicant is requesting to provide approximately three and a half percent (3.48%) glazing for the primary elevation and zero percent (0%) glazing for the secondary elevation. The LDC requires a minimum of 25% on the primary elevation and a minimum of 10% on the secondary elevation.

The applicant states in their justification statement that the use of Building 3, being boat repair, as justification for the reduced glazing area provided on the north elevation. The west elevation provides a roll-up door to accommodate the boat entering the building, and restricts the ability to provide the required glazing.

Landscaping Around Building

The applicant is request to provide a distance of seven feet (7') between the north frontage of Building 3 and parking area and zero feet (0') between the west frontage of Building 3 and the parking are. The LDC requires a minimum of eight feet (8').

The applicant indicates in their justification statement that Building 3 north frontage cannot accommodate the eight foot (8') distance due to the required loading zone, while the west frontage is constrained in order to accommodate the required parking count. In addition, the west side of the building is proposed to be utilized to pull boats in and out of the repair shop, prohibiting placement of landscaping.

Section 511-20(B) of the City's LDC states, the City Commission may approve exceptions to the Industrial Design Standards ad conditions to a site plan approval upon making the following finding:

- (1) "There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and"
- (2) "The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create."
- (3) "The property does not front on a collector or arterial roadway."

The applicant provided a justification statement identifying how their requests are consistent with the Exception criteria.

SITE PLAN

The applicant is proposing to the construction of a three (3) individual buildings, providing a total of 6,000 square feet of storage, 1,880 square feet of showroom, and 13,533 square feet of service repair.

Staff encouraged the applicant to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property.

The City Engineer has stated that the traffic statement provided by Traf Tech Engineering, Inc. submitted by the applicant is complete and accepted.

Development Review Committee (DRC)

The site plan was reviewed by the DRC on May 30, 2019 and again on July 25, 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 DRC comments are listed as conditions of approval in the site plan resolution and provided below.

Conditions of Approval

1. Identify ROW lines and dimensions on SW 22nd Avenue and Ravenswood Road Please, clarify driveways encroaching into SW 22nd Ave. Verify, if 5' Utility easement are going to be vacated and if proposed easements are going to be required. All Property Lines and Right Of Way Lines are identified. Missing in Civil Plans (Engineering).
2. Provide cross sections of proposed ROW on all the surrounding streets (Engineering).
3. A complete Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Provide Drainage Structures Tables (Engineering).
4. Provide drainage calculations and geotechnical information supporting the proposed drainage design including its connection with existing system (Engineering).
5. 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 (Engineering).
6. 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 EXCEPTIONS (Engineering).
7. Proposed grading and drainage plan shall be based on the storm-water management calculations. Identify minimum paving elevations from drainage calculations (Engineering).

8. 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 (Engineering).
9. 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 (Engineering).
10. 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.) (Engineering).
11. For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150’ of the subject property boundaries. Speak with Eleanor Norena at (954) 924-6805 X 3645 (Planning).
12. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way, 25% along local roads & must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. when adjacent to ROW. Provide screen detail with next submittal (Planning).
13. Must construct sidewalk along SW 22 Avenue. Identify on site plan. 2nd time requested (Planning).
14. Provide dedication language for review by City Attorney prior to public recordation in Broward County Public Records (Planning).

Recommendation

Approve the site plan provided the variances and exceptions are granted and further provided the outstanding DRC comments are made condition of approval.

RESOLUTION NO. 2019-150

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING A SITE PLAN (SP-79-19) REQUEST, VARIANCE (VA-147-19, VA-149-19, AND VA-150-19,) REQUESTS AND DESIGN EXCEPTION (OT-148-19) REQUESTS SUBMITTED BY THE PROPERTY OWNER, OUTBOARD DYNAMICS, LLC FOR PROPERTY LOCATED AT 3998 S.W. 22ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances, Chapter 28, entitled "Land Development Code" (the "LDC"), of Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans," states that Site Plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, Outboard Dynamics, LLC (the "Applicant"), has requested Site Plan (SP-79-19) approval to permit the development of a 3,880 square foot free-standing building located between SW 22nd Street and Ravenswood Road in the City of Dania Beach, Florida, (the "City"), as legally described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, Chapter 28, Part 6 of the LDC, Article 625 "Variances," Section 625-40 states that the City may grant a Variance based on its determination that the petitioner has demonstrated that the necessary criteria identified in the LDC have been satisfied; and

WHEREAS, the Applicant has requested a Variance (VA-147-19) to permit a stacking area of seventeen (17) feet and ten (10) inches between the property line and the entrance to the first stall, where LDC Section 265-110 requires a minimum stacking area of twenty-five (25) feet between the property line and the entrance to the first stall; and

WHEREAS, the Applicant has requested a Variance (VA-149-19) to permit twelve (12)-foot high perimeter trees and six (6)-foot high palm trees, where LDC Section 275-120 requires all shade trees to have a minimum overall height of sixteen (16) feet immediately upon installation; and

WHEREAS, the Applicant has requested a Variance (VA-150-19) to provide zero (0) shade trees, where LDC Section 275-190 requires shade trees to be a minimum forty (40) percent of the total trees required; and

WHEREAS, Chapter 28, Part 5 of the LDC, entitled “Signage and Design Regulations,” Article 511 “Industrial Design Standards,” Section 511-20 “Applicability,” states that the City may approve exceptions to the guidelines as part of a Site Plan application; and

WHEREAS, the Applicant has requested a Design Exception (OT-148-19) to permit three point forty-eight (3.48) percent of glass windows and doors for the primary elevation of Building 3 between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade, where LDC Section 511-30(I) requires a minimum twenty five (25) percent of glass façade area measured between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade for ground stories; and

WHEREAS, the Applicant has requested a Design Exception (OT-148-19) to permit zero (0) percent of glass windows and doors for the secondary elevation of Building 3, where LDC Section 511-30(I) requires a minimum ten (10) percent of glass façade area measured between a height of two and one-half (2.5) feet and eight (8) feet above the abutting grade for ground stories; and

WHEREAS, the Applicant has requested a Design Exception (OT-148-19) to permit a seven (7)-foot and one (1)-inch distance between a portion of the north frontage of Building 3 and the adjacent parking area and zero (0) distance between the west frontage of Building 3 and the adjacent parking area, where LDC Section 511-30(P) requires an eight (8) foot minimum distance between the front of any building, including any walkway immediately adjacent thereto, and the parking area and requires this space to be reserved for landscaping; 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-79-19), Variance (VA-147-19, VA-149-19, and VA-150-19,) and Design Exceptions (OT-148-19) 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-79-19), attached as Exhibit “B” which is made a part of and incorporated into this Resolution by reference, 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-147-19, VA-149-19, and VA-150-19), attached as Exhibit “C” which is made a part of and incorporated into this Resolution by reference, are approved consistent with the Site Plan.

Section 4. That pursuant to Chapter 28, Part 5 of the LDC, Article 511, entitled “Industrial Design Standards,” the following requested Exceptions to Design Standards (OT-148-19), attached as Exhibit “D” which is made a part of and incorporated into this Resolution by reference, are approved consistent with the Site Plan.

Section 5. The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions:

Conditions of Approval

1. Identify ROW lines and dimensions on SW 22nd Avenue and Ravenswood Road. Please clarify driveways encroaching into SW 22nd Ave. Verify, if 5’ Utility easement are going to be vacated and if proposed easements are going to be required. All Property Lines and Right Of Way Lines are identified. Missing in Civil Plans (Engineering).
2. Provide cross sections of proposed ROW on all the surrounding streets (Engineering).
3. A complete Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Provide Drainage Structures Tables (Engineering).
4. Provide drainage calculations and geotechnical information supporting the proposed drainage design including its connection with existing system (Engineering).
5. 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 (Engineering).
6. 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 EXCEPTIONS (Engineering).

7. Proposed grading and drainage plan shall be based on the storm-water management calculations. Identify minimum paving elevations from drainage calculations (Engineering).
8. 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 (Engineering).
9. 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 (Engineering).
10. 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.) (Engineering).
11. For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150’ of the subject property boundaries. Speak with Eleanor Norena at (954) 924-6805 X 3645 (Planning).
12. Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way, 25% along local roads & must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor when adjacent to ROW. Provide screen detail with next submittal (Planning).
13. Must construct sidewalk along SW 22 Avenue. Identify on site plan. 2nd time requested (Planning).
14. Provide dedication language for review by City Attorney prior to public recordation in Broward County Public Records (Planning).

Section 6. That pursuant to LDC Section 635-100 “Expiration of Site Plans,” and Section 625-50 “Expiration of Variances,” the Site Plan (SP-17-19), Variances (VA-147-19, VA-149-19, and VA-150-19), and Design Exceptions (OT-148-19) 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 7. 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 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 its passage and adoption.

PASSED AND ADOPTED on November 12, 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 1: THE NORTH 1/2 OF LOT B OF RAVENSWOOD HEIGHTS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT A PORTION THEREFROM, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1122.33 FEET; THENCE SOUTH 88°35'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°35'45" WEST 30.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°07'17" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 97.82 FEET THROUGH A CENTRAL ANGLE OF 02°29'20" TO THE END OF SAID CURVE; THENCE NORTH 88°36'41" EAST 18.17 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE NORTH 01°26'01" WEST 96.98 FEET TO THE POINT OF BEGINNING.

Parcel 2: THE WEST 204 FEET OF THE EAST 454 FEET OF THE NORTH 82.75 FEET OF THE SOUTH 257.75 FEET OF TRACT 2, BLOCK 1, OF PLAT OF SECTIONS 28, 29, 31, AND 32, BEING IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RESERVING AN EASEMENT OVER THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Parcel 3: THE SOUTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 4: THE NORTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 5: LOT D, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Exhibit “B”
Site Plan

COMPOSITE

Exhibit “C”

Variances

Exhibit “D”

Exceptions to Design Standards



ON MAP

9-19
8-19
7-19
9-19
0-19
8-19

AT
PLAN
NCES
TIONS

DYNAMICS

FER
T PROPERTY



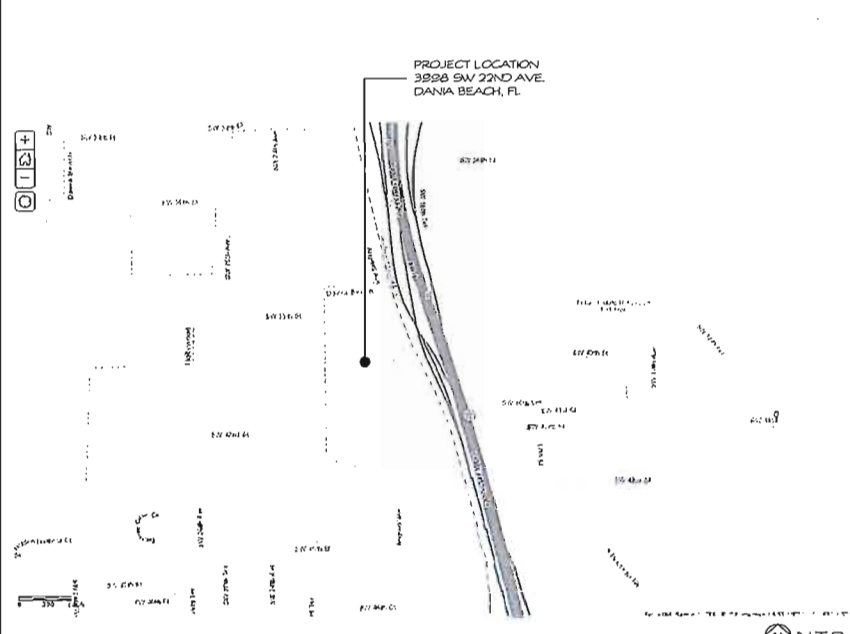
BEACH
IT. LOVE IT.

Feet
240 320



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CN
USA, USDA, AeroGRID, IGN, and the GIS User Community

VICINITY MAP



ABBREVIATIONS

ASV	above	FN	finish	OPP	opposite
AFF	above finished floor	FE	fire extinguisher	OPH	opposite hand
ACC PM	access panel	FF	finish floor	OD	outside diameter
ADJ	adjacent	FLG	flushing	OA	overall
A/C	air conditioning	FLR	floor (ing)	OH	overhead
ALT	alternate	FD	floor drain	PNT	point (ed)
APX	approximate	FND	foundation	PNL	panel (ed) (ing)
ARCH	architect (ural)	FR	frame (d) (ing)	P LAM	plastic laminate
BK	bench mark	GA	gauge, gauge	PLY WD	plywood
BEL	below	GALV	galvanized	PT	pressure treated
BET	between	GC	general contract (or)	PL	plate
BLKG	blocking	GL	glass, glazing	R	radius
BD	board	GB	grab bar	RAD	reference
BS	both sides	GYP BD	gypsum board	REF	refrigerator
BOT	bottom	HW	hardware	REIN	reinforce (d) (ing)
BO	bottom of	HDR	header	RA	return air
BLDG	building	HTG	heating	REV	revision, revised
CAB	cabinet	HVAC	heating, ventilating, air conditioning	RH	right hand
CLS	ceiling	HST	height	R	room
CLG HGT	ceiling height	HC	ho/zw coro	R-1	rough opening
CEM	cement	H-1	ho/zw metal	SCH	schedule
CLR	clear (ance)	HORIZ	horizontal	SHT	sheet
COL	column	HS	hose bb	SH	similar
CONC	concrete	WH	water heater	SC	solid core
CONST	construction	ICL	include (d) (ing)	S	south
CSMT	cassment	ID	inside diameter	STD	standard
DEMO	demolish	INS	insulate	STL	steel
DTL	detail	INT	interior	STR	structure (d)
DAG	diagonal	JC	joiners closet	STFT	storefront
DIAM	diameter	LAV	Lavatory	SYS	system
D-1	dimension	LH	left hand	TEL	telephone
DV	division	L	length	TV	television
DS	downspout	MAS	masonry	VIF	verify in field
DWG	drawing (s)	MAX	maximum		
DF	drinking fountain	MFR	manufacture (r)		
E	east	MN	minimum		
ELEC	electric	MTL	material		
ELEV	elevation	MECH	mechanic (d)		
EQ	elevator	MET	metal		
EQU	equipment	MN	minimum		
EXST	existing	MR	mirror		
(E)	existing	MSC	masonry		
EXT	exterior	NOM	nominal		
FOC	face of concrete	N	north		
FOF	face of finish	NC	not in contract		
FOS	face of studs	NTS	not to scale		
FOV	face of wall	OC	on center		

SYMBOL LEGEND

Window #	WINDOW TAG
Skylight #	SKYLIGHT TAG
Door #	DOOR TAG
Wall #	WALL TAG
Keynote #	KEYNOTE TAG
Elevation #	ELEVATION MARKER
Section #	SECTION MARKER
Drawing #	DRAWING MARKER
Elevation #	ELEVATION MARKER
North Arrow	NORTH ARROW
Slope #	SLOPE DIRECTION
Detail #	DETAIL DWG TAG

PROJECT INFO

SCOPE OF WORK
NEW CONSTRUCTION OF THREE CBS BUILDINGS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING.

PROJECT DATA
3998 SW 22ND AVE
DANIA BEACH, FL
BROWARD COUNTY

CODES OF REFERENCE
MOST RECENT EDITION OF:
FBC - BUILDING
FBC - ACCESSIBILITY
FLORIDA FIRE PREVENTION CODE
NFPA 101 LIFE SAFETY CODE

CONSTRUCTION TYPE:
BUILDING 1: TYPE 2-B
BUILDING 2: TYPE 2-B
BUILDING 3: TYPE 2-B

OCCUPANCY TYPE:
BUILDING 1: BUSINESS (B) / STORAGE (S-1)
BUILDING 2: STORAGE (S-1)
BUILDING 3: STORAGE (S-1)

SEE SP-1 FOR ADDITIONAL PROJECT INFORMATION.

CONTACTS

OWNER
OUTBOARD DYNAMICS LLC
STUART MORATIS
ANDREW MORATIS
101 EAST BROWARD BLVD.
FORT LAUDERDALE, FL
954.483.6340

ARCHITECT
ROBERT VICK ARCHITECT, P.A.
1600 NE 28TH STREET, SUITE A
WILTON MANORS, FL
954.483.6340

M.E.P. ENGINEER
DELTA & CONSULTING ENGINEERS, INC.
707 NE 3RD AVE, SUITE 200
FORT LAUDERDALE, FL
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UNION STRUCTURAL DESIGN LLC
7522 WILES RD, SUITE 8204
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305.289.0467

CML ENGINEER
HALEY ENGINEERING, INC.
1680 SE 4TH STREET
DEERFIELD BEACH, FL
954.260.6984

LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
2805 EAST OAK PARK BLVD
FORT LAUDERDALE, FL
954.478.3064

GENERAL CONTRACTOR
TBD

NOTICE TO OWNER

- THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME DUE TO ACTIONS TAKEN BY THE ZONING OR BUILDING DEPARTMENT OR BY ANY GOVERNING AGENCY HAVING JURISDICTION OVER THIS PROJECT.
- THE SCOPE OF THIS PROJECT MAY CHANGE AT ANY TIME PRIOR TO, OR AFTER THE ISSUANCE OF A BUILDING PERMIT BASED ON THIS SET OF CONSTRUCTION DOCUMENTS. THIS ARCHITECT AND OR HIS ASSIGNED AGENTS SHALL NOT BE FINANCIALLY RESPONSIBLE FOR ANY CHANGES IN THE SCOPE OF THIS PROJECT.
- ANY DETRIMENTAL JOB SITE CONDITIONS UNCOVERED OR DISCOVERED DURING THE CONSTRUCTION OF THIS PROJECT SHALL NOT BE BORNE BY THIS ARCHITECT OR HIS ASSIGNED AGENTS.
- THIS ARCHITECT OR HIS ASSIGNED AGENTS SHALL NOT BE LIABLE FOR CODE CHANGES OR FOR CODE INTERPRETATION CHANGES DURING EITHER THE PERMITTING OR CONSTRUCTION PHASE OF THIS PROJECT.

RENDERED EAST SIDE VIEW



OUTBOARD DYNAMICS LLC

3998 SW 22ND AVENUE, DANIA BEACH, FLORIDA

SHEET INDEX

NO.	DESCRIPTION	ISSUED FOR / DATE	DRG. 1ST REVIEW	DRG. 2ND REVIEW	DRG. 3RD REVIEW	DRG. 4TH REVIEW
A-0	COVER SHEET					
SP-1	SITE PLAN / LOCATION MAP / INFORMATION TABLES					
SP-2	DUMPSTER ENCLOSURE LEGAL DESCRIPTIONS, PLAT 1 OF 2					
SP-3	PLAT 2 OF 2					
SP-4	AERIAL PHOTO WITH PROPERTY ADJACENCIES					
PLAT V2	PROPOSED PLAT					
PLAT 2/2	PROPOSED PLAT					
A-1	BUILDING 1 AND BUILDING 2 FLOOR PLAN					
A-2	BUILDING 3 FLOOR PLAN					
A-3	BUILDING 1 ELEVATIONS AND SECTIONS					
A-4	BUILDING 2 ELEVATIONS AND SECTIONS					
A-5	BUILDING 3 ELEVATIONS AND SECTIONS					
A-6	BUILDING 3 ELEVATIONS AND SECTIONS					
A-7	COMBINED WEST ELEVATION & RENDER					
CML						
1	CML ENGINEERING COVER SHEET					
2	EXISTING CONDITIONS AND DEMOLITION PLAN					
3	PAVING AND DRAINAGE PLAN					
4	WATER AND SEWER PLAN					
5	BEST MANAGEMENT PRACTICES DETAILS					
6	PAVING AND DRAINAGE DETAILS					
7	WATER AND SEWER DETAILS					
8	SIGNAGE AND PAVEMENT MARKINGS PLAN					
9	NOTES AND SPECIFICATIONS					
10	LIFT STATION PLAN AND DETAILS					
LANDSCAPE						
DT-1	TREE REMOVAL PLAN					
LP-1	LANDSCAPE PLAN & PLANT LIST					
LP-2	CODE REQUIREMENTS					
LP-3	LANDSCAPE DETAILS AND NOTES					
LP-4	COLOR LANDSCAPE PLAN AND ELEVATIONS					
	IRRIGATION PLAN					
M.E.P.						
PH-1	PHOTO-METRIC PLAN					

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RECEIVED
AUG 19 2019
Planning Department

NEW CONSTRUCTION PROJECT FOR
OUTBOARD DYNAMICS LLC
3998 SW 22ND AVENUE, DANIA BEACH, FLORIDA 33312

robert vick architect, p.a.
architectural, planning, design
1600 ne 28th street, suite a, wilton manors, fl 33305 • 954.483.6340



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954) 18-4940 FAX: (954) 18-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 3998 S.W. 22nd AVENUE
DANIA BEACH, FLORIDA 33312

CERTIFY TO:

- STUART G. MORAITIS
- MORAITIS & RADINCHI, LLP

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 1/2 OF LOT B OF RAVENSWOOD HEIGHTS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT A PORTION THEREOF, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1122.33 FEET; THENCE SOUTH 88°35'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°35'45" WEST 30.84 FEET TO THE BEGINNING OF A CURVE; CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET; THENCE FROM A TAUCHED BEARING OF SOUTH 100°17'17" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 97.82 FEET THROUGH A CENTRAL ANGLE OF 02°29'20" TO THE END OF SAID CURVE; THENCE NORTH 88°36'41" EAST 18.17 FEET TO THE EAST LINE OF SAID LOT D; THENCE ALONG SAID EAST LINE NORTH 01°26'01" WEST 96.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 204 FEET OF THE EAST 454 FEET OF THE NORTH 82.75 FEET OF THE SOUTH 257.75 FEET OF TRACT 2, BLOCK 1, OF PLAT OF SECTIONS 28, 29, 31, AND 32, BEING IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RESERVING AN EASEMENT OVER THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY; SAID LOTS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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THE NORTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

LOT D, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

- TYPE OF SURVEY: BOUNDARY
- IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL AND VOID.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.
- THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 623735, DATED AUGUST 8, 2018 AT 11:00 P.M. AND ALL PLOTTABLE MATTERS OF SURVEY CONTAINED IN SCHEDULE B-8 OF SAID COMMITMENT ARE SHOWN HEREON.
- UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD '88, UNLESS OTHERWISE NOTED.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION AND AUTHORIZATION FROM PINNELL SURVEY, INC.
- ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE FOR THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 88°35'45" EAST ALONG THE NORTH LINE OF LOTS B AND D OF RAVENSWOOD HEIGHTS, P.B. 31, PG. 6, B.C.R.
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 6 FEET AND FLOOD ZONES "X" AND "X(2)S" WITH NO BASE FLOOD ELEVATION, AS SHOWN ON F.I.R.M. MAP 120031-0558-H, BEARING A MAP EFFECTIVE DATE OF 08/18/14.
- REFERENCE BENCHMARK: BROWARD COUNTY ENGINEERING B.M. #3668, ELEVATION = 8.08 (NGVD '29) / 6.49 (NAVD '88)
- REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 WITH CORPSON 6.0.1.
- TREE DESCRIPTION ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.
- AREA OF PROPERTY = 70,120 SQUARE FEET (1.6097 ACRES) MORE OR LESS.
- DATE FIELDWORK PERFORMED: 08/15/18 (FIELD BOOK 584, PAGE 71)
- DRAWN BY: J.H.P. & O.D.I. CHECKED BY: J.H.P.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

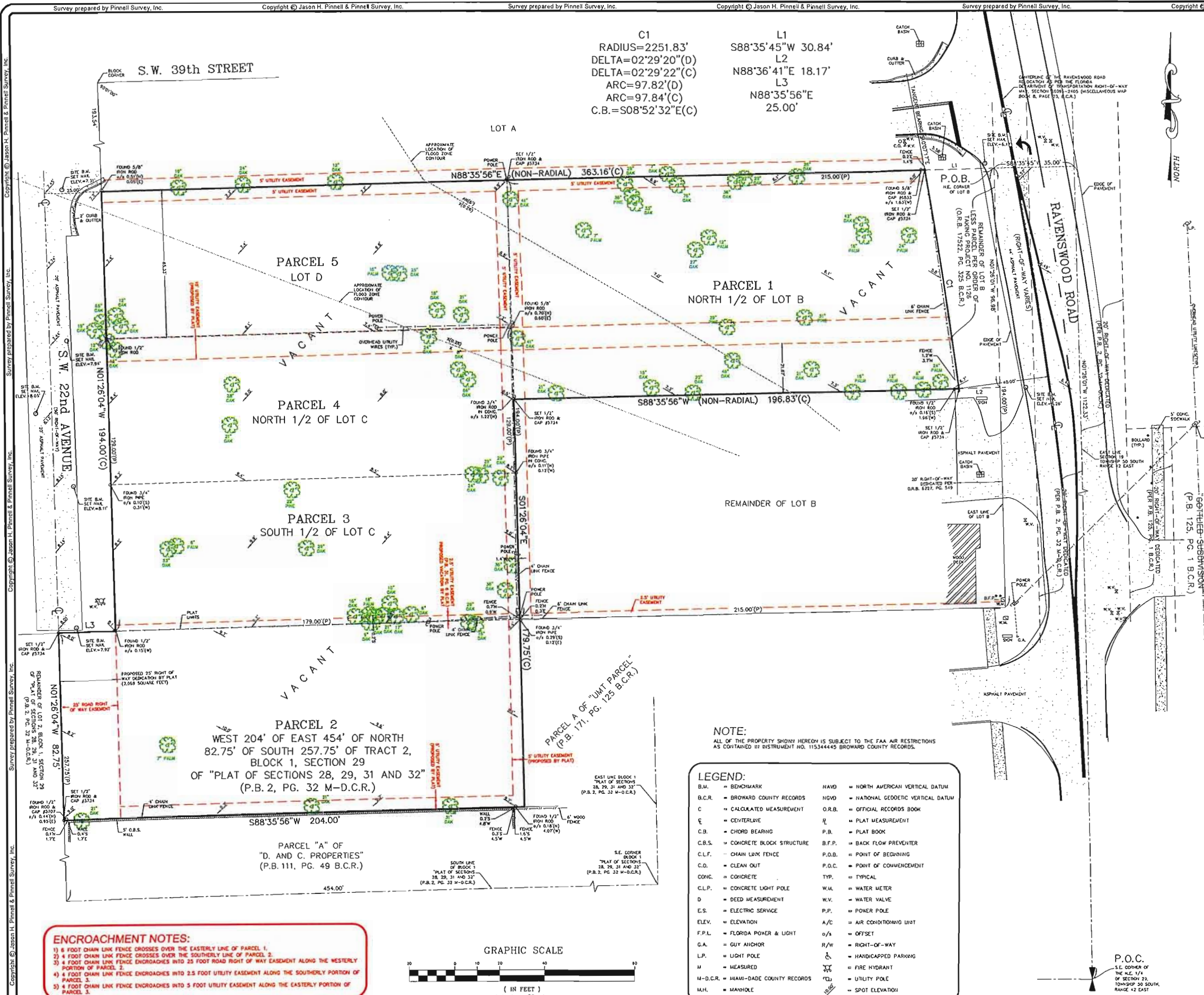
REVISION	DATE	CHECKED BY
COMBINE SURVEYS 18-1491, 18-1492, 18-1493, 18-1494 & 18-1495	05/17/19	J.P.
LOCATE ADDITIONAL IMPROVEMENTS IN RAVENSWOOD ROAD R/W (19-1013)	05/22/19	J.P.

PROJECT NAME: MORAITIS

JOB NO.: 18-1491A

C1
RADIUS=2251.83'
DELTA=02°29'20"(D)
DELTA=02°29'22"(C)
ARC=97.82'(D)
ARC=97.84'(C)
C.B.=S08°52'32"E(C)

L1
S88°35'45"W 30.84'
L2
N88°36'41"E 18.17'
L3
N88°35'56"E
25.00'



NOTE:

ALL OF THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FAA AIR RESTRICTIONS AS CONTAINED IN INSTRUMENT NO. 11534445 BROWARD COUNTY RECORDS.

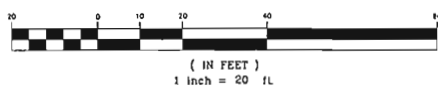
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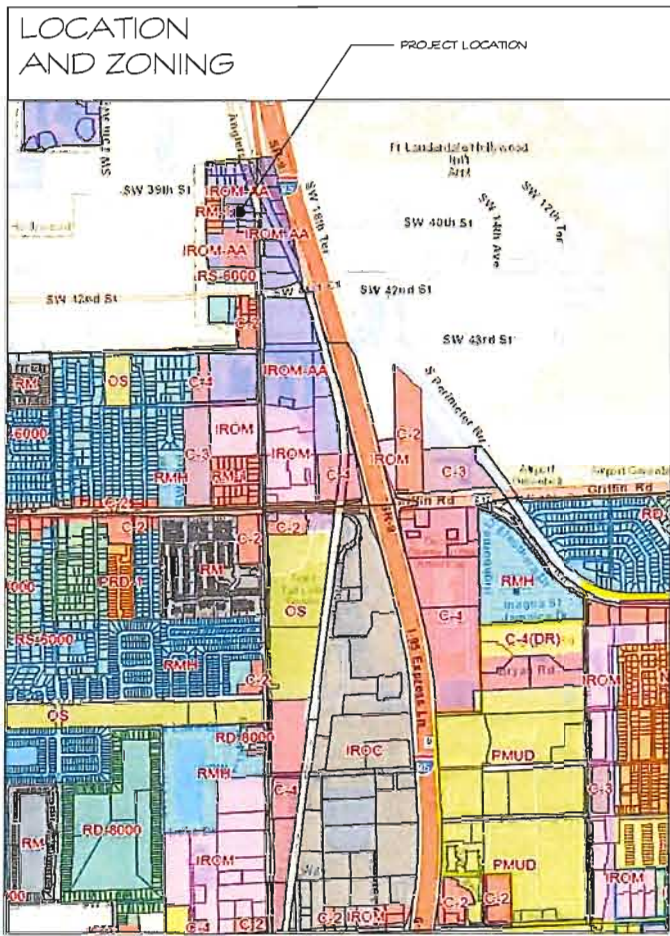
B.M.	= BENCHMARK	NAVD	= NORTH AMERICAN VERTICAL DATUM
B.C.R.	= BROWARD COUNTY RECORDS	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
C	= CALCULATED MEASUREMENT	O.R.B.	= OFFICIAL RECORDS BOOK
CL	= CENTERLINE	P	= PLAT MEASUREMENT
C.B.	= CHORD BEARING	P.B.	= PLAT BOOK
C.B.S.	= CONCRETE BLOCK STRUCTURE	B.F.P.	= BACK FLOW PREVENTER
C.L.F.	= CHAIN LINK FENCE	P.O.B.	= POINT OF BEGINNING
C.O.	= CLEAN OUT	P.O.C.	= POINT OF COMMENCEMENT
CONC.	= CONCRETE	TYP.	= TYPICAL
C.L.P.	= CONCRETE LIGHT POLE	W.M.	= WATER METER
D	= DEED MEASUREMENT	W.V.	= WATER VALVE
E.S.	= ELECTRIC SERVICE	P.P.	= POWER POLE
ELEV.	= ELEVATION	A/C	= AIR CONDITIONING UNIT
F.P.L.	= FLORIDA POWER & LIGHT	O/A	= OFFSET
G.A.	= GUY ANCHOR	R/W	= RIGHT-OF-WAY
L.P.	= LIGHT POLE	H	= HANDICAPPED PARKING
M	= MEASURED	F	= FIRE HYDRANT
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	U	= UTILITY POLE
M.H.	= MANHOLE	USE	= SPOT ELEVATION

ENCROACHMENT NOTES:

- 1) 6 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY LINE OF PARCEL 1.
- 2) 4 FOOT CHAIN LINK FENCE CROSSES OVER THE SOUTHERLY LINE OF PARCEL 2.
- 3) 4 FOOT CHAIN LINK FENCE ENDS INTO 25 FOOT ROAD RIGHT OF WAY EASEMENT ALONG THE WESTERLY PORTION OF PARCEL 2.
- 4) 4 FOOT CHAIN LINK FENCE ENDS INTO 2.5 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF PARCEL 3.
- 5) 4 FOOT CHAIN LINK FENCE ENDS INTO 5 FOOT UTILITY EASEMENT ALONG THE EASTERLY PORTION OF PARCEL 5.

GRAPHIC SCALE





SITE INFORMATION

CURRENT USE OF PROPERTY	NONE - VACANT
PROPOSED USE OF PROPERTY	BUILDING 1

BUILDING 2
CONTRACTOR SHOPS, REPAIR OR SERVICE SHOPS,
INCLUDING, BUT NOT LIMITED TO, AIR CONDITIONING
AND OTHER APPLIANCES, MARINE, CLOTH OR
CANVAS
BUILDING 3
REPAIR OF BOATS OF NOT OVER TWO HUNDRED
(200) FEET IN LENGTH

ADJACENT PROPERTY CURRENT USE AND ZONING DESIGNATION	NORTH SIDE - PLUS USA (R10M-AA) EAST SIDE - FLOSSIES BAR UMIT MARINE (R10M-AA) WEST SIDE - VACANT (R1-H)
--	--

	SOUTH SIDE - AIRPORT COMMERCE PARK (C-4)
SUBJECT PROPERTY CURRENT ZONING DESIGNATION	ROM AA

SUBJECT PROPERTY PROPOSED ZONING DESIGNATION	RD-M-AA
TOTAL SITE AREA	68,018 S.F. / 1.56 ACRES

TOTAL ROOFED COVERAGE	21,413 S.F. - 31.5% (21,413 / 68,013)
TOTAL V.U.A. PROPOSED	23,959 S.F. - 35.2% (23,959 / 68,013)

TOTAL IMPERVIOUS PROPOSED	45,372 S.F. - 66.7% (45,372 / 68,013)
TOTAL PERVIOUS PROPOSED	22,641 S.F. - 33.3% (22,641 / 68,013)

PARKING DATA:	
STALLS REQUIRED	BUILDING 1

BICYCLE PARKING:
REQUIRED AT 10% OF AUTO STALLS OR 4
BKE SPACES REQUIRED, 4 BKE STALLS
PROVIDED.

STALLS PROVIDED	348 = 35 STALLS REQUIRED 35 STALLS PROVIDED - 32 STANDARD, 3 ACCESSIBLE
-----------------	--

BUILDING INFORMATION

BUILDING 1 TOTAL AREA	3,680 SF
BUILDING 1 AREA BY USE (SINGLE STORY BUILDING)	2,000 SF STORAGE (S-1) - PART STORAGE 1,880 SF BUSINESS (B) - OFFICE & MARINE RETAIL

BUILDING 2 TOTAL AREA	4,000 SF
BUILDING 2 AREA BY USE	4,000 SF STORAGE (S-1) - CONTRACTOR SHOPS

BUILDING 3 TOTAL AREA	13,533 SF
BUILDING 3 AREA BY USE	

BUILDING 1 - MAX HEIGHT 30.6 NAVD PER B.C. PROPERTY RESTRICTIONS & GOVERNMENT PERMITS. TYPICAL CODE, PROPOSED HEIGHT 30.0 MAND.

MAX BUILDING HEIGHT BUILDING 2 - MAX HEIGHT 30.9 NAVD PER B.C. PROPERTY RESTRICTIONS & 62' HEIGHT PER DANA ZONING CODE, PROPOSED HEIGHT 30.5 NAVD
BUILDING 3 - MAX HEIGHT 34.1 NAVD PER B.C. PROPERTY RESTRICTIONS & 62' HEIGHT PER DANA ZONING CODE, PROPOSED HEIGHT 30.5 NAVD

62' HEIGHT PER DANA ZONING CODE, PROPOSED HEIGHT 33.6' NAVD

CONSTRUCTION IS EXPECTED TO BEGIN JAN 2020 AND DURATION IS EXPECTED TO BE 6 MONTHS NO

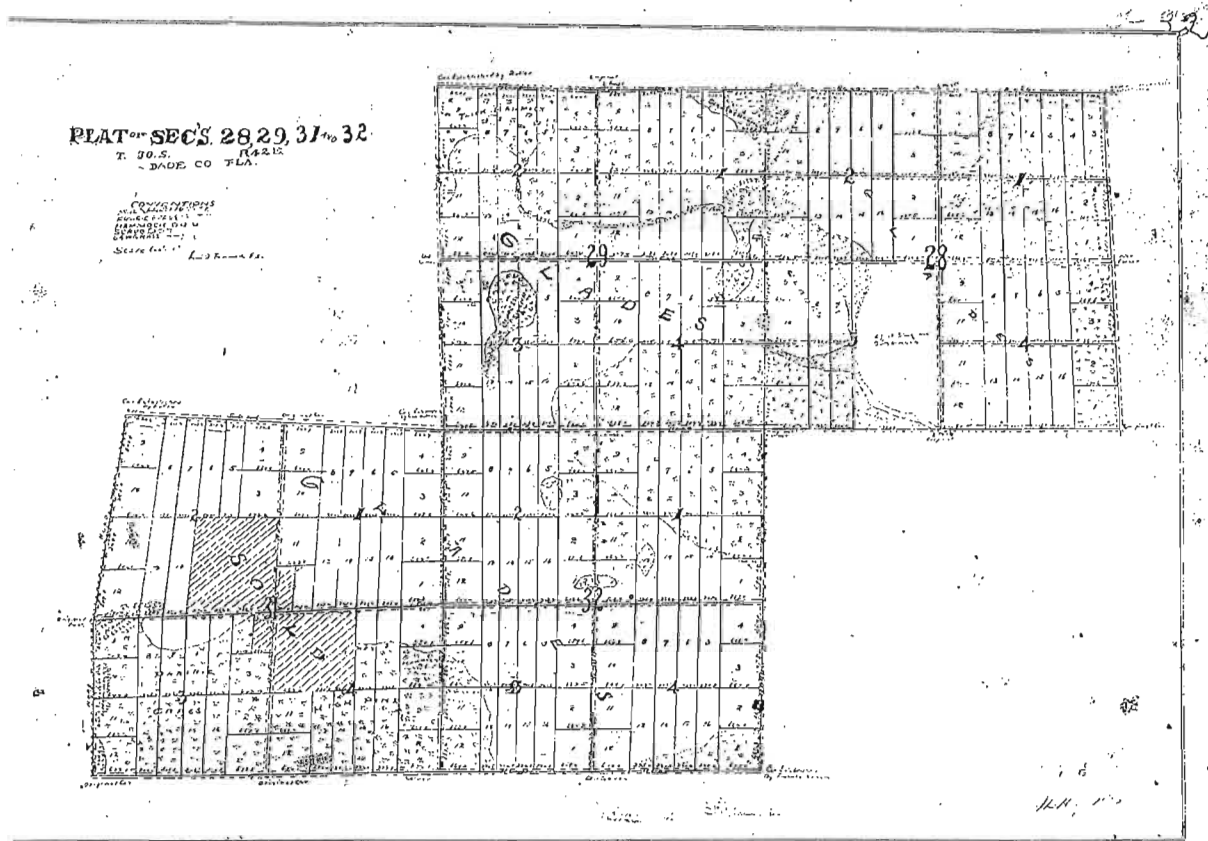
CONSTRUCTION AND STAGING ON HIGHWAY	PHASING IS PLANNED FOR CONSTRUCTION OF THIS PROJECT. NO MATERIAL STAGING IS ANTICIPATED.
-------------------------------------	--

SETBACK INFORMATION	
MIN. SIDE YARD	GREATER OF 20' OR 1/2X BUILDING HEIGHT

EAST - FRONT YARD (RAVENSWOOD ROAD)	30 REQUIRED - 30 PROVIDED
-------------------------------------	---------------------------

SOUTH - SIDE YARD	GREATER OF 20' OR 1/4 BUILDING HEIGHT 20 REQUIRED - 20 PROVIDED
WEST - REAR YARD (S.W. 22ND AVENUE)	SETBACK ABUTTING RESIDENTIAL LAND USE

RECEIVED - PROVIDER



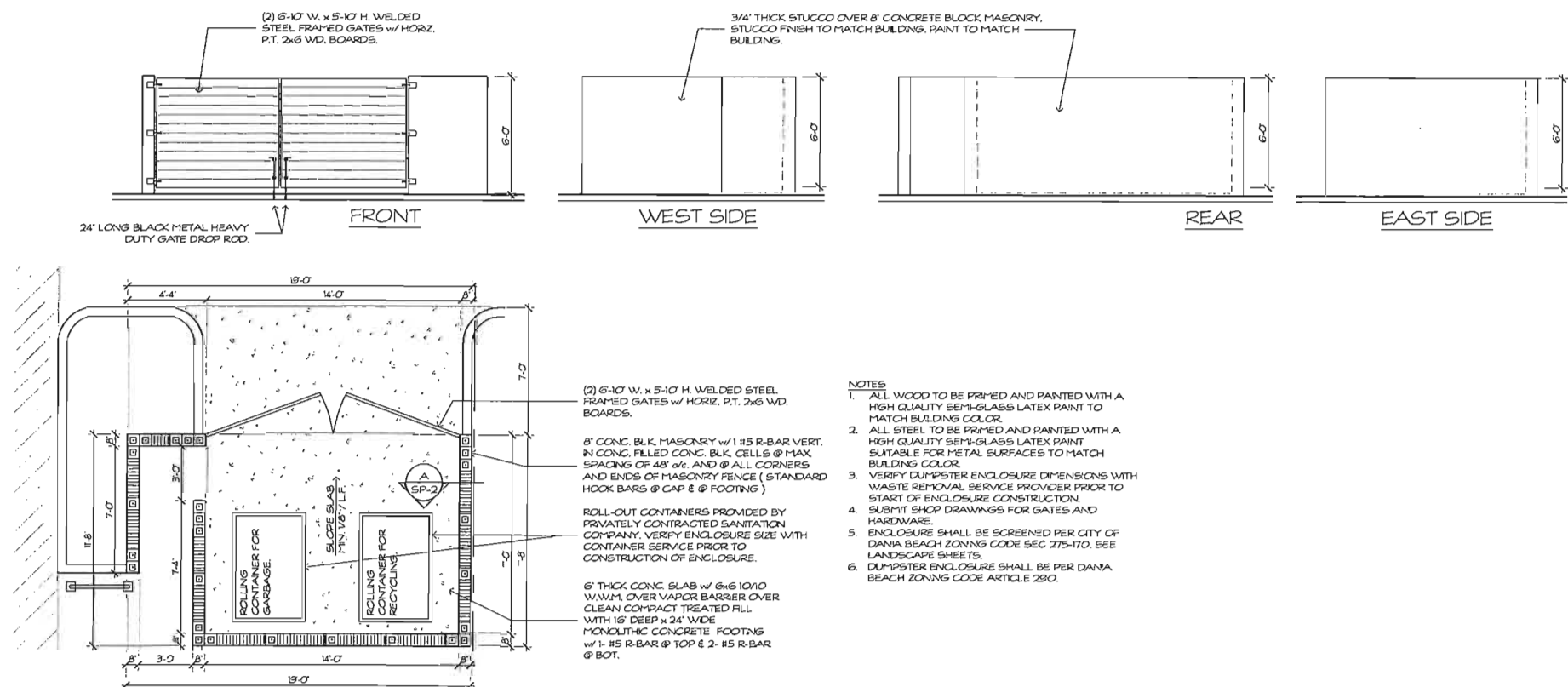
PLAT 1 OF 2

- NOTES:
1. SEE SHEET SP-3 FOR PLAT 2 OF 2.
 2. THE SUBJECT PROPERTY IS CURRENTLY IN THE PROCESS OF BEING REPLATTED, AND WILL BE RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

- PROVIDE 2 #5 R-BAR IN CONC. FILLED CONC. 8' x 16' CAP BLOCK / BOND BM.
- 3/4" THICK STUCCO OVER 8" CONCRETE BLOCK MASONRY STUCCO FINISH TO MATCH BUILDING. PAINT TO MATCH EXIST. BUILDING
- 8" CONC. BLK MASONRY w/ 1 #5 R-BAR VERT. IN CONC. FILLED CONC. BLK. CELLS @ MAX. SPACING OF 48" o/c. AND @ ALL CORNERS AND ENDS OF MASONRY FENCE (STANDARD HOOK BARS @ CAP & @ FOOTING)
- PROVIDE #8 HORIZ. WIRE BLOCK REIN. @ 16" o/c.
- 6" THICK CONC. SLAB w/ 6x6 10x10 W.W.M. OVER VAPOR BARRIER OVER CLEAN COMPACT TREATED FILL. SLOPE MIN. 1/8" / LF. TO OPEN SIDE OF DUMPSTER ENCLOSURE.
- 16" DEEP x 24" WIDE MONOLITHIC CONCRETE FOOTING w/ 1- #5 R-BAR @ TOP & 2- #5 R-BAR @ BOT. MIN. 12" GRADE COVER

SECTION A

(A) ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



PLAN

(1) DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

 PARCEL LEGAL DESCRIPTIONS

TRACT D, OF "RAVENSWOOD HEIGHTS",
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 31, AT PAGE 6,
OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

THE NORTH ONE-HALF OF TRACT C, OF
"RAVENSWOOD HEIGHTS", ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 31, AT PAGE 6, OF THE
PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

THE SOUTH ONE-HALF OF TRACT C,
OF "RAVENSWOOD HEIGHTS",
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 31, AT
PAGE 6, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

WEST 204' OF EAST 454' OF NORTH
82.75' OF SOUTH 257.75' OF LOT 2,
BLOCK 1, SECTION 29
OF "PLAT OF SECTIONS 28, 29, 31 AND 32"
(P.B. 2, PG. 32 M-D.C.R.)

THE NORTH ONE-HALF OF TRACT B, OF
"RAVENSWOOD HEIGHTS", ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 31, AT PAGE 6, OF THE
PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

NEW CONSTRUCTION PROJECT FOR
OUTBOARD DYNAMICS LLC
3995 SW 22ND AVENUE, DANIA BEACH, FLORIDA 33312

Design By	Robert Vick
Drawn By	Robert Vick
Job No.	1816
Issue For	Permit
Scale	AS SHOWN
Date	05/01/2019
Drawn By	Robert Vick
Check By	Robert Vick

robert vick architect, p.a.
architectural planning design
1800 ne 86th street, suite A, wilson manors, fl 33305 • 954.483.8340


AADO 2816
SHEET
SP-2

RAVENSWOOD HEIGHTS

A SUBDIVISION IN THE N.E. 1/4 OF SECTION 29-TWP 30 S., RGE 42 E.

BROWARD COUNTY, FLORIDA

JOHN O. BRENDLA · Civil Engineer and Land Surveyor · FT. LAUDERDALE, FLA.

Scale: 1"=50'

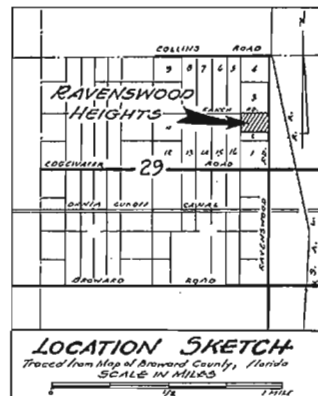
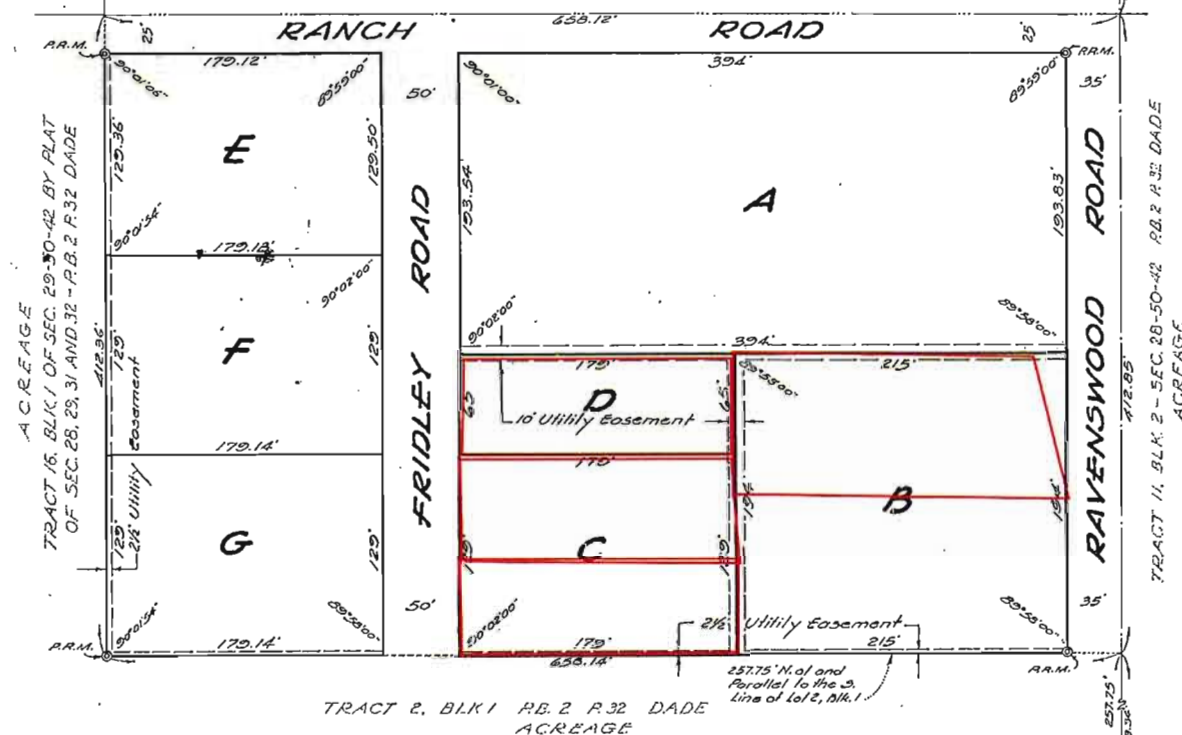


January 1953

DESCRIPTION

Tract 2 of Block 1 of Section Twenty-nine (29), Township Fifty South (50 S.), Range Forty-two East (42 E.), according to the plat thereof recorded in Plat Book No. 2, page 32, of the Public Records of Dade County, Florida, EXCEPTING therefrom the South 257.75 feet thereof.

WILMA MANORS P.B. 31 P. 4



KNOW ALL MEN BY THESE PRESENTS:

That William Perine and Wilma Perine, husband and wife; Holger Christensen and Ellen Christensen, husband and wife; Guy Fridley and Versa F. Fridley, husband and wife, owners of the lands hereon described, have caused said lands to be surveyed, subdivided and platted in the manner as shown hereon and said plat shall be known as "RAVENSWOOD HEIGHTS".

The Roads as shown on said plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs or assigns, the reversion or reversions thereof whenever discontinued by law.

In witness whereof the said William Perine and Wilma Perine, his wife, Holger Christensen and Ellen Christensen, husband and wife, Guy Fridley and Versa F. Fridley, his wife, have set their hands and seals this 26th day of January, A.D. 1953.

Witness R.C. Russell Seal
 Witness R.C. Russell Seal
 Witness R.C. Russell Seal
 Witness R.C. Russell Seal
 Witness R.C. Russell Seal

William Perine Seal
Wilma Perine Seal
Holger Christensen Seal
Ellen Christensen Seal
Guy Fridley Seal
Versa F. Fridley Seal

ACKNOWLEDGEMENT

State of Florida } ss. I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, William Perine and Wilma Perine, his wife, and they did acknowledge to me the execution of the foregoing instrument for the purposes therein expressed.

In witness whereof I have hereunto set my hand and seal this 26th day of Jan. A.D. 1953.

My commission expires July 30, 1954

Smith B. Hickey
 Notary Public - State of Florida

ACKNOWLEDGEMENT

State of Florida } ss. I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Holger Christensen and Ellen Christensen, his wife, and they did acknowledge to me the execution of the foregoing instrument for the purposes therein expressed.

In witness whereof I have hereunto set my hand and seal this 26th day of Jan. A.D. 1953.

My commission expires July 30, 1954

Smith B. Hickey
 Notary Public - State of Florida

ACKNOWLEDGEMENT

State of Florida } ss. I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Guy Fridley and Versa F. Fridley, his wife, and they did acknowledge to me the execution of the foregoing instrument for the purposes therein expressed.

In witness whereof I have hereunto set my hand and seal this 26th day of Jan. A.D. 1953.

My commission expires July 30, 1954

Smith B. Hickey
 Notary Public - State of Florida

SURVEYOR'S CERTIFICATE

This is to certify that I, John O. Brendla, a land surveyor duly registered in the State of Florida, have surveyed the property as described hereon and as shown on the attached plat and that Permanent Reference Monuments (P.R.M.) were set as shown and that said survey and plat are accurate and correct to the best of my knowledge and belief.

John O. Brendla
 Registered Land Surveyor No. 369 - State of Florida

State of Florida } ss. This is to certify that this plat complies with the provisions of Chapter 10275 (253) Laws of Florida, and was accepted for record by the Board of Commissioners of Broward County, Florida.

Attest Ed Cabot Clerk of Circuit Court... by Dorothy Adams Deputy Clerk

This instrument filed for record this 3rd day of FEBRUARY, A.D. 1953 and recorded in Plat Book 31 of Plats at Page 6. Record Verified.

by Dorothy Adams Deputy Clerk

This Plat approved for record.....
H.C. Davis County Engineer

NOTES:
 1. SEE SHEET SP-2 FOR PLAT 1 OF 2.
 2. THE SUBJECT PROPERTY IS CURRENTLY IN THE PROCESS OF BEING REPLATTED. AND WILL BE RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

NEW CONSTRUCTION PROJECT FOR
 OUTBOARD DYNAMICS LLC
 3898 SW 22ND AVENUE, DANIA BEACH, FLORIDA 33312

robert vick architect, p.a.
 architectural, planning, design
 1000 ne 26th street, suite A, wilton manors, fl 33305 · 954-463-6340



ADJACENCY INFORMATION

ADJACENT #1
PIUSI USA
IROM-AA
ONE STORY

ADJACENT #2
CUBE SMART STORAGE
IROM-AA
ONE STORY

ADJACENT #3
FLOSSIES BAR AND GRILL
IROM-AA
TWO STORY

ADJACENT #4
UMT MARINE
IROM-AA
ONE STORY

ADJACENT #5
AIRPORT COMMERCE PARK
C-4
ONE STORY

NOTE:
THIS MAP IS CREATED USING A
SCALED AERIAL IMAGE. THE
DIMENSIONS SHOWN ARE AN
APPROXIMATE

 SITE AERIAL IMAGE
NTS

NEW CONSTRUCTION PROJECT FOR
OUTBOARD DYNAMICS LLC
3936 SW 22ND AVENUE, DANA BEACH, FLORIDA 33312

Drawn By	SV
Drawn	US
Check	1816
Issue For	
Issue	05/01/2019

robert vick architect, p.a.
architectural planning design
1800 no 28th street, suite A, wilton manors, fl 33305 • 954.483.8340

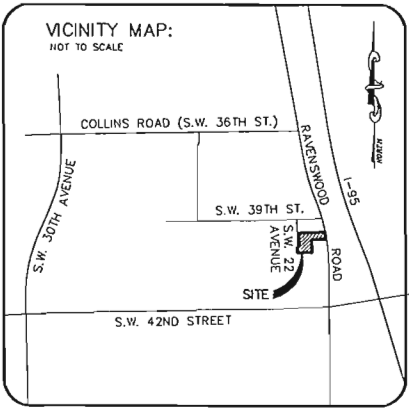


AAD002516

SHEET
SP-4

MORAITIS ONE

A REPLAT OF A PORTION OF LOT 2, BLOCK 1, SECTION 29 OF "PLAT OF SECTIONS 28, 29, 31 AND 32", PLAT BOOK 2, PAGE 32 MIAMI-DADE COUNTY RECORDS AND ALSO TRACTS C, D AND THE NORTH 1/2 OF TRACT B OF "RAVENSWOOD HEIGHTS", PLAT BOOK 31, PAGE 6 BROWARD COUNTY RECORDS, LYING WITHIN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.



LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 1/2 OF LOT B OF RAVENSWOOD HEIGHTS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT A PORTION THEREFROM, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH D1°26'01" WEST 1122.33 FEET; THENCE SOUTH 88°35'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°35'45" WEST 30.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°07'17" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 97.82 FEET THROUGH A CENTRAL ANGLE OF 02°29'20" TO THE END OF SAID CURVE; THENCE NORTH 88°36'41" EAST 18.17 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE NORTH 01°26'01" WEST 96.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 204 FEET OF THE EAST 454 FEET OF THE NDRTH 82.75 FEET OF THE SOUTH 257.75 FEET OF TRACT 2, BLOCK 1, OF PLAT OF SECTIONS 28, 29, 31, AND 32, BEING IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RESERVING AN EASEMENT OVER THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

THE NORTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

LOT D, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 422.027, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 20____. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: _____ DATE _____
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

DEDICATION:

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BROWARD THAT STUART G. MORAITIS IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "MORAITIS ONE", A REPLAT. ALL EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE ADDITIONAL RIGHT OF WAY IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID STUART G. MORAITIS HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

WITNESSES:

1) _____ SIGNED _____
STUART G. MORAITIS
PRINT NAME
2) _____ SIGNED _____
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS I HEREBY CERTIFY: THAT ON THIS DAY
COUNTY OF BROWARD PERSONALLY APPEARED BEFORE ME
STUART G. MORAITIS, TO ME WELL KNOWN
TO BE THE PERSON DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT,
AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND
VOLUNTARILY FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL
THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ CHAIR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE
SERVICES DEPARTMENT COUNTY RECORDS
DIVISION-RECORDING SECTION:

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20____ AND RECORDED IN PLAT BOOK _____, AT PAGE _____, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: _____ DEPUTY

BROWARD COUNTY ENGINEERING DIVISION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ ERIC B. AUGUSTO
COUNTY SURVEYOR
PROFESSIONAL SURVEYOR
AND MAPPER, LS5695
STATE OF FLORIDA
BY: _____ HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 12506

BROWARD COUNTY DEPARTMENT OF
PLANNING AND ENVIRONMENTAL PROTECTION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20____.

BY: _____ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ ADMINISTRATOR OR DESIGNEE

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____, 20____.

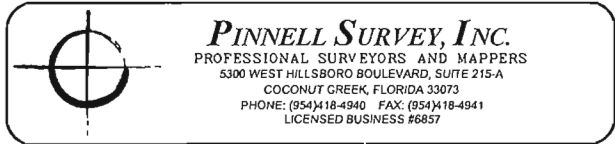
BY: _____ CHAIRPERSON

CITY COMMISSION:

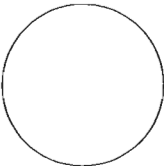
THIS IS TO CERTIFY THAT THIS PLAT OF "MORAITIS ONE" WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF DANIA BEACH, FLORIDA, BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____, 20____, AND THAT BY SAID RESOLUTION ALL THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

ATTEST: _____ CITY CLERK

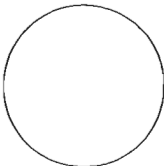
APPROVED: _____ MAYOR



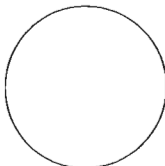
CITY COMMISSION



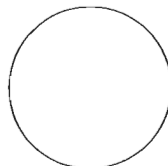
COUNTY ENGINEER



COUNTY SURVEYOR



PLATTING SURVEYOR

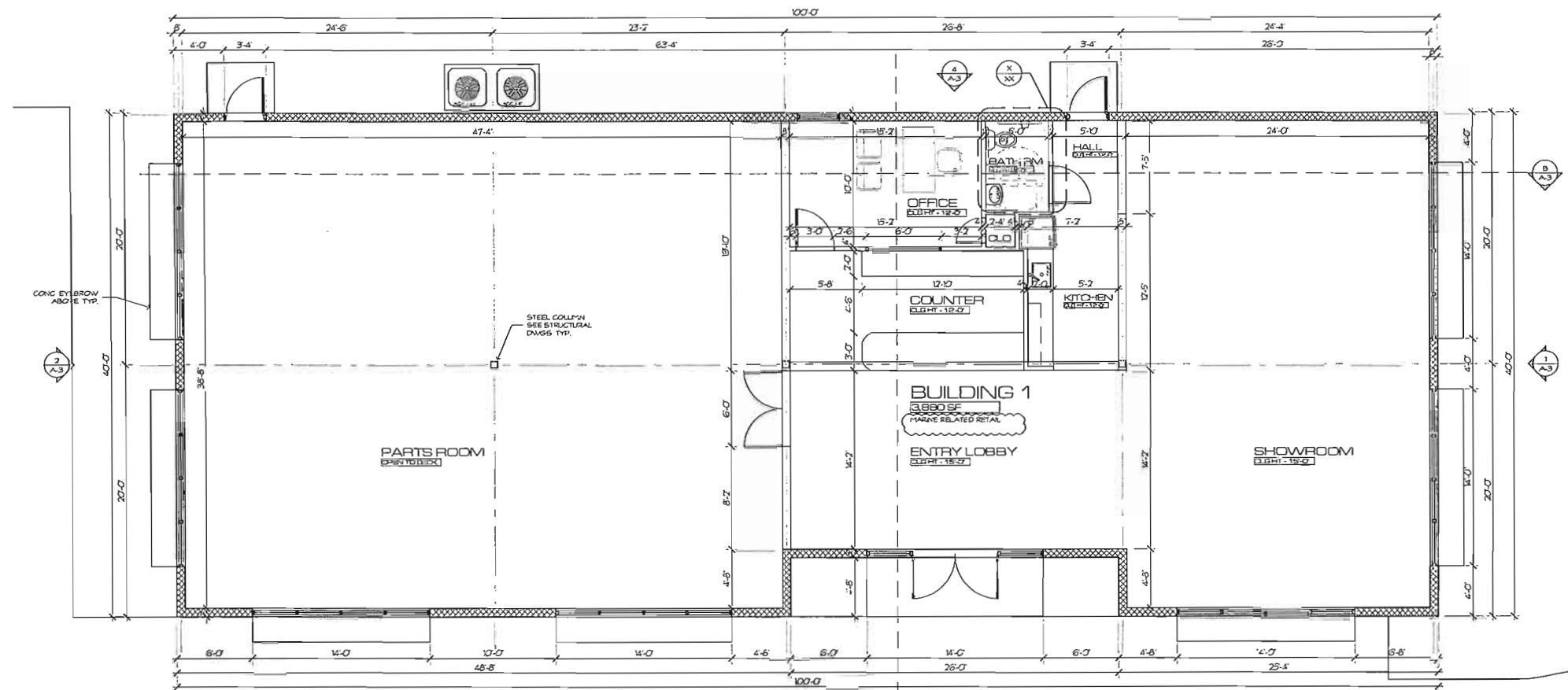


PLAT BOOK _____ PAGE _____
SHEET 2 OF 2

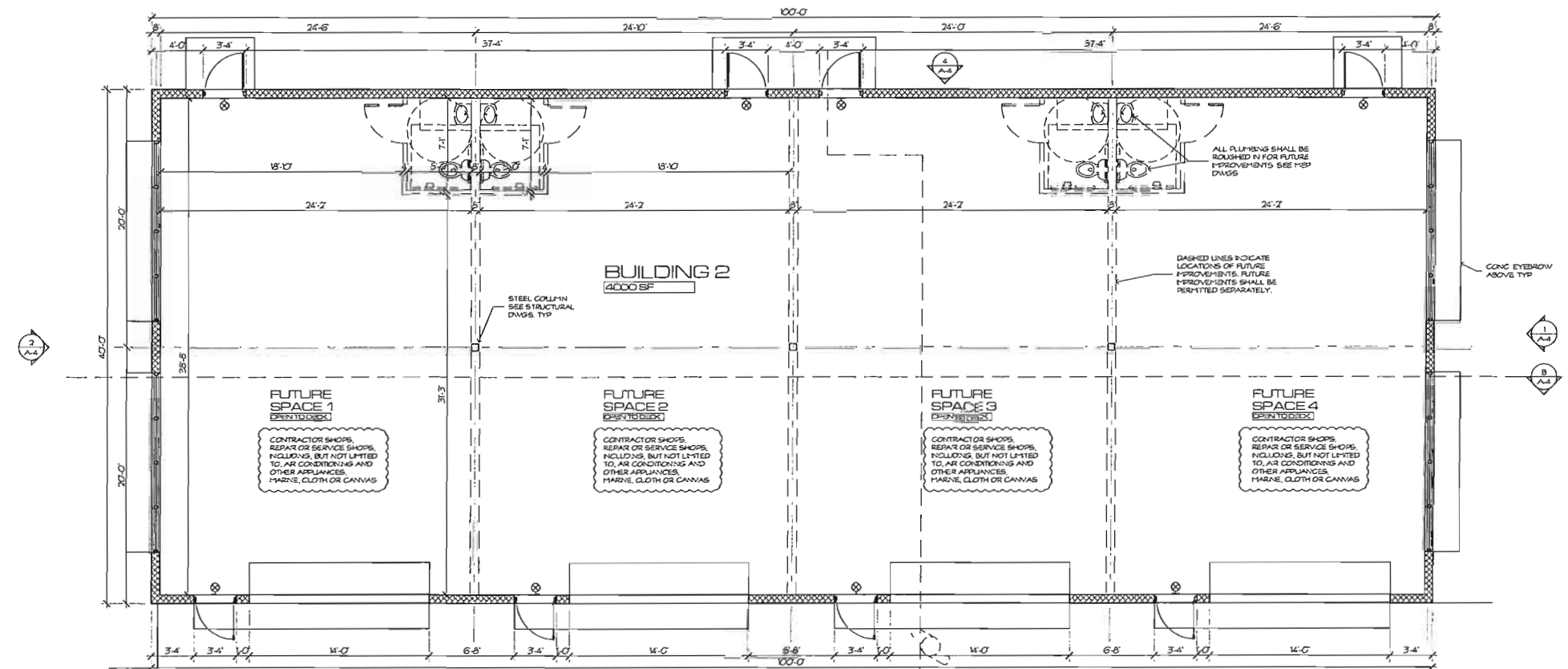
A REPLAT OF A PORTION OF LOT 2, BLOCK 1, SECTION 29 OF "PLAT OF SECTIONS 28, 29, 31 AND 32", PLAT BOOK 2, PAGE 32 MIAMI-DADE COUNTY RECORDS AND ALSO TRACTS C, D AND THE NORTH 1/2 OF TRACT B OF "RAVENSWOOD HEIGHTS", PLAT BOOK 31, PAGE 6 BROWARD COUNTY RECORDS, LYING WITHIN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



1 BUILDING 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 BUILDING 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"

NEW CONSTRUCTION PROJECT FOR
OUTBOARD DYNAMICS LLC
3998 SW 22ND AVENUE, DANIA BEACH, FLORIDA 33312

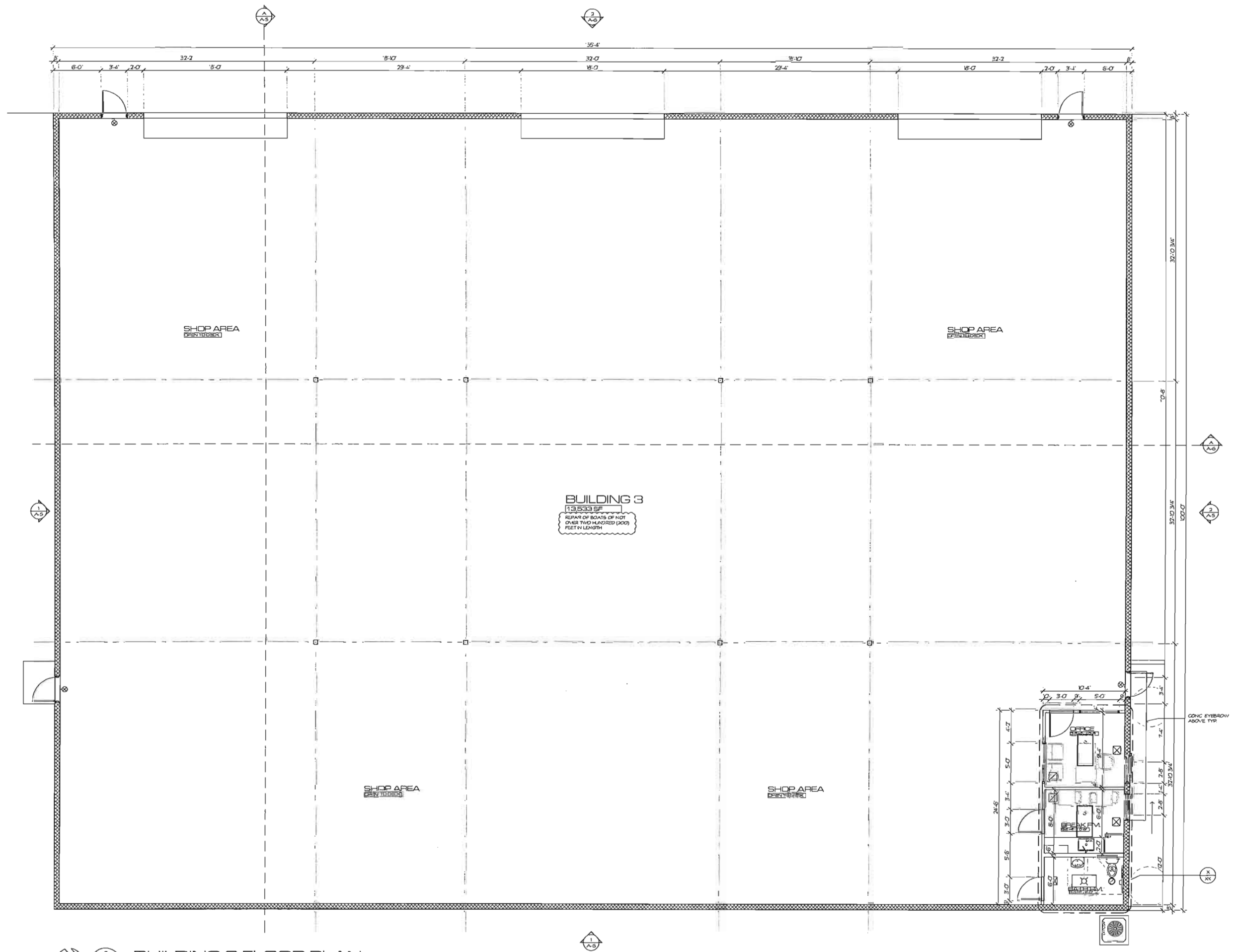
Design	BY
Drawn	BY
Job	1818
Scale	For
Sheet	2018
By	62818

robert vick architect, p.a.
architects • planning • design
1600 ne 28th street • suite a • wilson manors • fl 33305 • 954.463.6340



AAD002918

SHEET
A-1

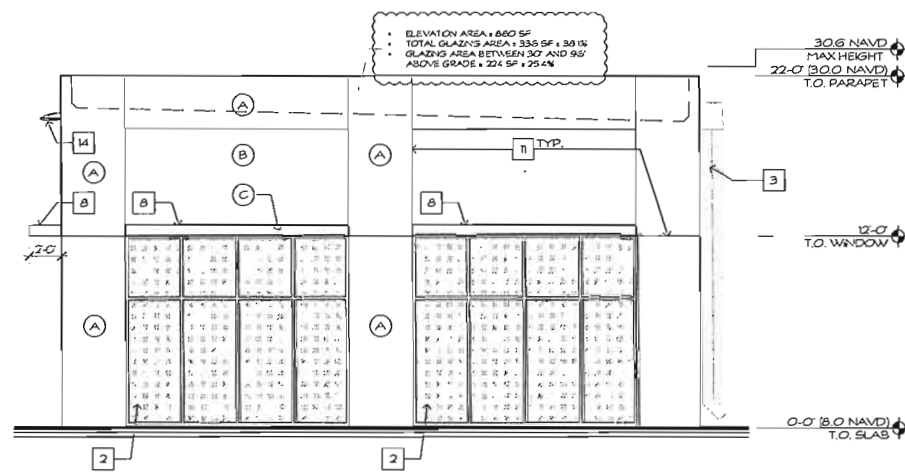




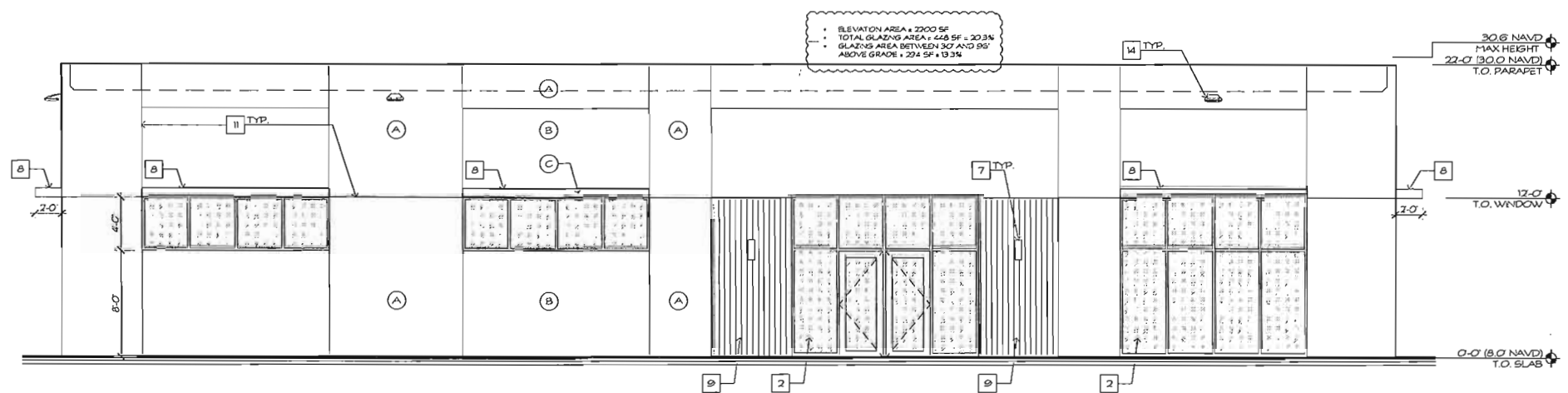
BUILDING 3 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

Design:	EV
Drawn:	LB
Check:	1816
Issue For:	
DATE:	05.01.2019
PROJECT:	EV
	62319

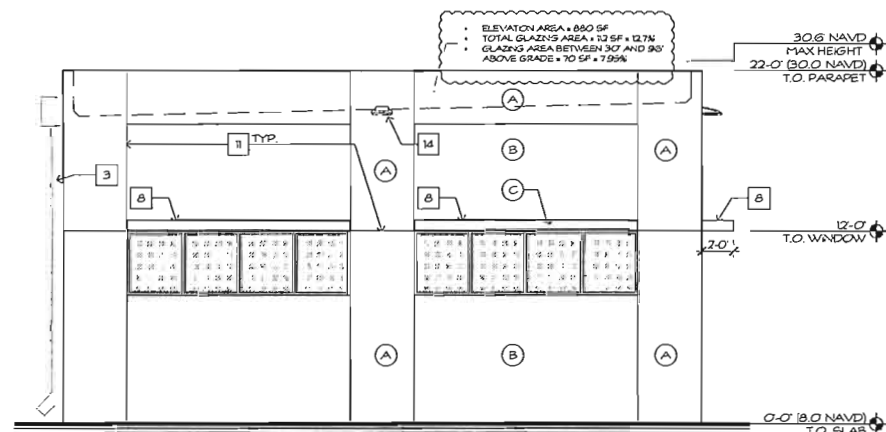




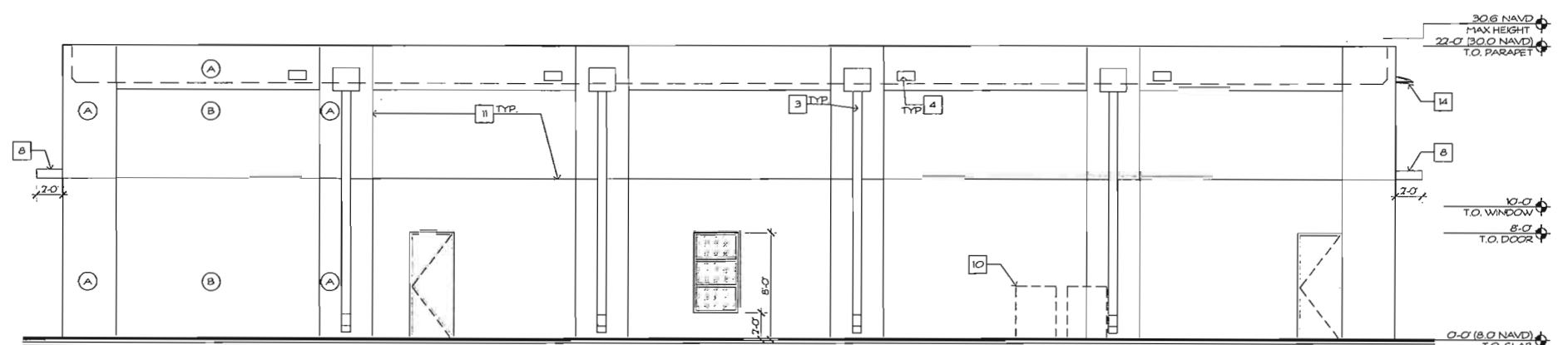
1 BUILDING 1 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



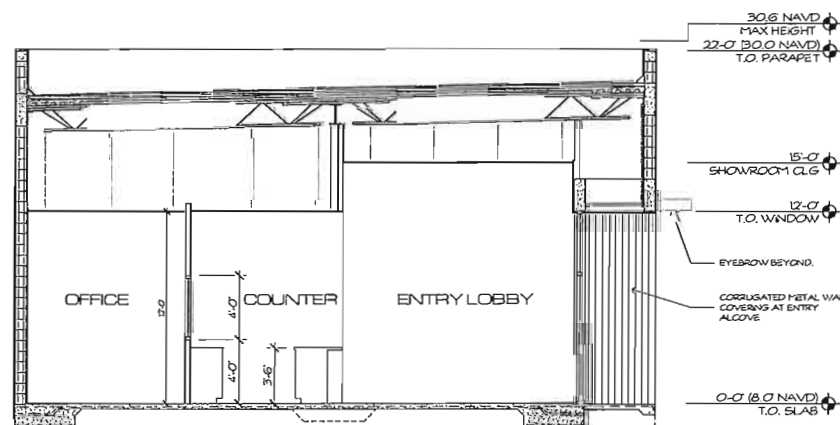
3 BUILDING 1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



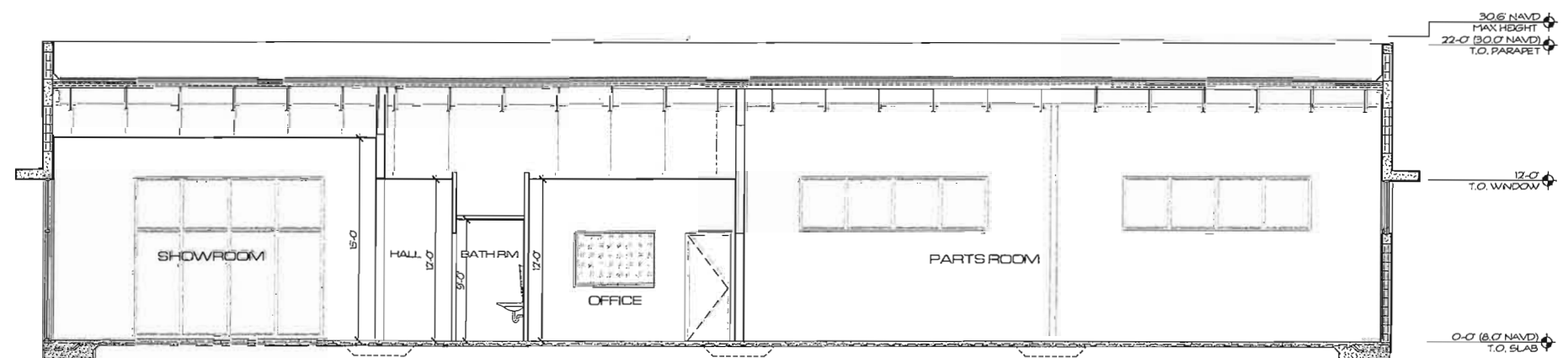
2 BUILDING 1 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



4 BUILDING 1 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

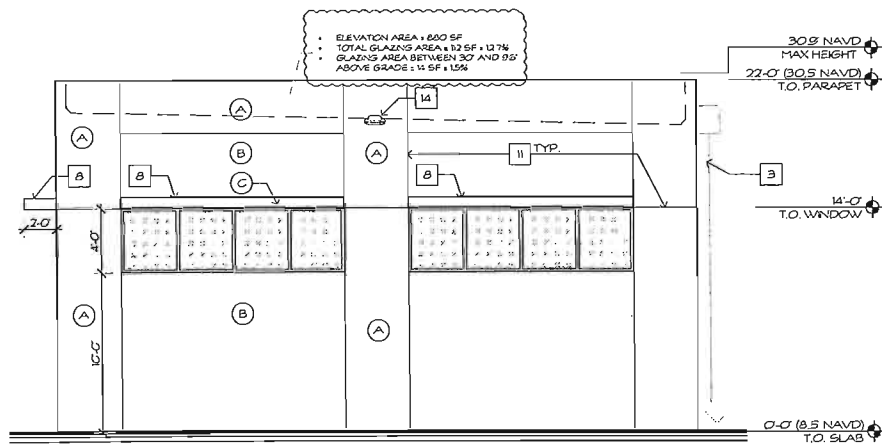


A BUILDING 1 SECTION
 SCALE: 3/16" = 1'-0"

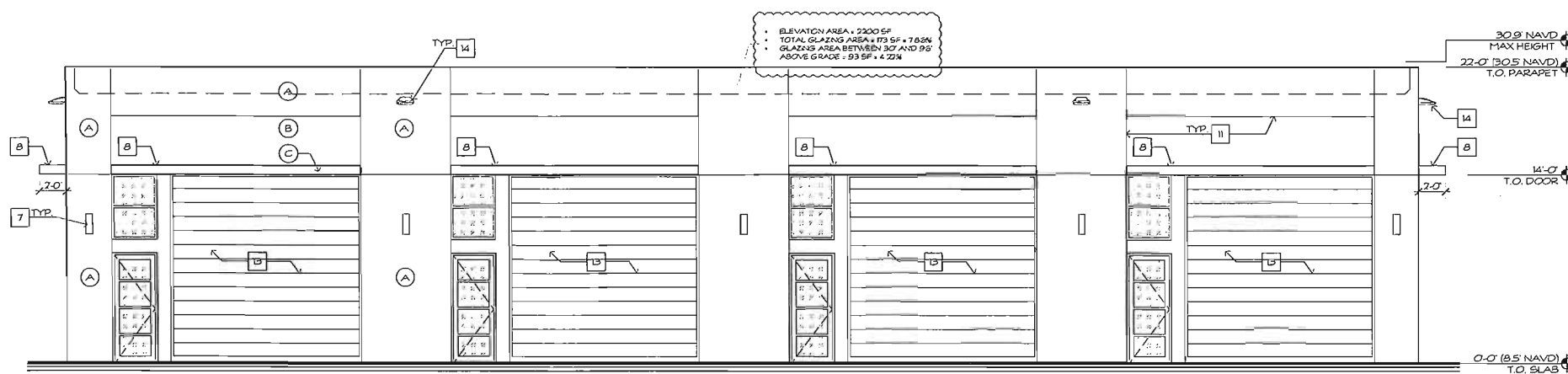


B BUILDING 1 SECTION
 SCALE: 3/16" = 1'-0"

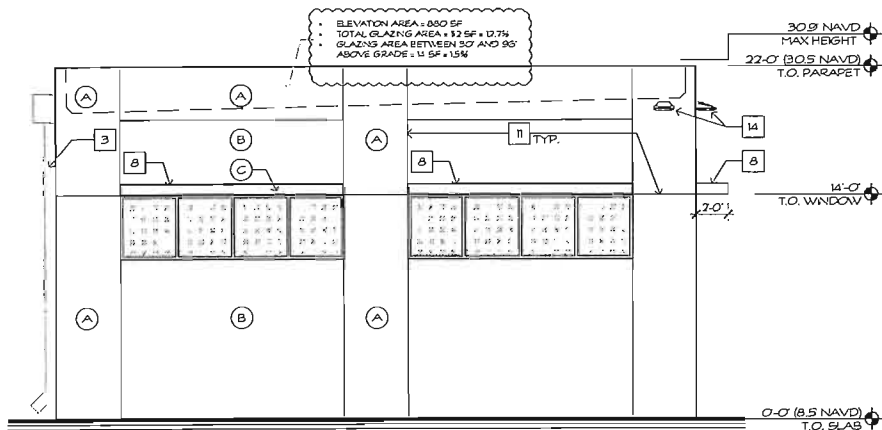
ELEVATION KEYNOTES		ELEVATION KEYNOTES	
MARK	DESCRIPTION	MARK	DESCRIPTION
(A)	BLOWN SAND FINISH STUCCO, COLOR #1	(9)	CORRUGATED METAL WALL COVERS
(B)	BLOWN SAND FINISH STUCCO, COLOR #2	(10)	MECHANICAL EQUIPMENT, SCREEN PER ZONING SEC. 375-170, SEE LANDSCAPE SHEETS
(C)	BLOWN SAND FINISH STUCCO, COLOR #3	(11)	1/2 REGLET
(2)	ALUMINUM AND GLASS STOREFRONT SYSTEM	(12)	LOUVERED VENT
(3)	6" SQUARE ALUMINUM DOWNSPOUT LEADER w/ COLLECTOR HEAD	(13)	ROLL-UP DOOR
(4)	EMERGENCY OVERFLOW SCUPPER	(14)	WALL PACK LIGHT
(5)	MECHANICAL EQUIPMENT SCREEN PER ZONING CODE SEC. 375-170, SEE LANDSCAPE SHEETS	(15)	RECESSED MAIL RECEPTACLE
(6)	FENCE AND GATES, SEE SITE PLAN		
(7)	WALL SCOFF		
(8)	CONCRETE EYEBROW		



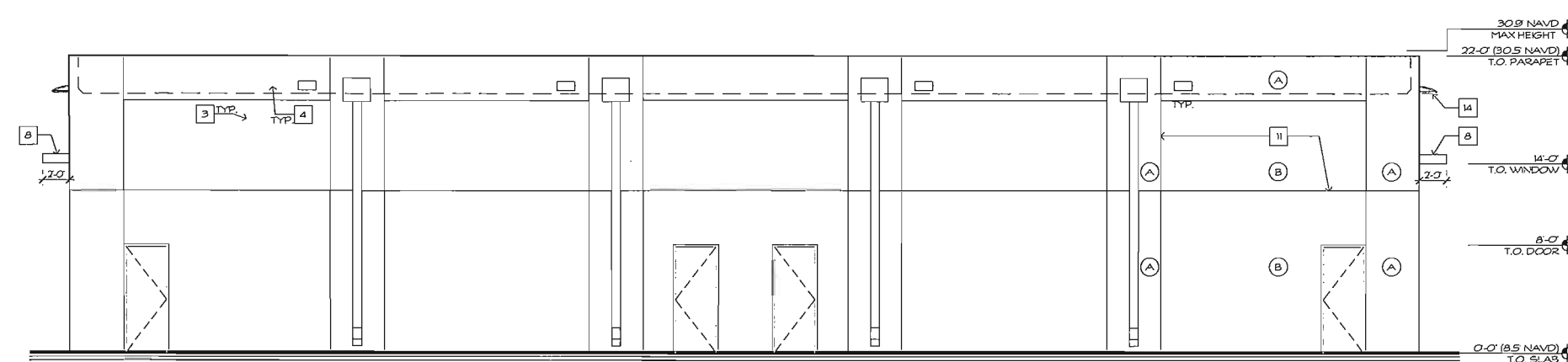
1 BUILDING 2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



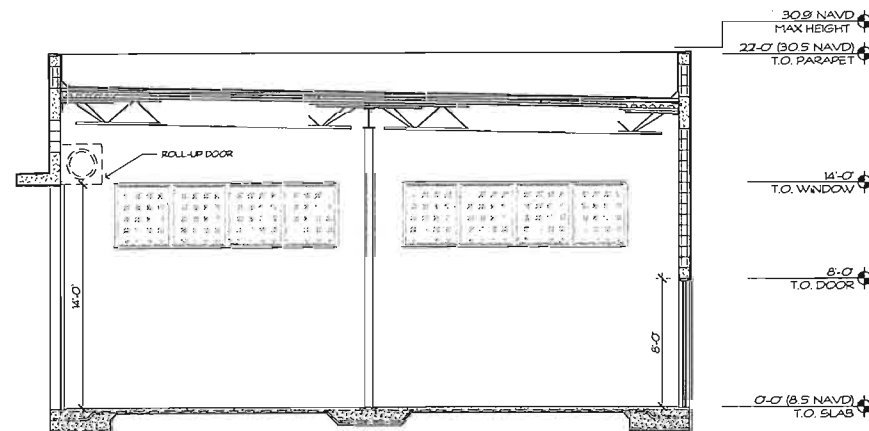
3 BUILDING 2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



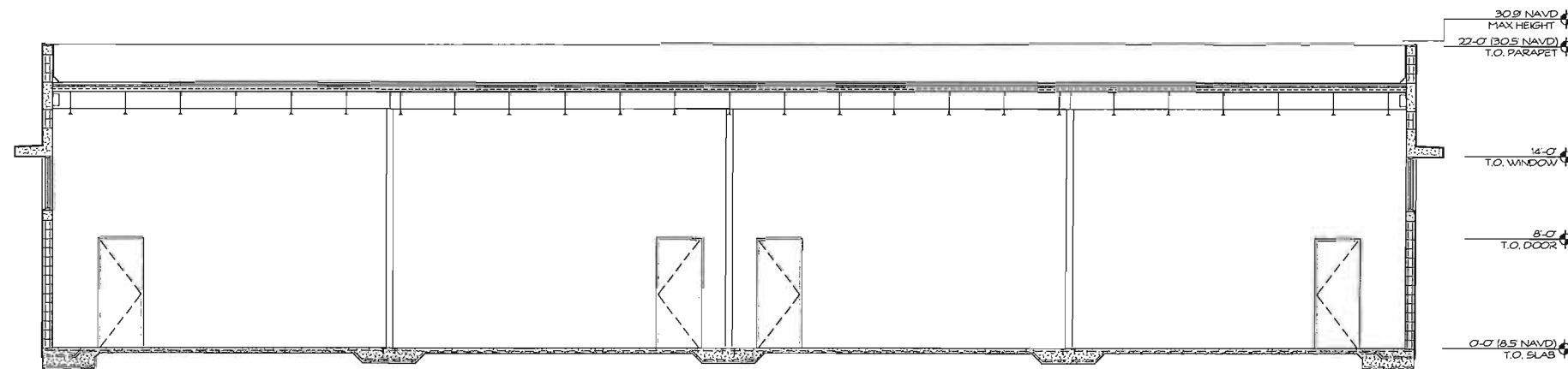
2 BUILDING 2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 BUILDING 2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



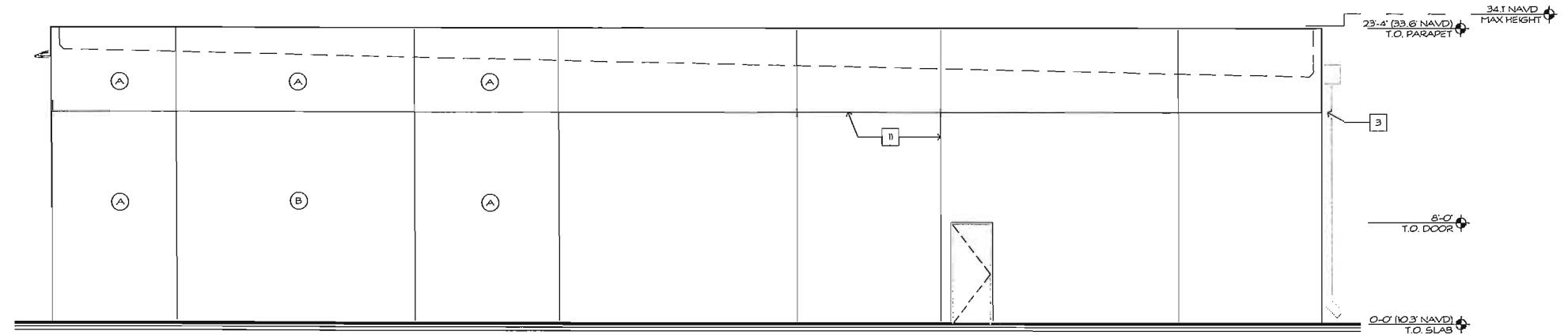
A BUILDING 2 SECTION
SCALE: 3/16" = 1'-0"



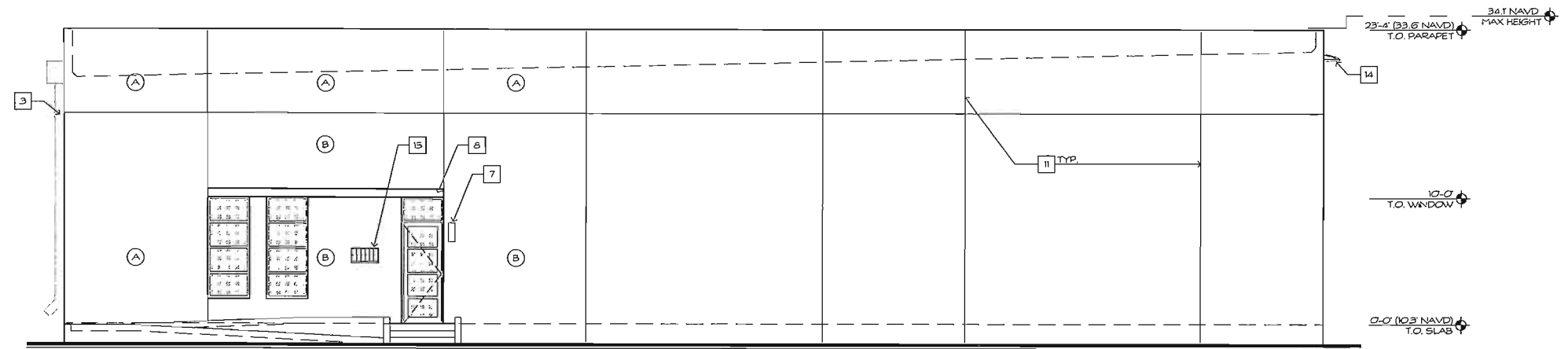
B BUILDING 2 SECTION
SCALE: 3/16" = 1'-0"

ELEVATION KEYNOTES		ELEVATION KEYNOTES	
MARK	DESCRIPTION	MARK	DESCRIPTION
A	BLOWN SAND FINISH STUCCO, COLOR #1	9	CORRUGATED METAL WALL COVERING.
B	BLOWN SAND FINISH STUCCO, COLOR #2	10	MECHANICAL EQUIPMENT SCREEN PER ZONING SEC. 275-170, SEE LANDSCAPE SHEETS.
C	BLOWN SAND FINISH STUCCO, COLOR #3	11	1/2 REGLET
2	ALUMINUM AND GLASS STOREFRONT SYSTEM.	12	LOUVERED VENT
3	6" SQUARE ALUMINUM DOWNSPOUT LEADER w/ COLLECTOR HEAD.	13	ROLL-UP DOOR
4	EMERGENCY OVERFLOW SCUPPER	14	WALL PACK LIGHT
5	MECHANICAL EQUIPMENT SCREEN PER ZONING CODE SECT. 275-170, SEE LANDSCAPE SHEETS.	15	RECESSED MAIL RECEPTACLE
6	FENCE AND GATES, SEE SITE PLAN.		
7	WALL SCONCE.		
8	CONCRETE EYEBROW.		

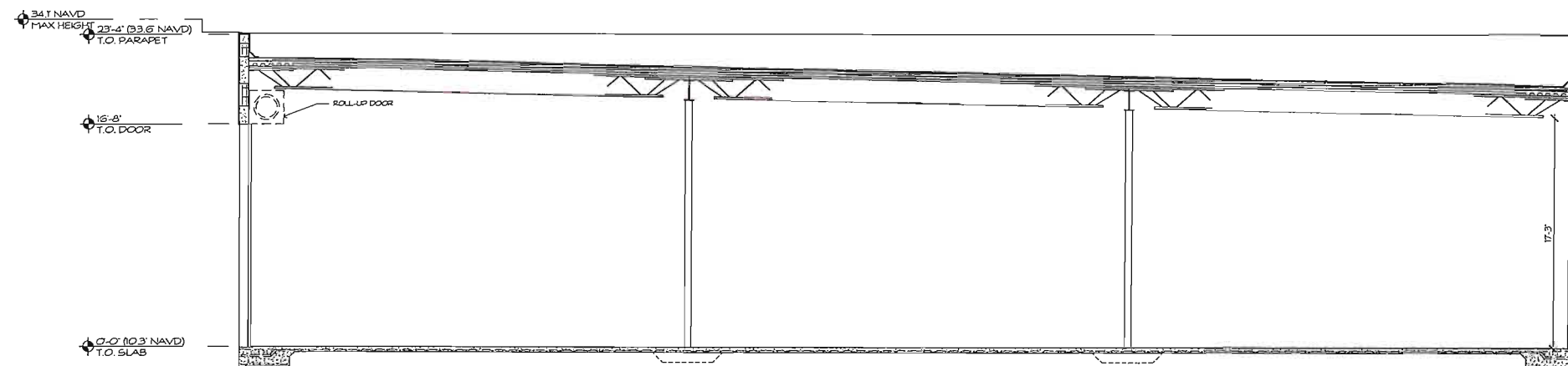
ELEVATION KEYNOTES		ELEVATION KEYNOTES	
MARK	DESCRIPTION	MARK	DESCRIPTION
(A)	BLOWN SAND FINISH STUCCO, COLOR #1	9	CORRUGATED METAL WALL COVERING
(B)	BLOWN SAND FINISH STUCCO, COLOR #2	10	MECHANICAL EQUIPMENT, SCREEN PER ZONING SEC. 275-170, SEE LANDSCAPE SHEETS
(C)	BLOWN SAND FINISH STUCCO, COLOR #3	11	V2 REGLET
2	ALUMINUM AND GLASS STOREFRONT SYSTEM	12	LOUVERED VENT
3	6" SQUARE ALUMINUM DOWNSPOUT LEADER w/ COLLECTOR HEAD	13	ROLL-UP DOOR
4	EMERGENCY OVERFLOW SCUPPER	14	WALL PACK LIGHT
5	MECHANICAL EQUIPMENT SCREEN PER ZONING CODE SEC. 275-170, SEE LANDSCAPE SHEETS	15	RECESSED MAIL RECEPTACLE
6	FENCE AND GATES, SEE SITE PLAN		
7	WALL SCONCE		
8	CONCRETE EYEBROW		



1 BUILDING 3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING 3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



A BUILDING 3 SECTION
SCALE: 3/16" = 1'-0"

NEW CONSTRUCTION PROJECT FOR
OUTBOARD DYNAMICS LLC
3998 SW 22ND AVENUE, DANIA BEACH, FLORIDA 33312

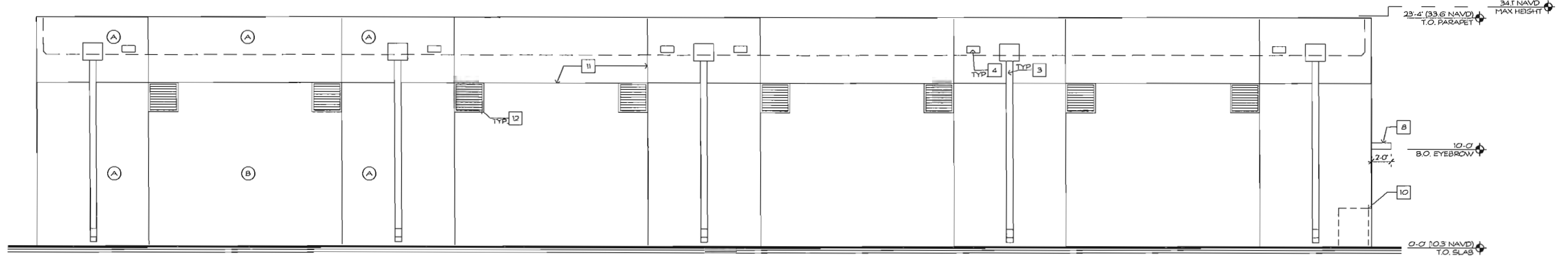
Design: BV
Drawn: JB
Job: 1816
Issue For:
Date: 03/01/2019
V5.26.19

robert vick architect, p.a.
architecture · planning · design
1600 ne 28th street · suite A · wilton manors · fl 33305 · 854.463.6340

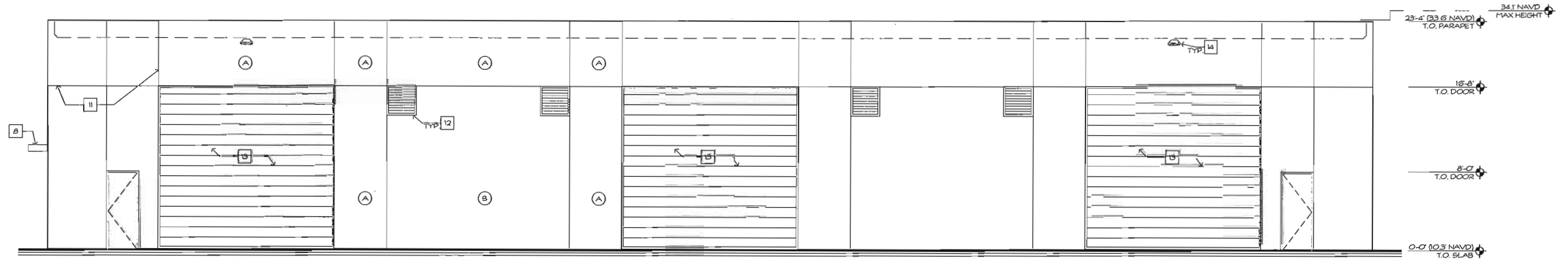


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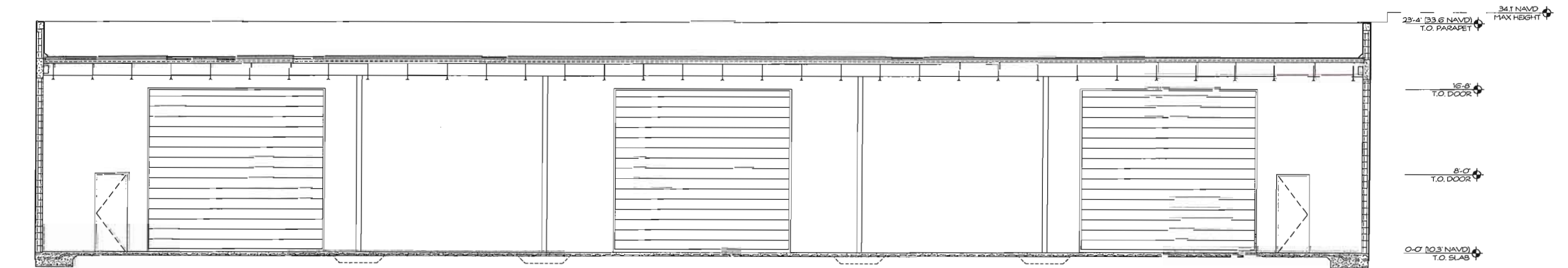
SHEET
A-5



1 BUILDING 3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 BUILDING 3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



B BUILDING 3 SECTION
SCALE: 3/16" = 1'-0"

NOTE:
SEE SHEET A-5 FOR
ELEVATION KEYNOTE
LEGEND



NEW CONSTRUCTION PROJECT FOR
OUTBOARD DYNAMICS LLC
3998 SW 22ND AVENUE, DANIA BEACH, FLORIDA 33312

Design:	EV
Drawn:	JB
Job:	1819
Issue For:	
Rev:	05/01/2018
Drawn:	JB
Issue For:	5/21/18

robert vick architect, p.a.
architects - planning - design
1600 ne 28th street - suite A - wilton manors - fl 33305 - 854.463.6340



AAD0028118

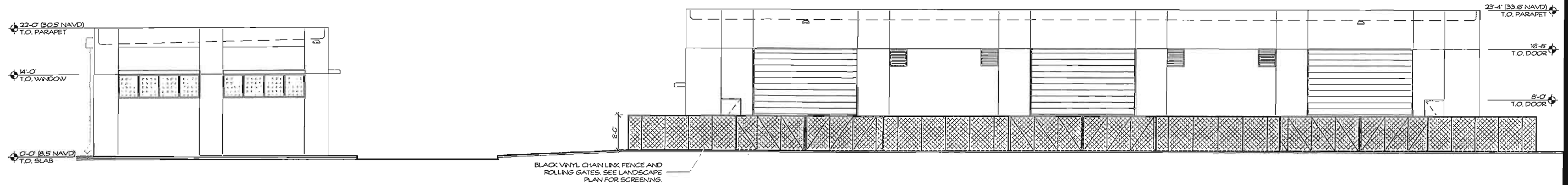
SHEET
A-6



RENDERED WEST SIDE VIEW



RENDERED EAST SIDE VIEW



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

OUTBOARD DYNAMICS

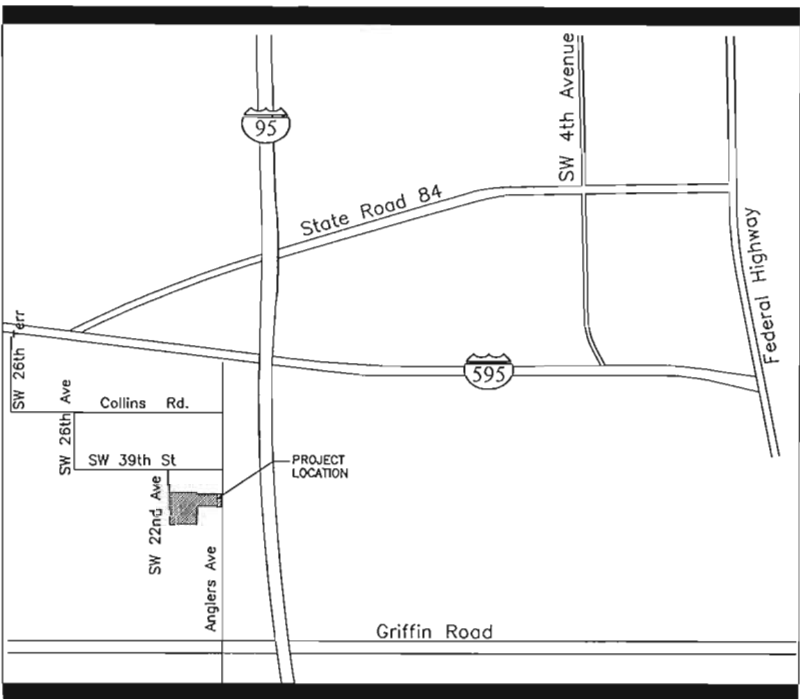
3998 SW 22ND AVENUE

DANIA BEACH, FLORIDA

WWS PROJECT NO. :

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PAVING AND DRAINAGE PLAN
4	WATER AND SEWER PLAN
5	BEST MANAGEMENT PRACTICES DETAILS
6	PAVING AND DRAINAGE DETAILS
7	WATER AND SEWER DETAILS
7A	WATER AND SEWER DETAILS
8	SIGNAGE AND PAVEMENT MARKING PLAN
9	NOTES & SPECIFICATIONS
10	LIFT STATION PLANS AND DETAILS



SEC 29, TWP 50, RNG 42

LOCATION SKETCH

N.T.S.

PREPARED FOR

Robert Vick, Architect PA

HALEY ENGINEERING, INC.

CIVIL ENGINEERING SERVICES.

1680 SE 4th Street - Deerfield Beach, Fla. 33441

Phone: (954) 260-6194

Email: johnjhaley@comcast.net

F.B.P.E. Authorization No. 9463

Approved : _____ Date: _____

John J. Haley, P.E.

Registered Engineer No. 40023

State of Florida

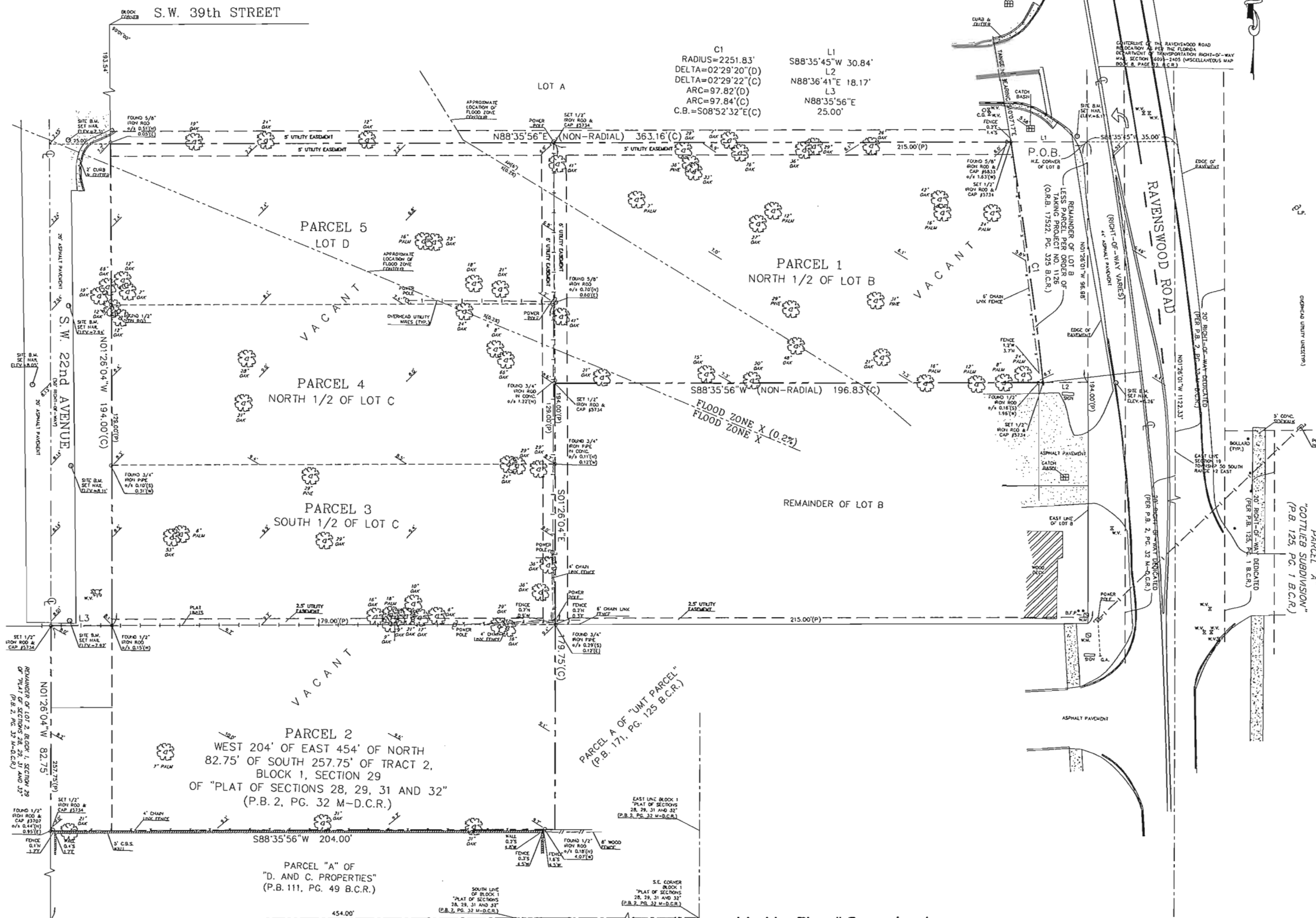
THE PUBLIC ROADWAY INDICATED IN THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS - STATE OF FLORIDA.

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICES MINIMUM DESIGN AND CONSTRUCTION STANDARDS. PLANS ARE IN ACCORDANCE WITH WWS MINIMUM DRAWING REQUIREMENTS DATED JANUARY 2013

THE VERTICAL DATUM USED FOR THESE DRAWINGS WAS NAVD88

WWS APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED ABOVE GROUND STRUCTURES, ASPHALT, PAVING, LANDSCAPING, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRIC CABLE, AND OTHER UTILITY FACILITIES WITHIN RIGHTS OF WAY AND EXISTING AND PROPOSED POTABLE WATER/RECLAIMED WATER/WASTEWATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER/RECLAIMED WATER/ WASTEWATER EASEMENTS.

PROJECT NO. : 18-2489



- LEGEND:**
- EXISTING CATCH BASIN
 - EXISTING GRADES
 - EXISTING 6" CURB
 - EXISTING 2" CURB & GUTTER
 - PORTION OF EXISTING CURB & OR STRIPING TO BE REMOVED
 - EXISTING PAVEMENT MARKING
 - PROPOSED PAVEMENT MARKING
 - TO BE REMOVED
 - EXISTING TO REMAIN
 - EXISTING ASPHALT OR CONCRETE TO BE REMOVED
 - PROPOSED CONCRETE SIDEWALK
 - PAVEMENT RESTORATION

- CONSTRUCTION NOTES:**
- CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF EXISTING WATER SERVICE TO BUILDING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
 - CONTRACTOR TO FIELD LOCATE SIZE, DEPTH, MATERIAL AND LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER WITH INFORMATION.
 - ALL EXISTING ASPHALT WITHIN NEW PAVEMENT CONSTRUCTION AREA, EAST OF THE BUILDING, SHALL BE REMOVED.
 - SURVEY INFORMATION PROVIDED BY PINNELL SURVEYING, INC.
 - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF DANIA BEACH.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL GIVE TWELVE MONTHS NOTICE TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
 - THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
 - REMOVE ALL ORGANIC AND DELERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE. NO MATERIAL OF F.O.D.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED IN THE RIGHT OF WAY.
 - ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- SAWCUT NOTES:**
- SAWCUT AND MATCH NEW PAVEMENT GRADE TO EXISTING PAVEMENT GRADE.
 - SAWCUT EXISTING PAVEMENT, REMOVE EXISTING PAVEMENT WHERE SHOWN.
 - MATCH NEW ASPHALT PAVEMENT GRADE TO EXISTING PAVEMENT GRADE.
 - SAWCUT AND MATCH NEW PAVEMENT GRADE TO EXISTING BACK OF CONCRETE WALK GRADE.
 - SAWCUT AND MATCH NEW SIDEWALK GRADE TO EXISTING SIDEWALK GRADE.
- NOTE: ALL ITEMS SHOWN ON THIS PLAN ARE EXISTING

NOTE: Survey information provided by Pinnell Surveying, Inc.

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
1680 SE 4th Street - Deerfield Beach, Fla. 33441
Phone: (954) 260-6194
Email: johnhaley@comcast.net
F.B.P.E. Authorization No. 9463

OUTBOARD DYNAMICS
3998 SW 22ND AVENUE
DANIA BEACH, FLORIDA

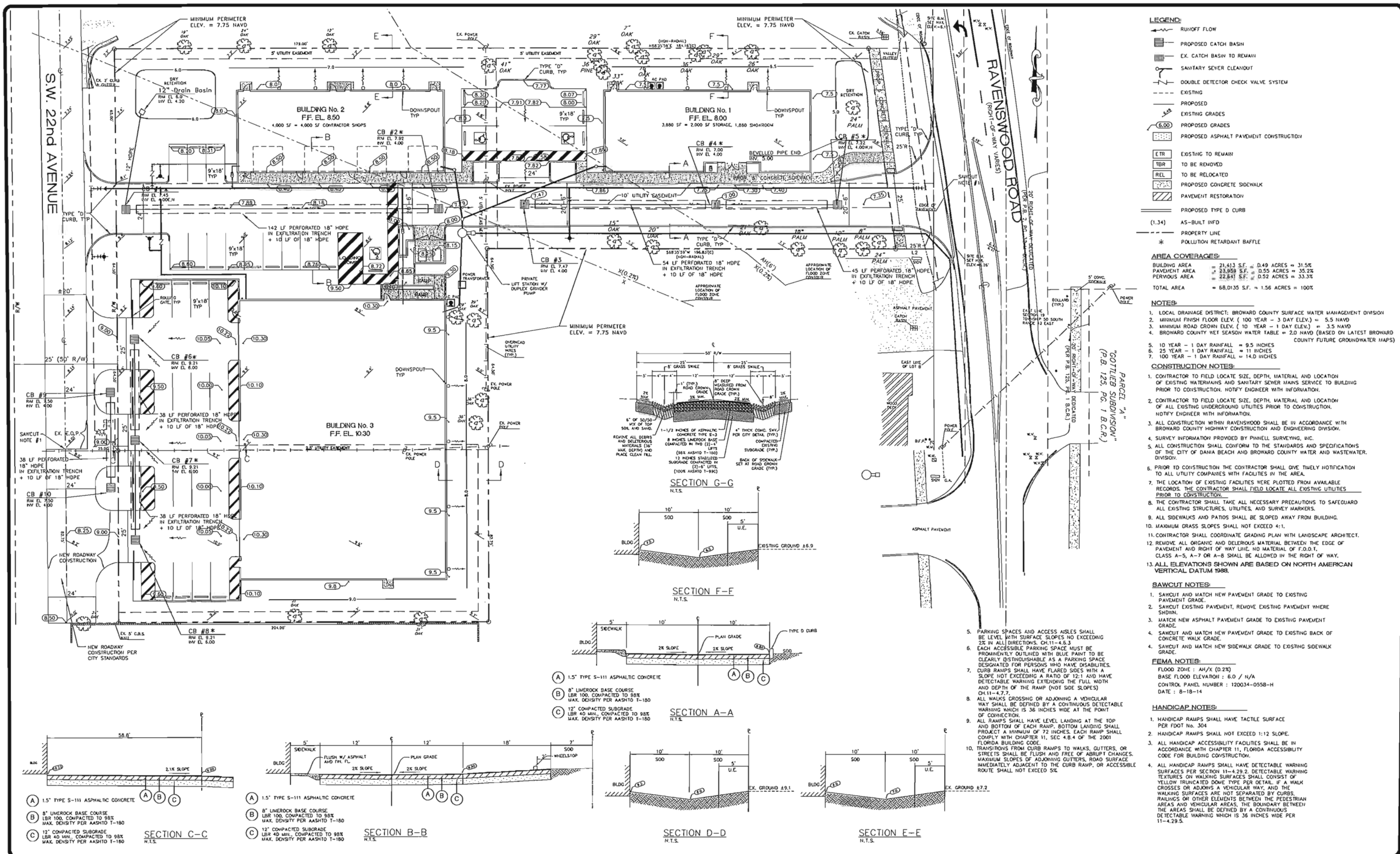
EXISTING CONDITIONS AND
DEMOLITION PLAN

APPROVED: _____
DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE
1" = 20'

PROJECT
NUMBER
18-2489

2
10



Designed J.J.H.
 Drawn E.L.H.
 Checked J.J.H.

NO.	DATE	REVISION	BY

HALEY ENGINEERING, INC.
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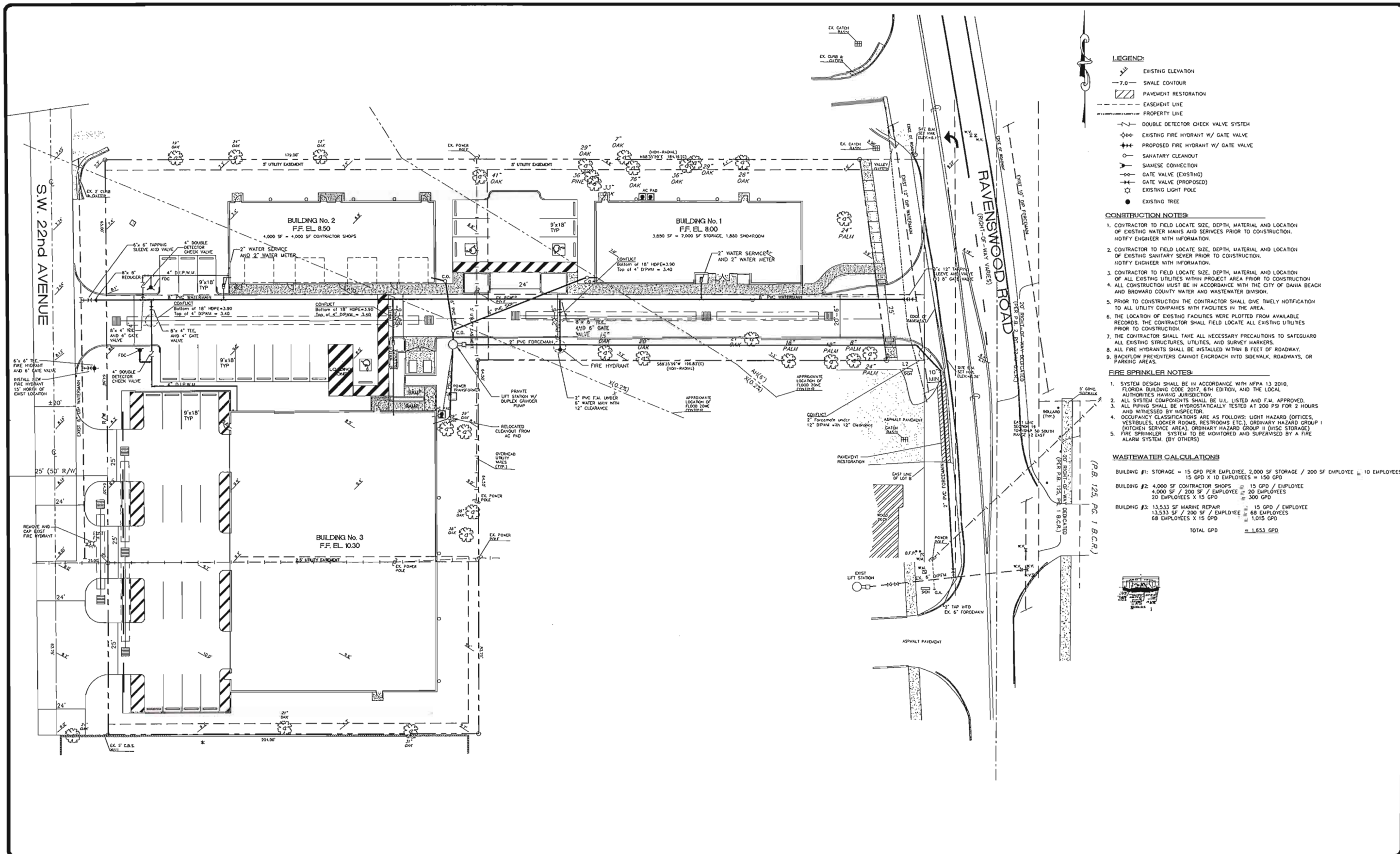
OUTBOARD DYNAMICS
 3998 SW 22ND AVENUE
 DANIA BEACH, FLORIDA

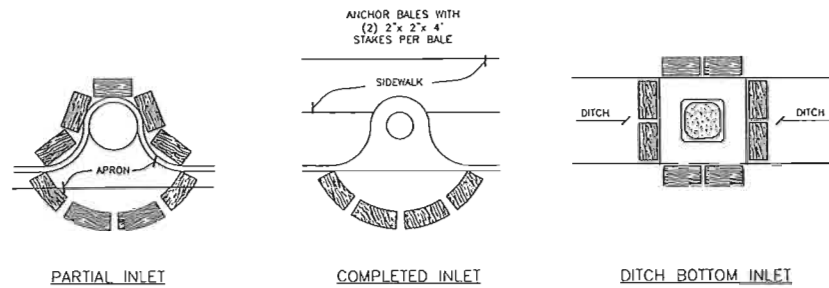
PAVING AND DRAINAGE PLAN

APPROVED: _____ DATE: _____
 JOHN J. HALEY, P.E.
 REGISTERED ENGINEER NO. 40023
 STATE OF FLORIDA

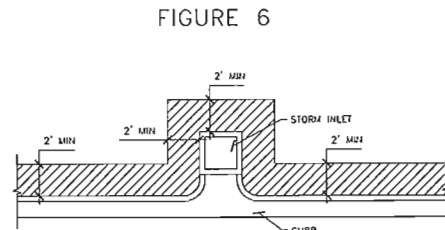
SCALE 1" = 20'
 PROJECT NUMBER 18-2489

3
 10





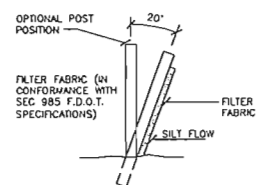
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.



STAKED SILK BARRIER OR SILT FENCE
PROTECTION AROUND DITCH BOTTOM
INLETS
N.T.S.

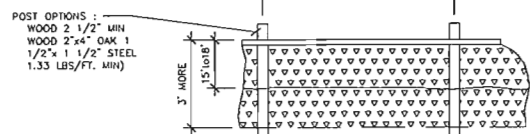
SOD ALONG CURB
AND AROUND INLET
N.T.S.

FIGURE 9



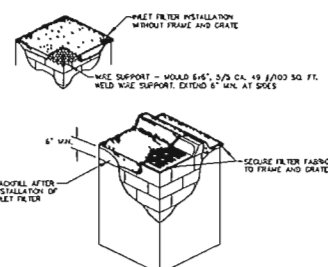
TEMPORARY
SEDIMENT SUMP
(ONLY IF NEEDED)

FIGURE 10

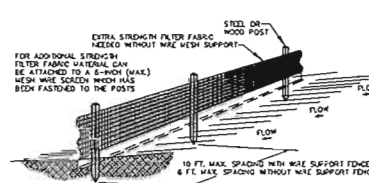


TYPICAL SILT FENCE
N.T.S.

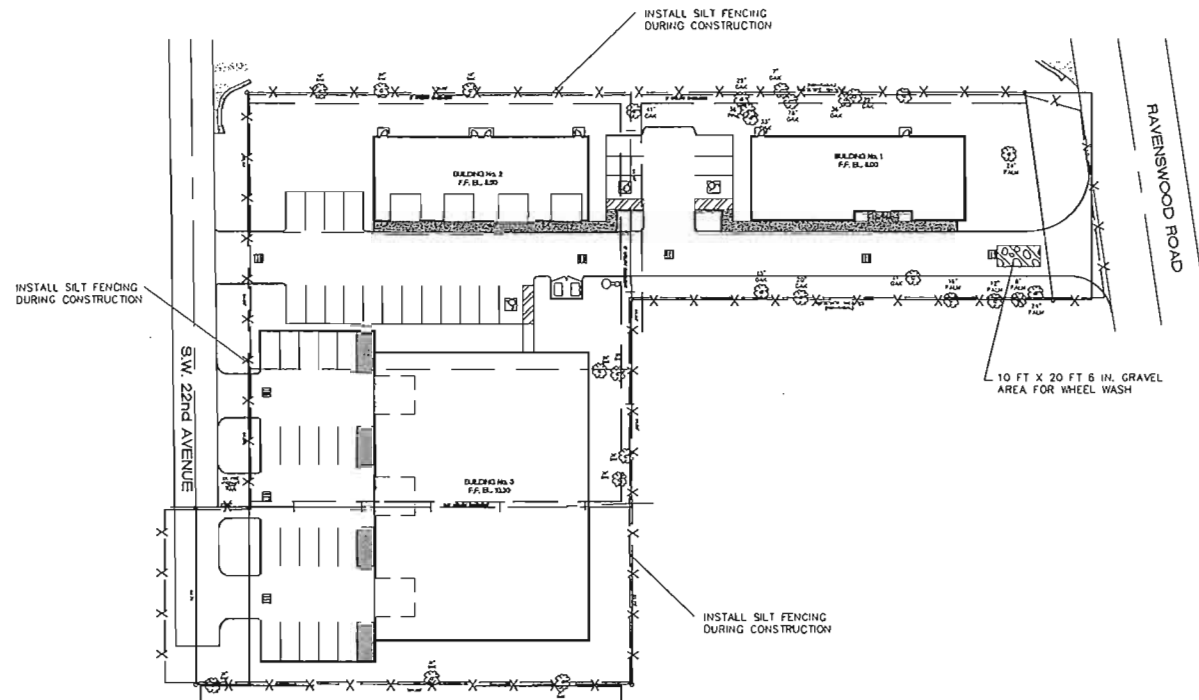
FIGURE 2



INLET FILTER DETAIL



SILT FENCE INSTALLATION DETAIL D 9.10



BEST MANAGEMENT
PRACTICES PLAN
SCALE 1"=40'-0"

BEST MANAGEMENT PRACTICES SECTION A GENERAL EROSION CONTROL

- General erosion control BMP's shall be employed to minimize soil erosion and potential lake slope cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.
- Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
- Slopes of bank retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.
- All gross slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.
- Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.
- Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

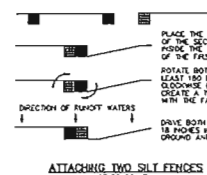
- Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease and lubricants from entering site drainage features in cluding stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sums within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use absorbent filter pads to clean up spills as soon as possible after occurrence.
- Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION C CONTROL OF WIND EROSION

- Wind erosion shall be controlled by employing the following methods as necessary and appropriate:
 - Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
 - As soon as practical after completion of construction, bare earth areas shall be vegetated.
 - At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2, except the minimum height shall be 4 feet.

SECTION B PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

- Surface water quality shall be maintained by employing the following BMP's in the construction planning and construction of all improvements.
- Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figure 5.
- Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:
 - In general erosion shall be controlled at the furthest practical upstream location.
 - Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding ground inlets is complete.



ATTACHING TWO SILT FENCES
N.T.S.

SILT FENCE SECTION
NOT TO SCALE

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (3'0").
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3'0") APART AT THE BARRIER LOCATION AND SPACED EQUALLY INTO THE GROUND A MINIMUM OF 12 INCHES (3'0") DIA. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (6'0").
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSTREAM FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSTREAM SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG. THE WIRE, OR WIRE STAPLES, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WEDGED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

Designed J.J.H.
Drawn E.L.H.
Checked J.J.H.

NO.	DATE	REVISION	BY

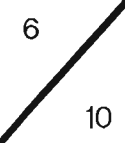
HALEY ENGINEERING, INC.
CIVIL ENGINEERING SERVICES.
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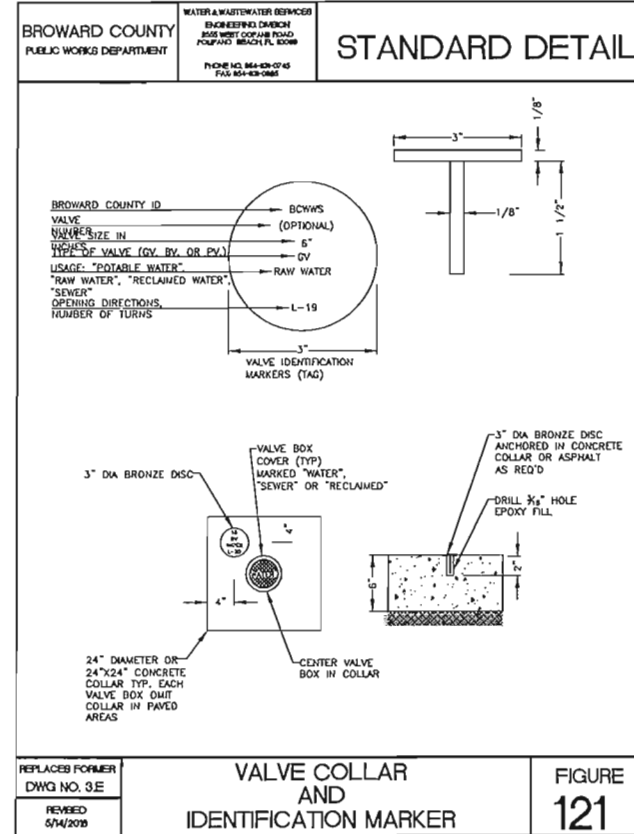
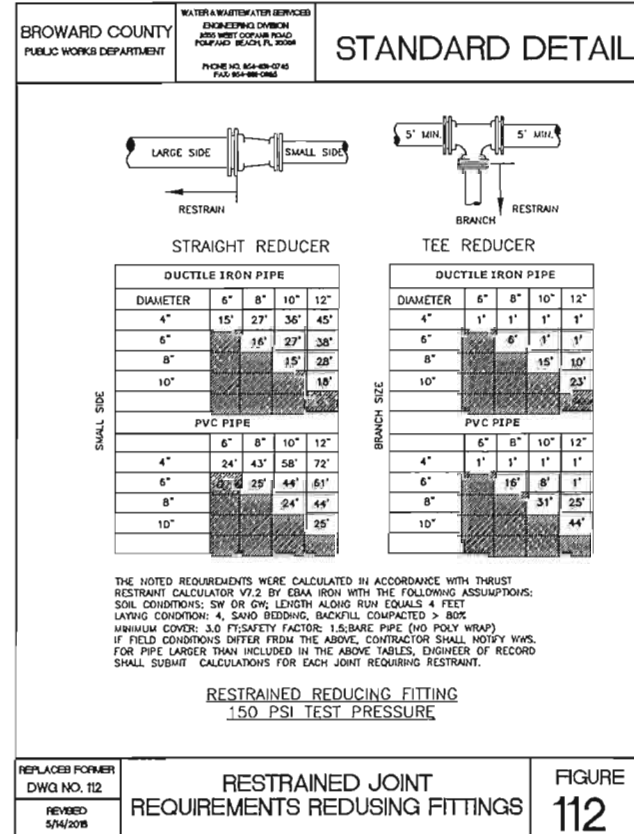
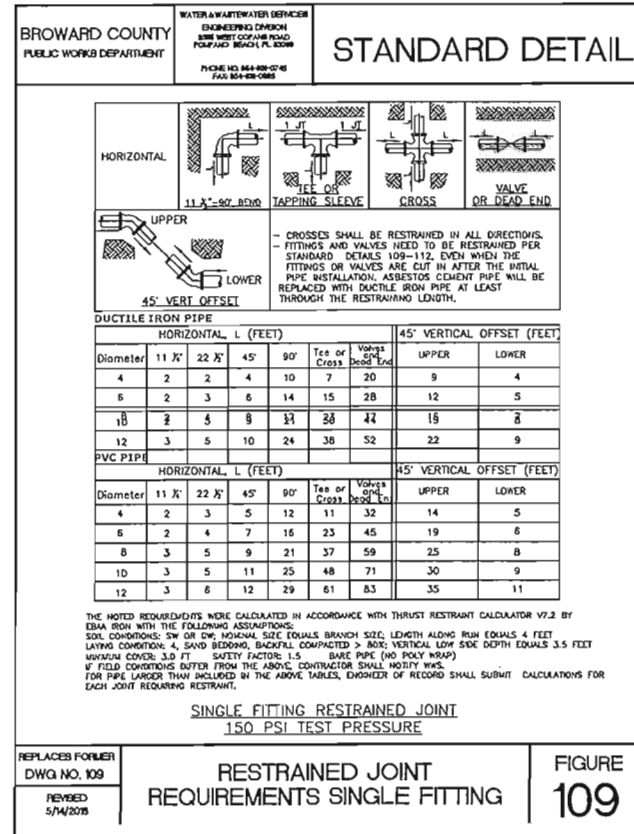
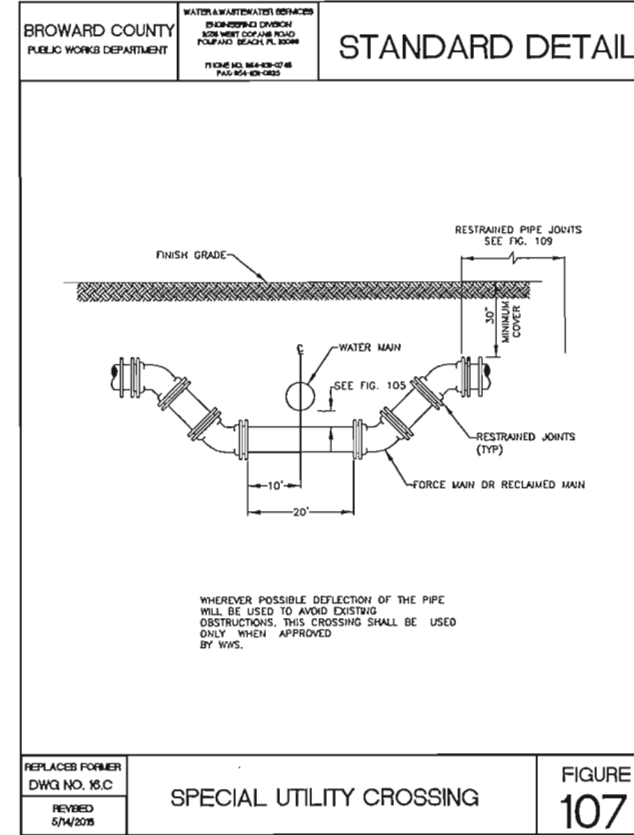
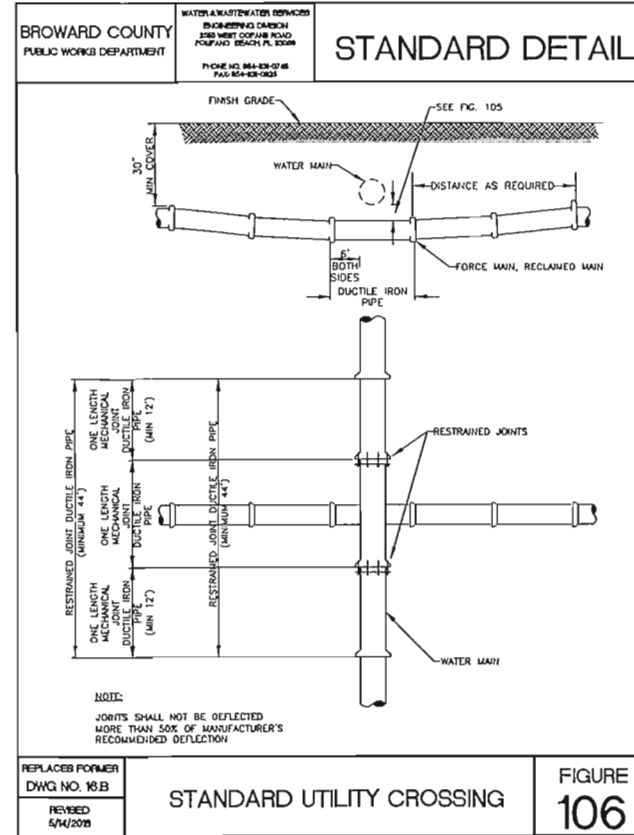
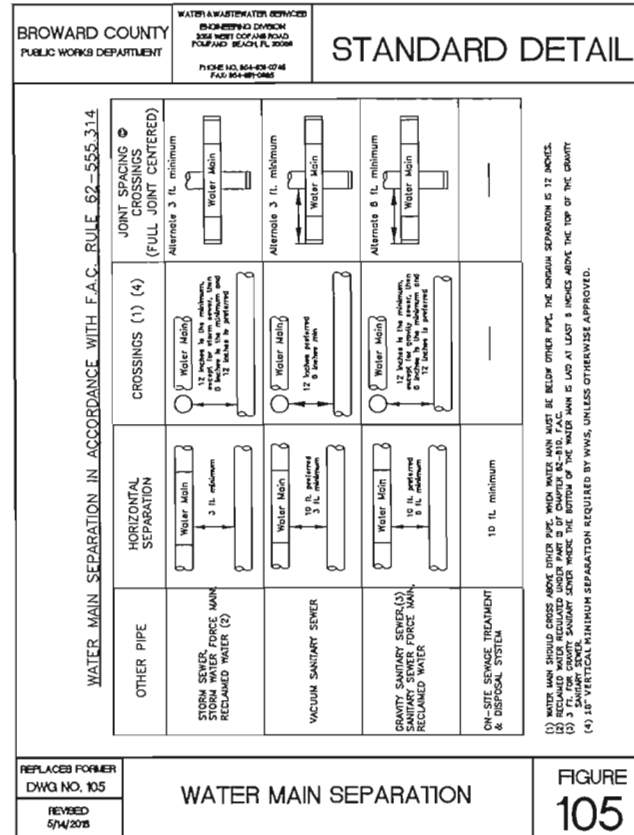
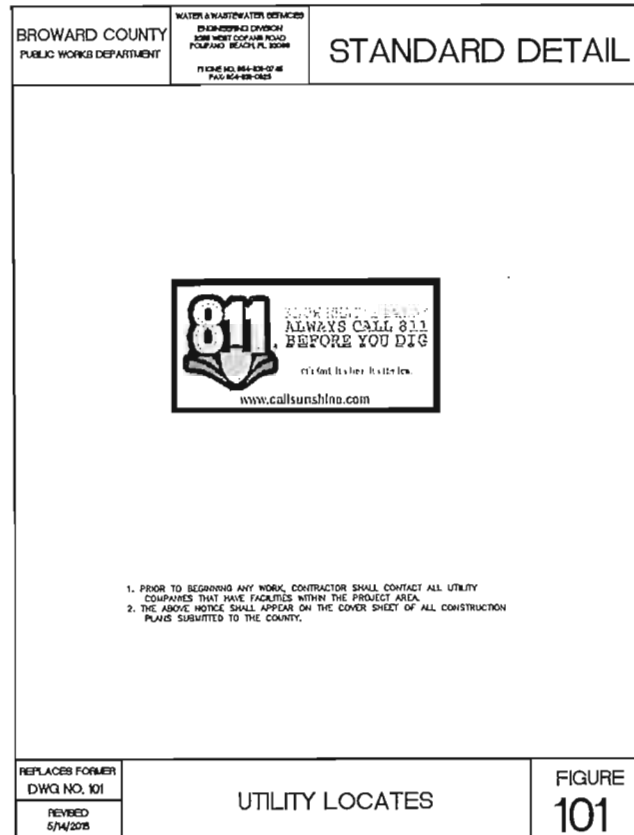
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DANIA BEACH, FLORIDA

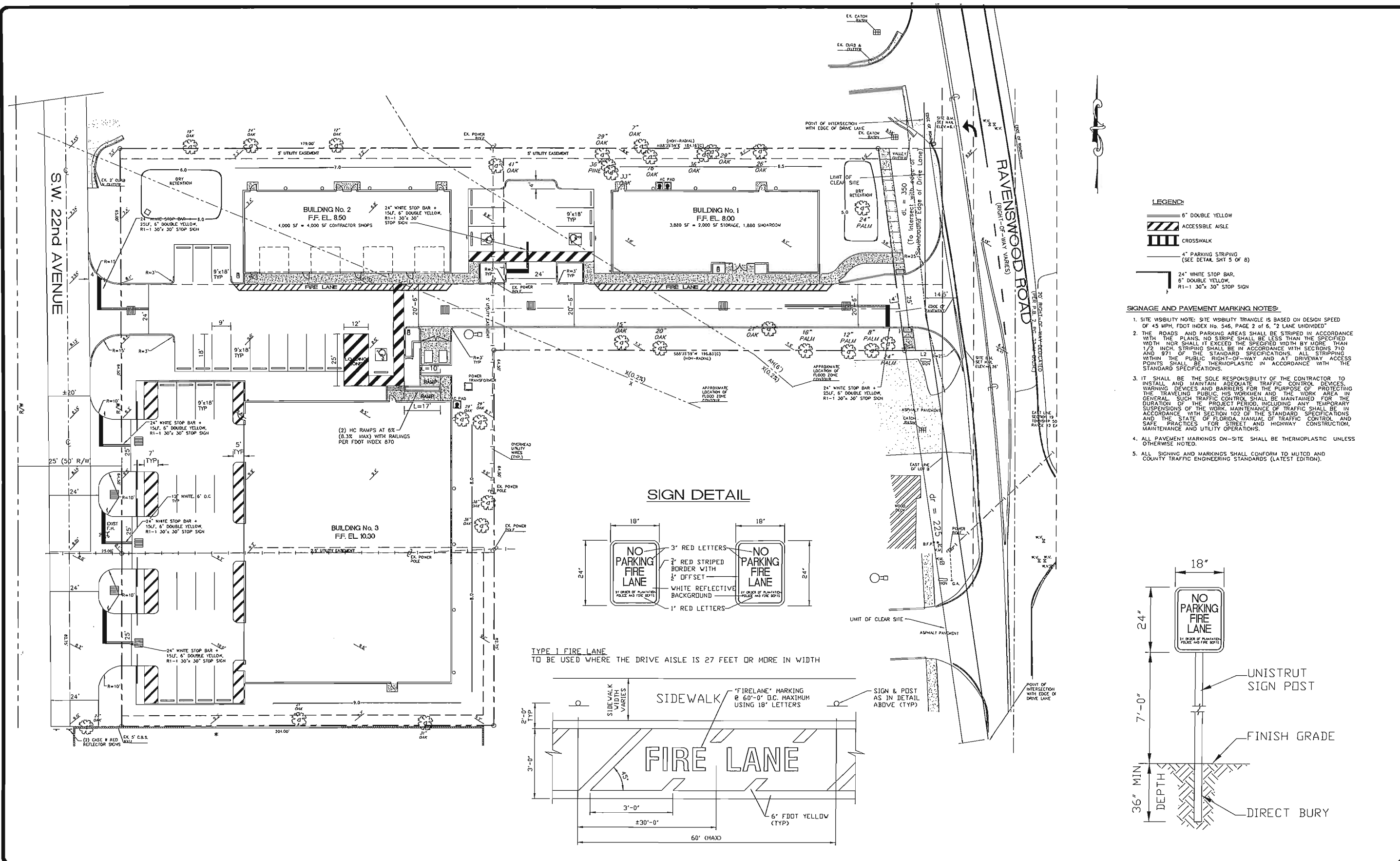
BEST MANAGEMENT
PRACTICES DETAILS

APPROVED: _____
DATE: _____
JOHN J. HALEY, P.E.
REGISTERED ENGINEER NO. 40023
STATE OF FLORIDA

SCALE	PROJECT NUMBER	5
N.T.S.	18-2489	10







GENERAL NOTES

A. APPLICABLE CODES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY AND STATE.
2. CONSTRUCTION SAFETY - ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

3. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CHAPTER 90-38 OF THE LAWS OF FLORIDA (THE TRAFFIC SAFETY LATEST REVISION), STANDARD 29 C.F.R. SECTION 192.6.550 SUBPART P, THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE CONSTRUCTION SAFETY PLAN COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRAFFIC SAFETY CODES.

4. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

B. PRE CONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND HIMSELF.

2. THE CONTRACTOR SHALL OBTAIN AN SUNSHINE STATE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO PRIOR TO BEGINNING ANY EXCAVATION.

3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

C. INSPECTIONS

1. THE OWNER, ENGINEER, AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

D. SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT (5) FIVE SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED BY THE CONTRACTOR TO THE COUNTY OR CITY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER, CITY, AND/OR COUNTY.

2. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

E. TEMPORARY FACILITIES

1. TEMPORARY UTILITIES - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

2. TRAFFIC REGULATION - MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE FDOT STANDARD SPECIFICATIONS.

3. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BACKFILLED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. NO HOLES SHALL BE LEFT OPEN OVERNIGHT.

F. PROJECT SITE

1. DURING CONSTRUCTION THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.

2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK. EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF REQUIRED WORK TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED. ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK, AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR DISCHARGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

G. PROJECT RECORD DOCUMENTS

1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED, INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, LENGTH OF PIPE, INVERT ELEVATIONS, FINISHED GRADE ELEVATIONS AND THE LIKE. SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR. TOP ELEVATIONS @ 100' O.C.
2. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER AND ANY APPLICABLE REVIEWING AGENCY THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

3. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FIVE COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS (PRINTS) AND ONE UNLAW ORIGINAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.

4. ALL "AS-BUILT" INFORMATION ON ELEVATIONS OF PAVING, DRAINAGE, WATER, AND SEWER SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.

5. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" DATED 1991 TOGETHER WITH "SUPPLEMENTAL SPECIFICATIONS TO THE 1991 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" DATED 1991 BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORKING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORKING IS INTENDED TO BE REPLACED WITH THE WORKING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS" FOR ROAD AND BRIDGE CONSTRUCTION AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE, OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

H. EARTHWORK AND COMPACTION

a. GENERAL

1. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-100.
2. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SOOKEED.
3. SOO SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY COMPACTION UPON FINAL ACCEPTANCE OF THE PRODUCT.

I. STORM DRAINAGE

a. CONTRACTOR MAY UTILIZE ONE OF THE FOLLOWING MATERIALS.

1. ALUMINUM:

- A PIPE SHALL BE ALUMINUM, MANUFACTURED IN CONFORMANCE WITH ASTM B209.
- PIPE SHALL BE SPIRAL RIB DRAINAGE PIPE WITH 3/4" BY 3/4" RIBS, APPROXIMATELY 7-1/2" ON CENTER, GAUGE THICKNESS SHALL MEET FOOT STANDARD 945-1.
- PIPE COUPLING BANDS SHALL BE 12" WIDE STANDARD SPLIT BANDS OF THE SAME ALLOY AS THE PIPE AND MAY BE ONE GAUGE LIGHTER THAN THE PIPE.
- POLYURETHANE OR OTHER SEALANT SHALL BE USED WITH COUPLING BANDS ON ALL NON-PERFORATED PIPE.

2. REINFORCED CONCRETE PIPE (RCP):

- CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L70-79, TABLE II, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.

3. MISCELLANEOUS:

- BEEDING AND INITIAL BACKFILL OVER DRAINAGE PIPES SHALL BE SAID WITH NO ROCK LARGER THAN 1" DIAMETER.
- BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-100.
- BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-100.
- CATCH BASINS SHALL BE PRECAST MINIMUM 3000 PSI CONCRETE AND GRADE 40 REINFORCED STEEL.

4. INSTALLATION:

- PIPE SHALL BE PLACED ON STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO UNIFORM GRADE AND LINE.
- BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL WELL TAMPED IN LAYERS NOT TO EXCEED SIX INCHES (6").
- PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL WATER CONTROL DISTRICT AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

- HOPE DRAINAGE PIPE SHALL CONFORM TO AASHTO W254, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE, 12" TO 36" DIAMETER, SMOOTH LINED HDPE WALLS.

J. STORM DRAINAGE PRE-TREATMENT/EXFILTRATION SYSTEM

- ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE DRAIN FIELD SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
- THE TRENCH LAYER SHALL BE TYPAR SPUN BONDED POLYPROPYLENE FILTER FABRIC AS MANUFACTURED BY THE DUPONT COMPANY, OR APPROVED EQUAL. IT SHALL BE USED ON THE SLOPED, CATCHES AND DITCH, THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 24 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BURNING OF THE FABRIC.
- PERFORATED PIPE WITHIN THE DRAIN FIELD SHALL HAVE 3/8" INCH PERFORATIONS 360° AROUND THE PIPE WITH APPROXIMATELY 120 PERFORATIONS PER FOOT OF PIPE.
- PERFORATED PIPE SHALL TERMINATE FIVE FEET (5') FROM THE DRAINAGE STRUCTURE. THE REMAINING FIVE FEET (5') SHALL BE NON-PERFORATED PIPE.
- PIPES SHALL TERMINATE TWO FEET (2') FROM THE END OF THE TRENCH OR CONNECT TO ADDITIONAL CATCH BASINS.

K. PAVING

a. GENERAL

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF OVERLOOK BASE AND PRIOR TO PLACEMENT OF THE PAVEMENT.
2. ALL EXISTING PAVEMENT CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. WHERE PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
4. ALL STREET CORNER PAVEMENT RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED ON THE PLANS.
5. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND OVERLOOK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND THE CITY OF DANIA BEACH "AS-BUILT" PLANS FOR THESE IMPROVEMENTS SHOWING THE LOCATIONS AND THE PERMIT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROAD GRADES OF THE ROAD CROWN AND EDGE OF PAVEMENT AT 50 FEET INTERVALS. THESE "AS-BUILT" SHALL BE APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ASPHALT.

b. MATERIALS:

1. BASE COURSE SHALL BE CRUSHED OVERLOOK MIAMI QUOTE WITH A MAXIMUM OF 70% CARBOHYATES OF CALCIUM AND MAGNESIUM. (BOS FOR LOCAL STREETS AND PARKING AREAS) AND A MINIMUM OVERLOOK BEARING RATIO 100.
2. PRIME COAT AND TACK COAT SHALL MEET F.O.D.T. STANDARDS.
3. SURFACE COURSE SHALL BE EQUAL TO F.O.D.T. TYPE 5-3 ASPHALT.
4. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" X 8" NO. 6 GAUGE WIRE MESH.

c. INSTALLATION:

1. OVERLOOK BASE MATERIAL SHALL BE 8 INCHES THICK AND SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T80-C.
2. OVERLOOK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
3. ASPHALTIC CONCRETE SHALL BE A MINIMUM OF 1" THICK.
4. PRIME COAT SHALL BE PLACED ON ALL OVERLOOK BASES BY ACCORDANCE WITH F.O.D.T. STANDARDS.
5. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH F.O.D.T. STANDARDS.

d. TESTING:

- ALL SUBGRADE, OVERLOOK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER AND/OR THE CITY OF DANIA BEACH.
- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE, ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- DOVITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, AND TAKEN AS DIRECTED BY THE ENGINEER AND THE CITY OF DANIA BEACH.
- ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID BY THE CONTRACTOR.

WATER DISTRIBUTION AND/OR SEWAGE FORCE MAIN SYSTEM

a. WATER AL:

A. PIPE:

1. PVC PIPE WITH A MINIMUM SIZE OF 6 INCHES SHALL BE ASTM 1120 PRESSURE PIPE WITH HIGH O.D. CLASS 150 (DR18), CONFORMING TO AHS/ANNA C150-97 OR C905-87 LATEST REVISION, AND SHALL HAVE PUSH RUBBER GASKET JOINTS.

2. DIP PIPE WITH A MINIMUM SIZE OF 6 INCHES SHALL BE CLASS 350 WALL THICKNESS UP TO 12", CLASS 350 (14"-18"), CLASS 250 (10" OR GREATER) WITH INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO AHS/ANNA C151/A21-11 LATEST REVISION.

B. FITTINGS:

1. FITTINGS SHALL BE DUCTILE IRON COMPACT MECHANICAL JOINT AND SHALL BE CLASS 350 THROUGH 24" CONFORMING TO AHS/ANNA C151/A21-11 LATEST REVISION, AND CLASS 250 PI SIZES 24" AND LARGER, CONFORMING TO AHS/ANNA C151/A21-11 LATEST REVISION COMPLETE WITH GASKETS, CASSETS, DOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME AS PIPE.

C. VALVES AND VALVE BOXES

1. VALVES SHALL BE GATE VALVES FOR WATER LESS THAN 10" AND GEAR OPERATED VALVES ABOVE 10".
 - a. GATE VALVES 3" AND LARGER SHALL BE IRON BODY FULLY ENCASED IN RESINANT SEAT, BROUZE WHEATED NON-RETRIC STEEL DOUBLE DISC, RATED AT 300 PSI AND CONFORMING TO AHS/ANNA C600-10, OR LATEST REVISION.
 - b. DISPOSED VALVES SHALL BE OUTSIDE SCREW AND YOLK TYPE. GATE VALVES SHALL BE AMERICAN DAINLING (LINE 80), CLOW 76100 OR APPROVED EQUAL WITH A 2" OPERATING NUT THAT OPENS LEFT ONLY.
2. A REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL VALVE LOCATIONS OUTSIDE THE ROAD PAVEMENT. WATER MARKERS SHALL BE WHITE.
3. SET SCREWS USED FOR EXTENSIONS SHALL BE STAINLESS STEEL.
4. VALVE BOXES FOR WATER MAINS SHALL BE U.S. FOUNDRY MODEL 7300, MARKED "WATER", OR APPROVED EQUAL.
5. VALVE BOXES FOR BLOW-OFF ASSEMBLY SHALL BE U.S. FOUNDRY MODEL 7600, OR APPROVED EQUAL.

D. FIRE HYDRANTS:

1. FIRE HYDRANTS SHALL HAVE A MINIMUM 3" X 1/2" VALVE OPENING AND SHALL OPEN ADJUST THE PRESSURE AND CLOSE WITH THE FLOW HYDRANTS SHALL BE HULLER CONTINUM, MODEL NUMBER A-123, AMERICAN DAINLING B-848, OR KENNEDY GUARDIAN K-81 OR APPROVED EQUAL HYDRANTS. HYDRANTS SHALL BE CEMENT LINED AND CEMENT COATED WITH THE SAME AS PIPE. HYDRANTS SHALL BE INSTALLED WITH AN EXTERIOR TEE AND CONTROL VALVE WITH NO RISERS. PUMPING NOZZLE TO BE 10" FROM FINISH GRADE.
2. A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE PROVIDED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL FIRE HYDRANT LOCATIONS.
3. 36" and 42" FIRE HYDRANTS SHALL USE GRADE LOCKS.

E. SERVICE CONNECTIONS:

1. SERVICE CONNECTIONS SHALL BE DUCTILE IRON EPOXY WITH DOUBLE STAINLESS STEEL STRAPS. SADDLES SHALL CONFORM TO AHS/ANNA C111/A21-11-00 AND ASTM A-368 OR LATEST REVISION.
2. SERVICE LINES SHALL BE BLUE STRIPPED POLYETHYLENE (PE) TUBING AS DESCRIBED IN AHS/ANNA C600-10, WITH A WORKING PRESSURE OF 160 PSI (WR 8). PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY COVERED GOF SEAL AND COUPLING NUT. POLYETHYLENE SHALL BE COVERED FROM PE LAYER WITH MOLECULAR WEIGHT MATERIAL AND MUST CONFORM TO ASTM D-2937. STAINLESS STEEL TUBE STRUTTER WEDGES SHALL BE USED.
3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS AS MANUFACTURED BY FORD.
4. CURB STOPS SHALL BE FORD OR APPROVED EQUAL.

5. WATER STOPS SHALL BE THE 90-DEGREE LOCKWING TYPE AND SHALL BE OF BROUZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. WATER STOPS SHALL BE CLOSED BUTT JOINT AND RESISTANT TO RING SEALED AGAINST EXTERIOR LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A WATER CLOUT HAT ON THE OUTLET SIDES. WATER STOP SHALL BE MANUFACTURED BY FORD OR APPROVED EQUAL.
6. WATER AND WATER BOXES 3" OR LESS ARE SUPPLIED BY THE BROWARD COUNTY WATER AND WASTEWATER DIVISION AT THE OWNER'S EXPENSE.
7. WATER AND WATER BOXES LARGER THAN 3" SHALL BE HEPTARME OR APPROVED EQUAL AND SHALL BE SUPPLIED BY THE CONTRACTOR.

F. TAPPING SLEEVES:

1. TAPPING SLEEVES SHALL BE STAINLESS STEEL, MECHANICAL JOINT, CLOW MODEL 15307, HULLER H615 OR APPROVED EQUAL.
2. RETAINER GLANDS: RETAINER GLANDS SHALL CONFORM TO AHS/ANNA C111/A21-11-00 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM BRONZE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI WORKING WATER PRESSURE RATING. CLOW CORPORATION MODEL T-1508, TYLER, EDNA BROWN, OR APPROVED EQUAL FOR PVC PIPE. GLANDS SHALL BE WEGA LUG SERIES 300 OR APPROVED EQUAL.

G. DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY:

1. THE ASSEMBLY SHALL CONFORM TO AHS/ANNA C150-97, AND BE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF AT LEAST 150 PSI WITHOUT DAMAGE TO WORKING PARTS OR IMPAIRMENT OF FUNCTION. IT SHALL CONSIST OF TWO INTERNALLY LOADED, INDEPENDENTLY OPERATING CHECK VALVES, LOCATED BETWEEN TWO TIGHTLY CLOSING RESIDENT-SEATED SHUT OFF VALVES, WITH FOUR PROPERLY PLACED RESIDENT-SEATED TEST COCKS.

INSTALLATION:

1. GENERAL CONNECTION: CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE USING ONE OF THE FOLLOWING METHODS:
 1. METHOD "A" APPROVED BY THE BROWARD COUNTY PUBLIC HEALTH UNIT, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO COMMENCING THE PRESSURE TEST.
 2. METHOD "B" APPROVED BY THE BROWARD COUNTY PUBLIC HEALTH UNIT, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.

B. BEEDING:

1. BEEDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPES SHALL BE 3/4" WASHED ROCK WITH NO ROCK LARGER THAN 4" IN DIAMETER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

C. PIPE:

1. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
2. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
3. A 14-GAUGE WIRESTRAND CORRUGATE THAT IS CONTINUOUS ALONG THE LENGTH OF ANY P.V.C. MAIN THE WIRE SHALL BE BROUGHT UP AND A MINIMUM OF FOUR FEET EXCESS WIRE SHALL BE COILED AT EACH VALVE.

D. DUCTILE IRON PIPE:

1. DIP SHALL BE INSTALLED IN ACCORDANCE WITH AHS/ANNA C600-05.
2. DIP SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER. P

E. VALVES AND VALVE BOXES:

1. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" ON THE COVER.
2. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS OTHERWISE OTHERWISE.
3. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE HIGH AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING SHALL REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR WATER MAIN VALVES.
4. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE 12 INCHES.

F. SERVICES:

1. COVER SERVICE LINES SHALL BE 18 INCHES MINIMUM, 24 INCHES MAXIMUM BELOW FINISHED GRADE AND 24 INCHES UNDER PAVEMENT.
2. POLYETHYLENE SHALL BE BEDED IN BACKFILL OF SAND WITH NO ROCK.
3. SERVICE STOPS SHALL HAVE 8 INCHES TO 10 INCHES COVER OR AS REQUIRED FOR PROPER WATER/BOO INSTALLATION.
4. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2 FEET BEYOND THE LOC.
5. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2" X 4" TREATED STAKE, PAINTED BLUE, EXTENDING 18 INCHES (MINIMUM) ABOVE GRADE UNLESS OTHERWISE INDICATED. IF HOUSE CONNECTION IS HIGH WITHIN THIRTY DAYS, A VECTOR BOX WITH AN ELECTRONIC 3M LOCATOR MUST BE INSTALLED IN PLACE OF THE MARKER.

G. SAMPLING POINTS

1. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1500' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SCENARIOS. TESTS NEED TO BE TAKEN BY AN INDEPENDENT CERTIFIED LAB.

2. ALL WATERMAIN INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF CHAPTER 62-555.320, FAC.

TESTING:

1. THE PHYSICAL CONNECTION OF THE NEW SYSTEM TO THE EXISTING SYSTEM SHALL BE DONE IN ACCORDANCE WITH SECTION "C-1". (THIS DOCUMENT) WHICH WILL DETAIL THE ORDER OF THE PRESSURE TESTING AND DISINFECTION.
2. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DEWATERED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI WORKING TEST PRESSURE IN ACCORDANCE WITH AHS/ANNA C600-10. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
3. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L \text{ (GALLONS PER HOUR)} = \frac{50 \cdot D^2 \cdot P}{133,200}$$

$$L = \text{ALLOWABLE LEAKAGE IN GALS/HR (OR ALLOWABLE LEAKAGE FOR VALVES)}$$

$$D = \text{LENGTH OF PIPE TESTED IN FEET}$$

$$P = \text{MINIMUM DIAMETER OF PIPE IN INCHES}$$

$$P = \text{AVERAGE TEST PRESSURE DURING TEST IN LBS/50 PSI}$$
4. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE BROWARD COUNTY WATER AND WASTEWATER UTILITIES DIVISION UTILITIES DEPARTMENT AND THE ENGINEER OF RECORD WITH A MINIMUM PIPE LENGTH OF 3,000' UNLESS APPROVED BY BROWARD COUNTY WATER AND WASTEWATER DIVISION ENGINEERING LEAD.
5. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH AHS/ANNA C651-05 WITH APPROVED BACTERIOLOGICAL SAMPLES AND PROPER DOCUMENTATION BY BROWARD COUNTY HEALTH UNIT. COLLECTION OF SAMPLES IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE WITNESSED BY A TOWN OF DAVIS REPRESENTATIVE.

SANITARY SEWER SYSTEM

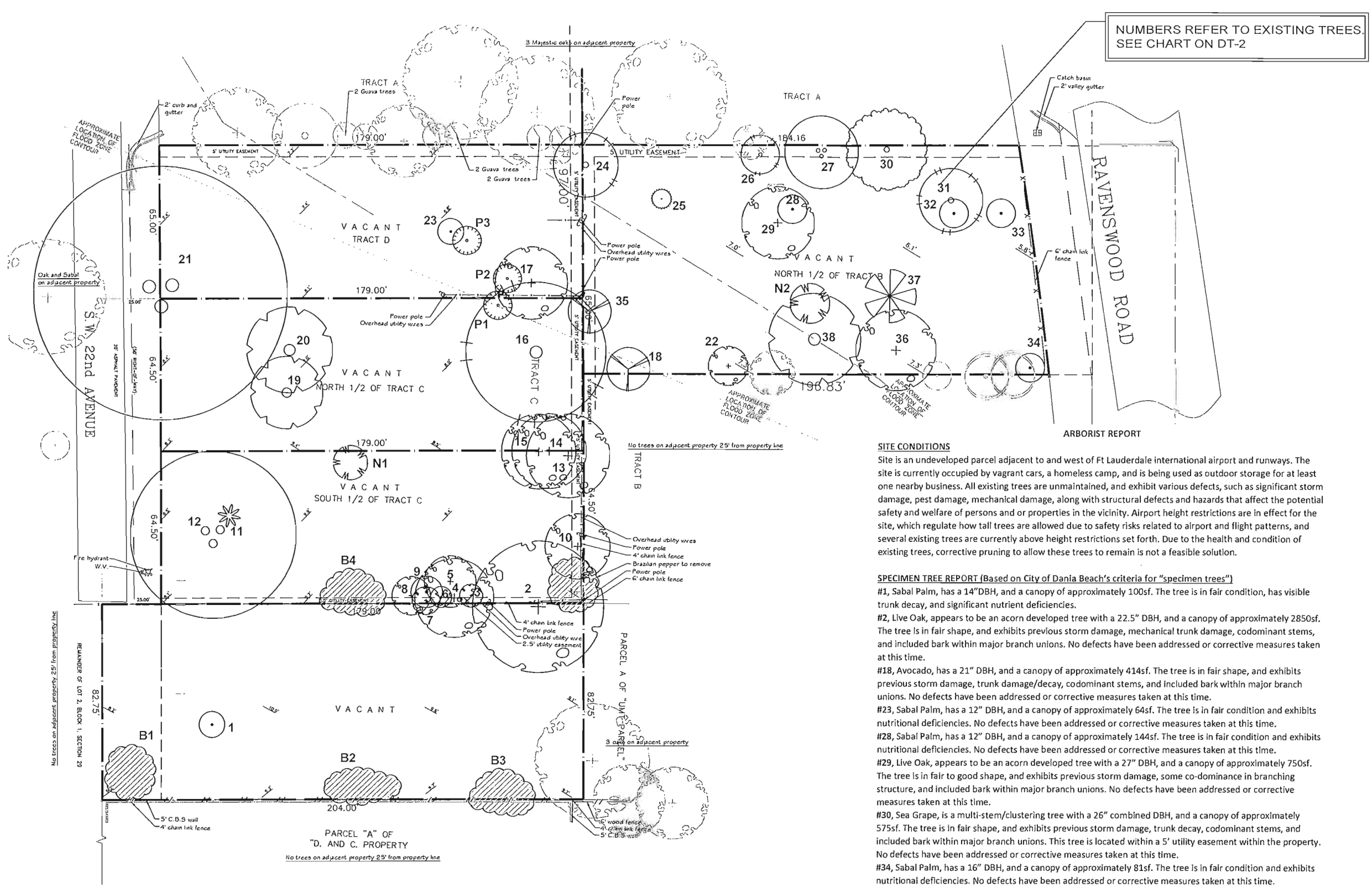
A. MATERIALS:

1. GRAVITY SEWER PIPE AND FITTINGS:
 1. PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYETHYLENE (PE) CONFORMING TO ASTM D-3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS UNLESS OTHERWISE NOTED.
 2. DUCTILE IRON PIPE (DIP) SHALL BE DUCTILE CAST IRON LINED CONFORMING TO AHS/ANNA C104/A21-4 LATEST REVISION, OR POLYETHYLENE LINED HDPE CONFORMING TO AHS/ANNA C105/A21-5, OR APPROVED EQUAL AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE TO AHS/ANNA C151/A21-11 LATEST REVISION. WORKMAN WALL THICKNESS SHALL BE AT LEAST 1/2" UNLESS OTHERWISE SPECIFIED. CLASS 52 SHALL BE USED IN PAVED AREAS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER.
3. SEWAGE FORCE MAIN PIPE AND FITTINGS:
 1. PVC PIPE WITH A MINIMUM SIZE OF 6 INCHES SHALL BE ASTM 1120 PRESSURE PIPE WITH HIGH O.D. CLASS 150 (DR18), CONFORMING TO AHS/ANNA C600-10 LATEST REVISION, AND SHALL HAVE PUSH RUBBER GASKET JOINTS.
 2. DIP PIPE WITH A MINIMUM SIZE OF 6 INCHES SHALL BE CLASS 350 WALL THICKNESS (UP TO 137", CLASS 300 (14"-18"), CLASS 250 (10" OR GREATER) WITH INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO AHS/ANNA C151/A21-11 LATEST REVISION.
3. FITTINGS SHALL BE DUCTILE IRON COMPACT MECHANICAL JOINT AND SHALL BE CLASS 350 THROUGH 24" CONFORMING TO AHS/ANNA C151/A21-11 LATEST REVISION, AND CLASS 250 PI SIZES 24" AND LARGER, CONFORMING TO AHS/ANNA C151/A21-11 LATEST REVISION COMPLETE WITH GASKETS, CASSETS, DOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME AS PIPE.

C. VALVES:

1. VALVES SHALL BE GATE VALVES OR PLUG VALVE FOR FORCE MAIN UNLESS OTHERWISE INDICATED.
 1. GATE VALVES 3" AND LARGER SHALL BE IRON BODY FULLY ENCASED IN RESINANT SEAT, BROUZE WHEATED NON-RETRIC STEEL DOUBLE DISC, RATED AT 300 PSI AND CONFORMING TO AHS/ANNA C600-10, OR LATEST REVISION. DISPOSED VALVES SHALL BE OUTSIDE SCREW AND YOLK TYPE. GATE VALVES SHALL BE AMERICAN DAINLING (LINE 80), CLOW 76100 OR APPROVED EQUAL.
 2. PLUG VALVES SHALL BE SEW - STEEL BODY, NON-LUBRICATED, ECCENTRIC BODY WITH RESINANT FACED PLUGS, AND CAPABLE OF DEEP-THROT SHUT OFF AT THE RATED PRESSURE. IF APPLIED AT OTHER PORT, VALVES ARE TO BE EQUIPPED WITH ACTUATING NUTS AS APPROPRIATE FOR THE INSTALLATION AND TYPE OF OPERATION. VALVES SHALL BE DEZURC CORP. SERIES 1001 CLOW FUL-FLOW MODEL PS413 OR APPROVED EQUAL.
2. AIR RELEASE VALVE BODY AND COVER SHALL BE OF CAST IRON CONSTRUCTION, ASTM A 128-B AND ALL INTERNAL WORKING PARTS SHALL BE OF STAINLESS STEEL. ASTM A204 TYPE 304 AND 304 L SHALL MEET OR EXCEED AHS/ANNA C612 LATEST REVISION. THE VENTING ORIFICE SHALL BE 3/8" INCH IN DIAMETER WITH STAINLESS STEEL SEAT. THE HATCH DRIVING SHALL BE EQUIPPED WITH 2 INCH VENT CONNECTION. THE VALVE SHALL BE FULLY CAPABLE OF OPERATION IN THE SERVICE FORCE MAIN AND SHALL INCLUDE A BACK-FLUSHING FEATURE FOR PERIODIC CLEANING OF INTERNAL MECHANICAL. THE OVERSIGHT OF THE VALVE BODY SHALL NOT EXCEED 12" VALVES SHALL BE MANUFACTURED BY VAL-WARPC CORP. AFCD OR APPROVED EQUAL.
3. A REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL VALVE LOCATIONS OUTSIDE THE ROAD PAVEMENT. SEWER MARKERS SHALL BE GREEN.

3. MANHOLES SHALL BE PRECAST PER PLAN C-478 TYPE 2 WITH 4000 PSI CONCRETE AND GRADE 60 STEEL, NONMORTARICALLY POURED BASES DIT.
4. MANHOLES ORDNANCES ARE TO BE SEALED WITH ANTI



NUMBERS REFER TO EXISTING TREES.
SEE CHART ON DT-2



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SCALE	1" = 20'-0"
DESIGNED BY	GF, GW
DRAWN BY	GF
CHECKED BY	GF, GW
CAD DWG.	
DATE	05.02.19
REVISIONS	1 07.05.19
	2 08.19.19

SITE CONDITIONS

Site is an undeveloped parcel adjacent to and west of Ft Lauderdale international airport and runways. The site is currently occupied by vagrant cars, a homeless camp, and is being used as outdoor storage for at least one nearby business. All existing trees are unmaintained, and exhibit various defects, such as significant storm damage, pest damage, mechanical damage, along with structural defects and hazards that affect the potential safety and welfare of persons and or properties in the vicinity. Airport height restrictions are in effect for the site, which regulate how tall trees are allowed due to safety risks related to airport and flight patterns, and several existing trees are currently above height restrictions set forth. Due to the health and condition of existing trees, corrective pruning to allow these trees to remain is not a feasible solution.

SPECIMEN TREE REPORT (Based on City of Dania Beach's criteria for "specimen trees")

- #1, Sabal Palm, has a 14" DBH, and a canopy of approximately 100sf. The tree is in fair condition, has visible trunk decay, and significant nutrient deficiencies.
- #2, Live Oak, appears to be an acorn developed tree with a 22.5" DBH, and a canopy of approximately 2850sf. The tree is in fair shape, and exhibits previous storm damage, mechanical trunk damage, codominant stems, and included bark within major branch unions. No defects have been addressed or corrective measures taken at this time.
- #18, Avocado, has a 21" DBH, and a canopy of approximately 414sf. The tree is in fair shape, and exhibits previous storm damage, trunk damage/decay, codominant stems, and included bark within major branch unions. No defects have been addressed or corrective measures taken at this time.
- #23, Sabal Palm, has a 12" DBH, and a canopy of approximately 64sf. The tree is in fair condition and exhibits nutritional deficiencies. No defects have been addressed or corrective measures taken at this time.
- #28, Sabal Palm, has a 12" DBH, and a canopy of approximately 144sf. The tree is in fair condition and exhibits nutritional deficiencies. No defects have been addressed or corrective measures taken at this time.
- #29, Live Oak, appears to be an acorn developed tree with a 27" DBH, and a canopy of approximately 750sf. The tree is in fair to good shape, and exhibits previous storm damage, some co-dominance in branching structure, and included bark within major branch unions. No defects have been addressed or corrective measures taken at this time.
- #30, Sea Grape, is a multi-stem/clustering tree with a 26" combined DBH, and a canopy of approximately 575sf. The tree is in fair shape, and exhibits previous storm damage, trunk decay, codominant stems, and included bark within major branch unions. This tree is located within a 5' utility easement within the property. No defects have been addressed or corrective measures taken at this time.
- #34, Sabal Palm, has a 16" DBH, and a canopy of approximately 81sf. The tree is in fair condition and exhibits nutritional deficiencies. No defects have been addressed or corrective measures taken at this time.
- #35, Avocado, has a 22" DBH, and a canopy of approximately 342sf. The tree is in fair shape, and exhibits previous storm damage, trunk damage/decay, codominant stems, and included bark within major branch unions. No defects have been addressed or corrective measures taken at this time.
- #36, Live Oak, appears to be an acorn developed tree with a 19" DBH, and a canopy of approximately 560sf. The tree is in fair shape, and exhibits previous storm damage, structural trunk defect such as codominant stems, and included bark within major branch unions. No defects have been addressed or corrective measures taken at this time.

Revised and Respectfully submitted on Aug 6, 2019 - Gerald Wentz, RLA/ISA Certified Arborist #FL5832A



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OUTBOARD DYNAMICS LLC
3998 SW 22nd Avenue
Dania Beach, FL 33312

TREE REMOVAL PLAN, ARBORIST REPORT

MITIGATION BY CANOPY (SQ/300 + 50%)

NR	BOTANICAL NAME	COMMON NAME	DBH "	SQ.FT CANOPY	CONDITION	HIGHT	MITIGATION CANOPY
3	<i>Quercus virginiana</i>	Live oak	5	49	Fair	14'	73.5
4	<i>Quercus virginiana</i>	Live oak	14	690	Fair	25'	1035
5	<i>Quercus virginiana</i>	Live oak	14	396	Fair	20'	594
6	<i>Sabal palmetto</i>	Cabbage palm	11	64	Fair	18'	96
7	<i>Quercus virginiana</i>	Live oak	7	120	Fair	14'	180
8	<i>Quercus virginiana</i>	Live oak	7	144	Fair	18'	216
9	<i>Sabal palmetto</i>	Cabbage palm	11	64	Fair		67.2
11	<i>Roystonea elata</i>	Royal palm	6	64	Fair	18'	96
12	<i>Ficus benjamina</i>	Weeping fig	53	2,150	Poor	55	3225
17	<i>Quercus virginiana</i>	Live oak	17	414	Fair	40	621
22	<i>Quercus virginiana</i>	Live oak	13	408	Fair	40	612
25	<i>Adonidia merrillii</i>	Adonidia palm	7	49	Fair	30	73.5
26	<i>Ficus aurea</i>	Strangler ficus	22	216	Poor	30	324
27	<i>Ficus benjamina</i>	Weeping fig	53	300	Poor	35	450
32	<i>Sabal palmetto</i>	Cabbage palm	11	144	Fair	30	216
33	<i>Sabal palmetto</i>	Cabbage palm	10	144	Poor	30	216
37	<i>Pinus elliiatti</i>	Slash pine	15	350	Fair	55	367.5

TOTAL MITIGATION CANOPY 8462.7

MITIGATION TREES 28 (8462.7/300=28.2)

MITIGATION 1 TO 1 TREE (HAZARD TREES)

Nr	Botanical name	Common name	dbh	sq.ft canopy	Condition	MITIGATION TREES
10	<i>Quercus virginiana</i>	Live oak	29	1,064	POOR/HAZARD	1
13	<i>Quercus virginiana</i>	Live oak	24	620	POOR/HAZARD	1
14	<i>Quercus virginiana</i>	Live oak	28	464	POOR/HAZARD	1
15	<i>Quercus virginiana</i>	Live oak	21	364	POOR/HAZARD	1
16	<i>Ficus aurea</i>	Strangler fig	66	648	POOR/HAZARD	1
21	<i>Ficus benjamina</i>	Weeping fig	121	2,912	POOR/HAZARD	1
24	<i>Ficus aurea</i>	Strangler fig	41	575	POOR/HAZARD	1

TOTAL MITIGATION TREES 7

MITIGATION OF INVASIVE AND EXOTIC TREES

NR	BOTANICAL NAME	COMMON NAME	SQ.FT CANOPY	MITIGATION CANOPY
B1	<i>Schinus terebinthifolius</i>	Brazilian pepper	323	81
B2	<i>Schinus terebinthifolius</i>	Brazilian pepper	260	65
B3	<i>Schinus terebinthifolius</i>	Brazilian pepper	228	57
B4	<i>Schinus terebinthifolius</i>	Brazilian pepper	1,120	280
N1	<i>Araucaria heterophylla</i>	Norfolk pine	90	23
19	<i>Bischofia javanica</i>	Bischofia	414	104
20	<i>Bischofia javanica</i>	Bischofia	494	124
38	<i>Bischofia javanica</i>	Bischofia	768	192
N2	<i>Araucaria heterophylla</i>	Norfolk pine	90	23

TOTAL CANOPY 949
MITIGATION TREES 3 (949/300=3.2)

TOTAL MITIGATION TREES 12'OA 38-18 provided (SEE LP-1)=20

MITIGATION OF SPECIMEN TREES

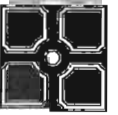
NR	BOTANICAL NAME	COMMON NAME	PRICE	2.7	SIZE FACTOR	HEALTH/CONDITION	LOCATION	MITIGATION VALUE
1	<i>Sabal palmetto</i>	Cabbage palm	80	2.7	2	0.75	0.25	81
2	<i>Quercus virginiana</i>	Live oak	204.5	2.7	3	0.75	0.25	310.60
18	<i>Persea americana</i>	Avocado	204.5	2.7	3	0.75	0.25	310.60
23	<i>Sabal palmetto</i>	Cabbage palm	80	2.7	1	0.75	0.25	40.5
28	<i>Sabal palmetto</i>	Cabbage palm	80	2.7	2	0.75	0.25	81
29	<i>Quercus virginiana</i>	Live oak	204.5	2.7	4	0.75	0.25	414.20
30	<i>Coccoloba uvifera</i>	Seagrape	204.5	2.7	4	0.75	0.25	414.20
34	<i>Sabal palmetto</i>	Cabbage palm	80	2.7	2	0.75	0.25	81
35	<i>Persea americana</i>	Avocado	204.5	2.7	3	0.75	0.25	310.60
36	<i>Quercus virginiana</i>	Live oak	204.5	2.7	3	0.75	0.25	310.60

TOTAL FOR TREES 12'OA (20 x 2.7 x \$ 125) \$ 7,750.00
TOTAL FOR SPECIMEN TREES \$2,354.30
TOTAL \$10,104.30

TOTAL MITIGATION 2354.3

EXISTING TREE LIST

NO.	COMMON	BOTANICAL	DBH	SQ.FT CANOPY	CONDITION	HIGHT	SPECIMEN TREE	DISPOSITION
1	Cabbage Palm	<i>Sabal palmetto</i>	14"	100	Fair	28'	YES	REMOVE
B1	Brazilian pepper	<i>Schinus terebinthifolius</i>		323	Invasive		no	REMOVE
B2	Brazilian pepper	<i>Schinus terebinthifolius</i>		260	Invasive		no	REMOVE
B3	Brazilian pepper	<i>Schinus terebinthifolius</i>		228	Invasive		no	REMOVE
2	Live Oak	<i>Quercus virginiana</i>	22.5"	2,850	Fair	45'	YES	REMOVE
3	Live Oak	<i>Quercus virginiana</i>	5"	49	Fair	14'	no	REMOVE
4	Live Oak	<i>Quercus virginiana</i>	14"	690	Fair	25'	no	REMOVE
5	Live Oak	<i>Quercus virginiana</i>	14"	396	Fair	20'	no	REMOVE
6	Cabbage Palm	<i>Sabal palmetto</i>	11"	64	Fair	18'	no	REMOVE
7	Live Oak	<i>Quercus virginiana</i>	7"	120	Fair	14'	no	REMOVE
8	Live Oak	<i>Quercus virginiana</i>	7"	144	Fair	18'	no	REMOVE
9	Cabbage Palm	<i>Sabal palmetto</i>	11"	64	Fair	24'	no	REMOVE
10	Live Oak	<i>Quercus virginiana</i>	29"	1,064	Poor/HAZARD		no	REMOVE
B4	Brazilian pepper	<i>Schinus terebinthifolius</i>		1,120	Invasive		no	REMOVE
N1	Norfolk pine	<i>Araucaria heterophylla</i>	29"	90	Invasive		no	REMOVE
11	Royal Palm	<i>Roystonea elata</i>	6"	64	Good	18'	no	REMOVE
12	Weeping Fig	<i>Ficus benjamina</i>	53"	2,150	Poor/Exotic	55'	no	REMOVE
13	Live Oak	<i>Quercus virginiana</i>	24"	620	Poor/HAZARD		no	REMOVE
14	Live Oak	<i>Quercus virginiana</i>	28"	464	Poor/HAZARD		no	REMOVE
15	Live Oak	<i>Quercus virginiana</i>	21"	364	Poor/HAZARD		no	REMOVE
16	Strangler Fig	<i>Ficus aurea</i>	66"	648	Poor/HAZARD	50'	no	REMOVE
17	Live Oak	<i>Quercus virginiana</i>	17"	414	Fair	40'	no	REMOVE
P1	Pine	<i>Pinus spp.</i>	21"	96	DEAD		no	REMOVE
P2	Pine	<i>Pinus spp.</i>	14"	48	DEAD		no	REMOVE
P3	Pine	<i>Pinus spp.</i>	21"	288	DEAD		no	REMOVE
18	Avocado	<i>Persea americana</i>	21"	252	Fair	35'	YES	REMOVE
19	Bischofia	<i>Bischofia javanica</i>	17"	414	Invasive		no	REMOVE
20	Bischofia	<i>Bischofia javanica</i>	22"	494	Invasive		no	REMOVE
21	Weeping Fig	<i>Ficus benjamina</i>	121"	2,912	Poor	65'	no	REMOVE
22	Live Oak	<i>Quercus virginiana</i>	13"	408	Fair	40'	no	REMOVE
23	Cabbage Palm	<i>Sabal palmetto</i>	12"	64	Fair	20'	YES	REMOVE
24	Stangler Fig	<i>Ficus aurea</i>	41"	575	Poor/HAZARD	30'	no	REMOVE
25	Adonidia Palm	<i>Adonidia merrillii</i>	7"	49	Fair	30'	no	REMOVE
26	Strangler Fig	<i>Ficus aurea</i>	22"	216	Poor	30'	no	REMOVE
27	Weeping Fig	<i>Ficus benjamina</i>	53"	300	Poor/Exotic	35'	no	REMOVE
28	Cabbage Palm	<i>Sabal palmetto</i>	12"	144	Fair	30'	YES	REMOVE
29	Live Oak	<i>Quercus virginiana</i>	27"	750	Fair/good	50'	YES	REMOVE
30	Seagrape	<i>Coccoloba uvifera</i>	26"	575	Fair	40'	YES	REMOVE
31	Strangler Fig	<i>Ficus ourea</i>	37"	1,406	Poor	45'	no	REMOVE
32	Cabbage Palm	<i>Sabal palmetto</i>	11"	144	Fair	30'	no	REMOVE
33	Cabbage Palm	<i>Sabal palmetto</i>	10"	144	Poor	30'	no	REMOVE
34	Cabbage Palm	<i>Sabal palmetto</i>	16"	81	Fair	35'	YES	REMOVE
35	Avocado	<i>Persea americana</i>	22"	342	Fair		YES	REMOVE
36	Live Oak	<i>Quercus virginiana</i>	19"	560	Fair	45'	YES	REMOVE
37	Slash Pine	<i>Pinus ellioti</i>	15"	350	Fair	55'	no	REMOVE
38	Bischofia	<i>Bischofia javanica</i>	24"	768	Invasive		no	REMOVE
N2	Norfolk pine	<i>Araucaria heterophylla</i>	24"	90	Invasive		no	REMOVE

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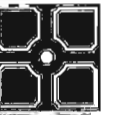
The Mirror of Paradise

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Tel (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.comSCALE 1" = 20'-0"
DESIGNED BY GF, GW
DRAWN BY GF
CHECKED BY GF, GW
CAD DWG.
DATE 05.02.19
REVISIONS 07.05.19
08.19.19

OUTBOARD DYNAMICS LLC

3998 SW 22nd Avenue
Dania Beach, FL 33312

EXISTING TREES CHART, MITIGATION CHARTS



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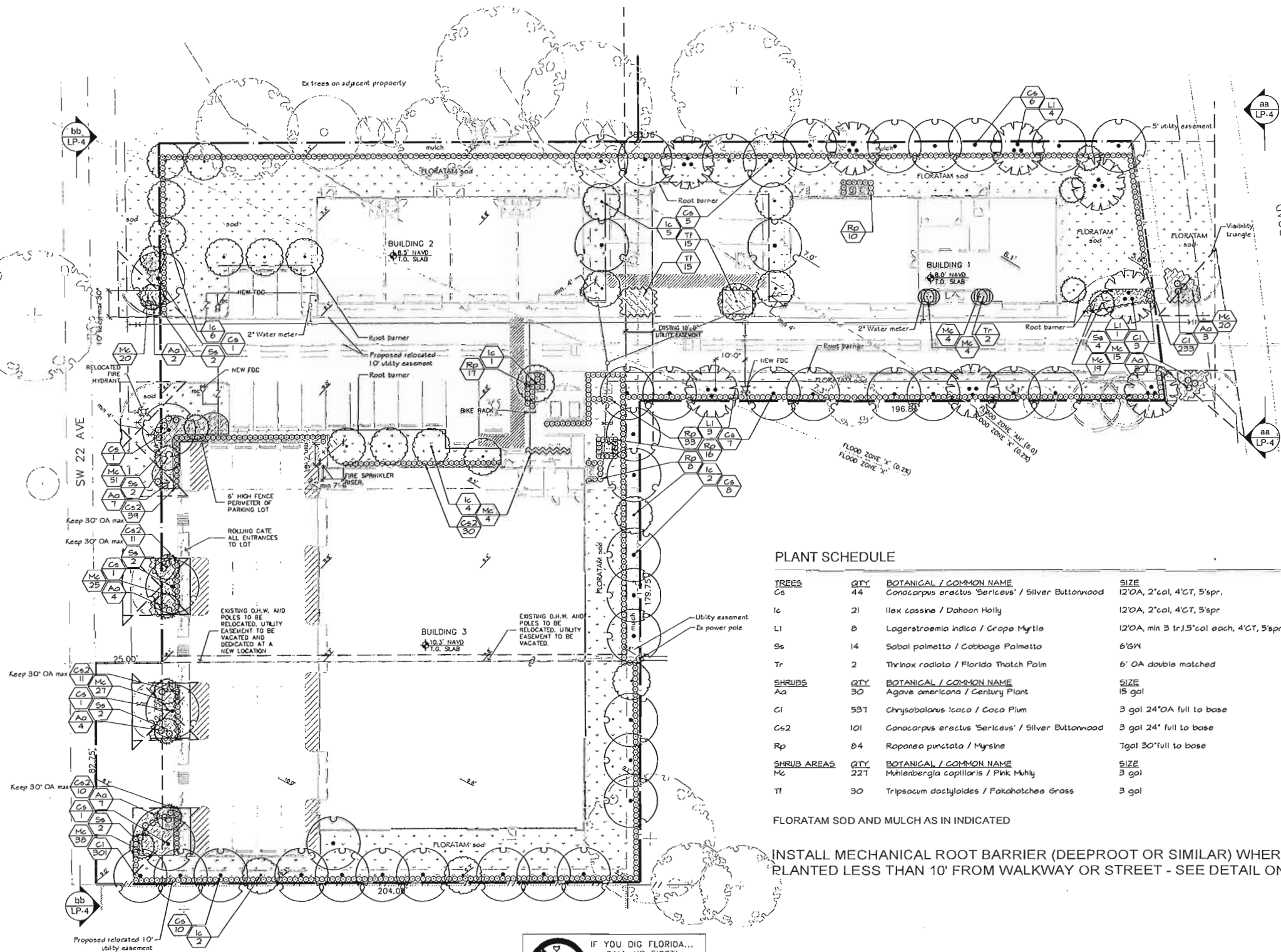
08.19.19

OUTBOARD DYNAMICS LLC

3998 SW 22nd Avenue
Dania Beach, FL 33312

LANDSCAPE PLAN, PLANT SCHEDULE

LP-1 OF 4

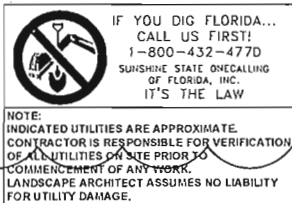


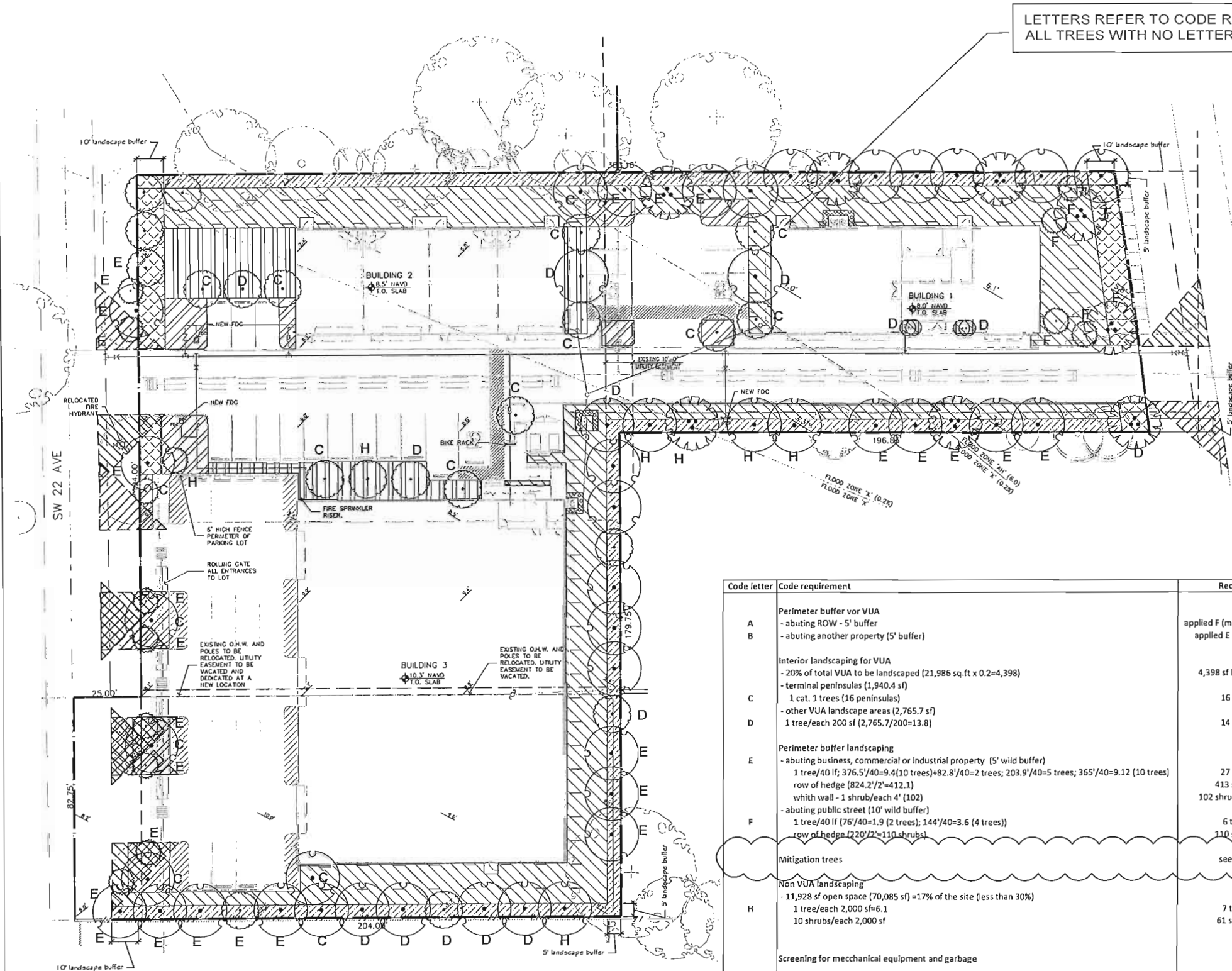
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Cs	44	Conocarpus erectus 'Sericeus' / Silver Buttonwood	12'OA, 2"cal, 4'CT, 5'spr.	AS SHOWN	YES	HIGH
Lc	21	Ilex cassine / Dahoon Holly	12'OA, 2"cal, 4'CT, 5'spr	AS SHOWN	YES	HIGH
LI	8	Lagerstroemia indica / Crape Myrtle	12'OA, min 3 tr 1.5"cal each, 4'CT, 5'spr	AS SHOWN	NO	HIGH
Ss	14	Sabal palmetto / Cabbage Palmetto	6'SM	AS SHOWN	YES	HIGH
Tr	2	Thrinax radiata / Florida Thatch Palm	6' OA double matched	AS SHOWN	YES	HIGH
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Aa	30	Agave americana / Century Plant	15 gal	AS SHOWN	NO	HIGH
C1	531	Chrysobalanus icaco / Cocoa Plum	3 gal 24"OA full to base	24" O.C.	YES	MODERATE
Cs2	101	Conocarpus erectus 'Sericeus' / Silver Buttonwood	3 gal 24" full to base	24" O.C.	YES	HIGH
Rp	04	Rapanea punctata / Myrsine	7gal 30"full to base	24" O.C.	YES	HIGH
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Mc	221	Muhlenbergia capillaris / Pink Muhly	3 gal	30" O.C.	YES	HIGH
Tf	30	Tripsacum dactyloides / Fakahatchee Grass	3 gal	36" O.C.	YES	HIGH

FLORATAM SOD AND MULCH AS IN INDICATED

INSTALL MECHANICAL ROOT BARRIER (DEEPROOT OR SIMILAR) WHERE TREES OR PALMS PLANTED LESS THAN 10' FROM WALKWAY OR STREET - SEE DETAIL ON LP-3





LETTERS REFER TO CODE REQUIREMENTS (SEE CHART ON THIS PAGE)
ALL TREES WITH NO LETTER ARE MITIGATION TREES

- INTERIOR LANDSCAPING FOR VUA
- PENINSULAS (1,940.4 sf)
 - OTHER VUA LANDSCAPE (2,765.7 sf)
- PERIMETER BUFFER LANDSCAPING
- ABUTTING OTHER PROPERTIES 4,544.5 sf
 - ABUTTING PUBLIC STREETS (2,141.4 sf)
- NON VUA LANDSCAPING (11,928 sf)
- SCREENING OF EQUIPMENT (202.7 sf)

Code letter	Code requirement	Required	Existing	Proposed	Provided
A	Perimeter buffer vor VUA				
B	- abutting ROW - 5' buffer	applied F (more restrictive)			provided
	- abutting another property (5' buffer)	applied E (equivalent)			provided
	Interior landscaping for VUA				
	- 20% of total VUA to be landscaped (21,986 sq.ft x 0.2=4,398)	4,398 sf landscaped		4,706 sf	provided
C	- terminal peninsulas (1,940.4 sf)	16 trees		16	provided
	1 cal. 1 trees (16 peninsulas)				
D	- other VUA landscape areas (2,765.7 sf)	14 trees		14	provided
	1 tree/each 200 sf (2,765.7/200=13.8)				
	Perimeter buffer landscaping				
E	- abutting business, commercial or industrial property (5' wild buffer)				
	1 tree/40 lf; 376.5/40=9.4(10 trees)+82.8/40=2 trees; 203.9/40=5 trees; 365/40=9.12 (10 trees)	27 trees		27	provided
	row of hedge (824.2/2'=412.1)	413 shrubs			
	whitth wall - 1 shrub/each 4' (102)	102 shrubs or vines			
F	- abutting public street (10' wild buffer)				
	1 tree/40 lf (76/40=1.9 (2 trees); 144/40=3.6 (4 trees))	6 trees		6	provided
	row of hedge (220/2'=110 shrubs)	110 shrubs			
	Mitigation trees	see DT-2		18	for tot. mltigation see DT-2
	Non VUA landscaping				
H	- 11,928 sf open space (70,085 sf)=17% of the site (less than 30%)	7 trees		7	provided
	1 tree/each 2,000 sf=6.1	61 shrubs			
	10 shrubs/each 2,000 sf				
	Screening for mechanical equipment and garbage				
	50% of required trees to be native (70 trees x.5=35 trees)	35 native trees		60 native	83% Is native - provided
	50% of required shrubs to be native			100% of provided Is native	100% Is native - provided
	40% of required trees to be shade trees	N/A		N/A	AIRPORT HIGH LIMITATION
	30% of required trees to be intermdiate trees (70 x 30%=21)	21		100% of proposed trees are intermdiate	100% are intermdiate provided
	Max 20% to be palms	max 14 palms		16	

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OUTBOARD DYNAMICS LLC
3998 SW 22nd Avenue
Dania Beach, FL 33312
CODE REQUIREMENTS, CODE CHART

City of Dania Beach Standard Landscape Plan Notes

1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800-432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
6. Tree relocations:

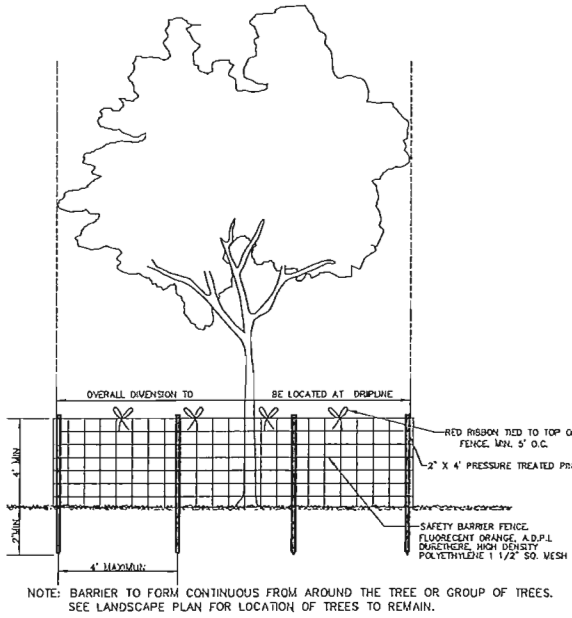
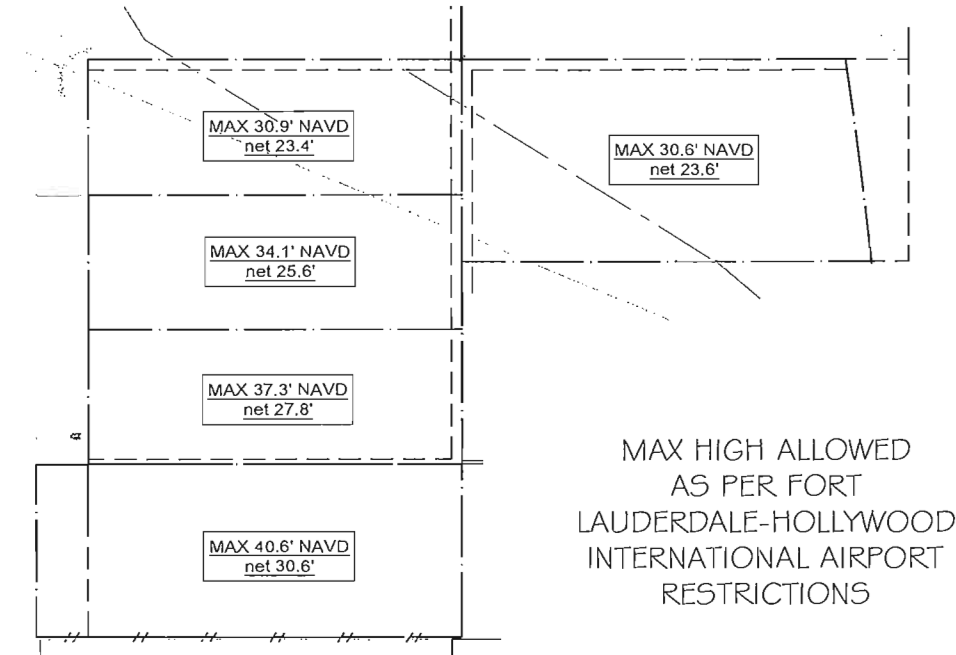
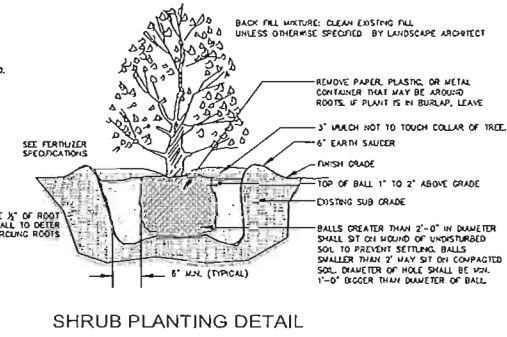
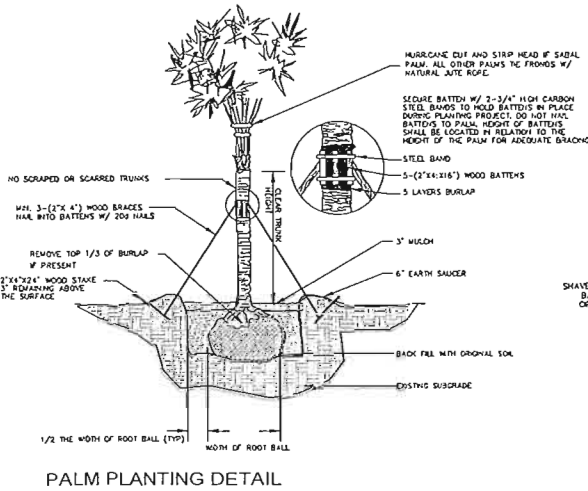
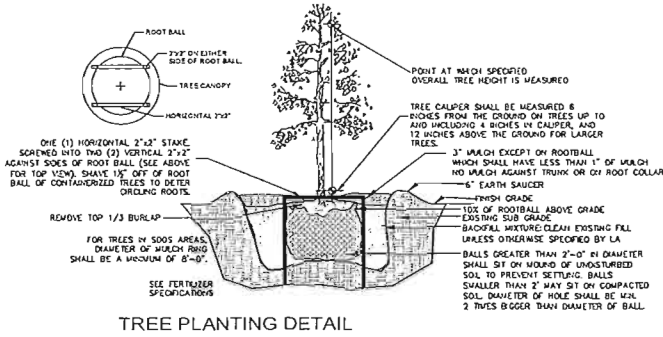
- a. Existing trees to be relocated shall be root pruned a minimum of 120 days prior to relocation
- b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper Minimum Root Ball Diameter

1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
> 8	12 inches per inch of trunk diameter

- Transplanted trees with undersized root balls may be rejected by the City Arborist and replacement trees may be required.
- c. A temporary irrigation system shall be provided during and for the first 40 days after root pruning.

7. All planting must follow planting specifications and details shown on the plan.
8. Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
10. All sizes shown for plant material are to be considered minimums.
11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence
12. All new plant material shall be warranted by the landscape contractor for a minimum period of one year.
The warranty period shall begin after acceptance of the plants by the City Arborist.
13. All plant beds to be treated with pre-emergent herbicide prior to planting.
14. All tree and palm staking and support shall be removed one year after installation.
15. No fertilizer shall be applied to newly planted trees and palms.
16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
17. Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
18. All wire guys and/or fabric straps shall be flagged with florescent colored tape.
19. Mulching:
 - a. All landscape areas not covered by sod shall be covered by a minimum 3-inch layer of mulch.
 - b. A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
 - c. Cypress mulch shall not be used.
20. All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
21. All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.

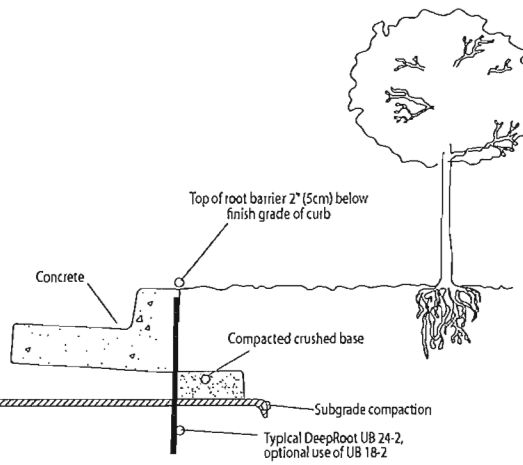


Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (it may be nailed from the outside of the form)



A CITY OF DAVIE TREE REMOVAL/RELOCATION PERMIT IS REQUIRED PRIOR REMOVAL OR RELOCATION OF ANY EXISTING VEGETATION

IF YOU DIG FLORIDA... CALL US FIRST! 1-800-432-4770 SUNSHINE STATE ONECALLING OF FLORIDA, INC. IT'S THE LAW

NOTE: INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

The Mirror of Paradise
Gabriela Fojt
LA 6667277
LC 26000628

3924 N. Ocean Blvd.
Fort Lauderdale
FL 33308
Tel (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE 1" = 20'-0"

DESIGNED BY GF_GW

DRAWN BY GF

CHECKED BY GF_GW

CAD DWG.

DATE 05.02.19

REVISIONS 07.05.19

08.19.19

OUTBOARD DYNAMICS LLC
3998 SW 22nd Avenue
Dania Beach, FL 33312

LANDSCAPE DETAILS AND NOTES

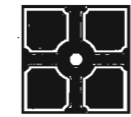


A GENERAL PLAN
scale 1"=20'-0"

B ELEVATION aa'
scale 1"=10'-0"

C ELEVATION bb'
scale 1"=10'-0"

D ELEVATION bb'
scale 1"=10'-0"



The Mirror of Paradise

Gabriela Folt
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FL 33308
Tel (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com



SCALE	AS NOTED
DESIGNED BY	GF, GW
DRAWN BY	GF
CHECKED BY	GF, GW
CAD DWG.	
DATE	05.02.19
REVISIONS	08.19.19

OUTBOARD DYNAMICS LLC

3998 SW 22nd Avenue
Dania Beach, FL 33312

COLOR PLAN AND ELEVATIONS

IRRIGATION SPECIFICATIONS

A. EXTENT:

Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.

B. GENERAL:

- Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence shall be furnished to the Tenant's construction representative to show that all work has been installed in accordance with the ordinances and code requirements.
- Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
- Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
- Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- Inspection of Site:
 - Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's construction representative for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
 - Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work or to increase in cost to the Tenant's construction representative.
- Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, this Contractor shall repair the damage to its original condition at his own expense.
- The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diem basis.
- The Owner reserves the right to reject material or work which does not conform to the Contract Documents. Rejected work shall be removed or corrected at the earliest time possible.
- Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
- "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate

and show approved substitutions of size, material and manufacturers name and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of work.

- Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory completion of all work.
- Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and workmanship to the satisfaction of the Tenant's construction representative. Repairs, if required, shall be done promptly at no cost to the Owner.

C. MATERIALS:

- General: All materials throughout the system shall be new and in perfect condition.
- Plastic Piping: All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63. All lateral piping shall be class 160 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63.
- Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals, as manufactured by Sano, Losco, or approved equal.
- Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
- Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three (3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
- Automatic Controllers: See Legend.
- Remote Control Valves: See Legend.
- Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge.
- Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe.
- Sprinkler Heads: See Legend.

D. WORKMANSHIP:

- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
- The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
- Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.

E. INSTALLATION:

- Excavation and Trenching:
 - Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, excavations damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
- Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of

sufficient depths to provide the minimum cover from finish grade as follows:

- 24" minimum cover over main lines
- 24" minimum cover over control wiring from controller to valve
- 10" minimum cover over lateral lines to heads.

- Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.

2. Pipe Line Assembly:

- Install remote control valves where shown and group together where practical; place no closer than 12 inches to walk edges, buildings and walls.
- Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screw connections are required. Pipe and fittings shall be thoroughly of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
- Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contract.
- Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.

3. Sprinkler Heads:

- Install all sprinklers as detailed on drawings.
- Do not scale plans for exact head location.

4. Flushing Lines:

- Thoroughly flush out all water lines before installing valves and sprinkler.
- Upon completion of the flushing and installing valves and heads, the cc adjust sprinkler heads for proper distribution to the landscape areas, for unnecessary overspray.

5. Automatic Controllers:

- Connect remote control valves to controller in a clockwise sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.

6. Automatic Control Wiring:

- Install control wiring, sprinkler mains and laterals in common trenches wherever possible.
- Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires tie wires in bundles at intervals.
- Control wire splices will be allowed only runs over 500 ft.
- All wiring passing under existing or future paving, construction, etc., shall be encased in plastic or galvanized steel conduit extending at least 12" beyond edges of paving or construction.

8. Backfill and Compacting:

- After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
- Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
- Compact trenches in areas to be planted by thoroughly flooding the backfill. Jelling process may be used in those areas.
- Dress off all areas to finish grades.

F. CLEAN-UP:

Remove from the site all debris resulting from work of this section.

CRITICAL ANALYSIS

Generated:

2019-08-14 16:54

P.O.C. NUMBER: 01

Water Source Information:

FLOW AVAILABLE

Custom Max Flow:

Flow Available:

100.00 gpm

100.00 gpm

PRESSURE AVAILABLE

Static Pressure at POC:

Pressure Available:

60.00 psi

60.00 psi

DESIGN ANALYSIS

Maximum Station Flow:

Flow Available at POC:

Residual Flow Available:

30.56 gpm

100.00 gpm

69.44 gpm

Critical Station:

Design Pressure:

Friction Loss:

Fittings Loss:

Elevation Loss:

Loss through Valve:

Pressure Req. at Critical Station:

Loss for Fittings:

Loss for Main Line:

Loss for POC to Valve Elevation:

Loss for Backflow:

Critical Station Pressure at POC:

Pressure Available:

Residual Pressure Available:

10

30.00 psi

2.42 psi

0.24 psi

0.00 psi

3.00 psi

35.66 psi

0.90 psi

9.05 psi

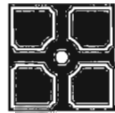
0.00 psi

12.16 psi

57.77 psi

60.00 psi

2.23 psi



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SCALE 1" = 20'-0"

DESIGNED BY GF, GW

DRAWN BY GF

CHECKED BY GF, GW

CAD DWG.

DATE 05.02.19

REVISIONS

OUTBOARD DYNAMICS LLC

3998 SW 22nd Avenue

Dania Beach, FL 33312

IRRIGATION NOTES AND DETAILS

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE.

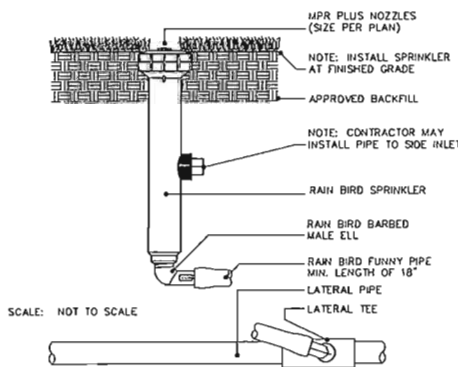
THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

THE CONTRACTOR SHALL PROVIDE FULL SIZE "AS BUILT" DRAWINGS AS WELL AS A REDUCED SIZE WITH COLOR CODED ZONES SHOWING ZONES AND LIMITS, IN A WATERPROOF CLEAR SHEET PROTECTOR FOR CONTROLLER.

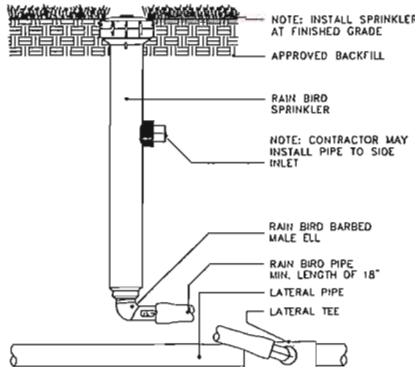
LAWN AND PLANTING BEDS SHALL BE ON SEPARATE ZONES.

CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

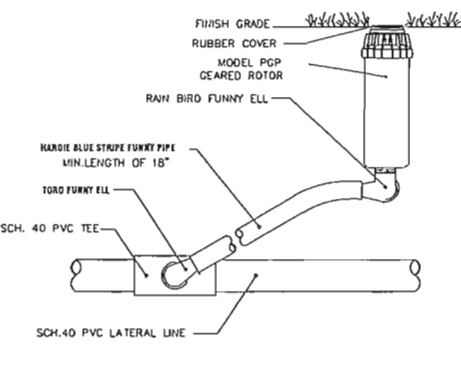
WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.



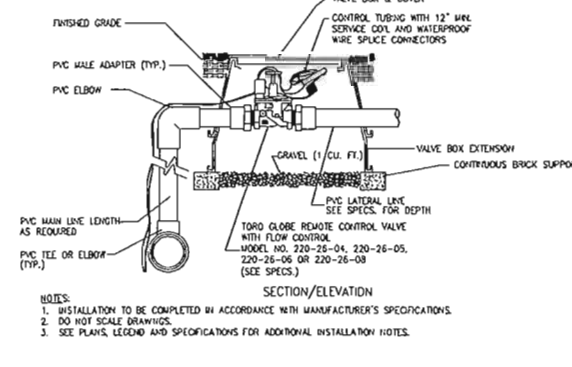
6" POP UP



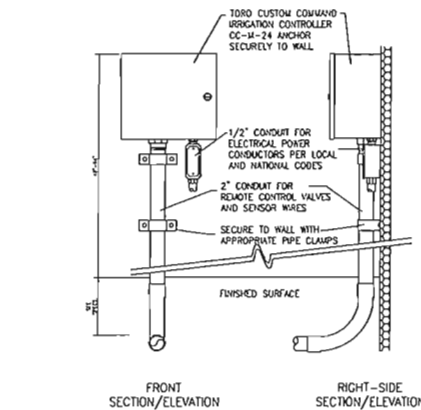
12" POP UP



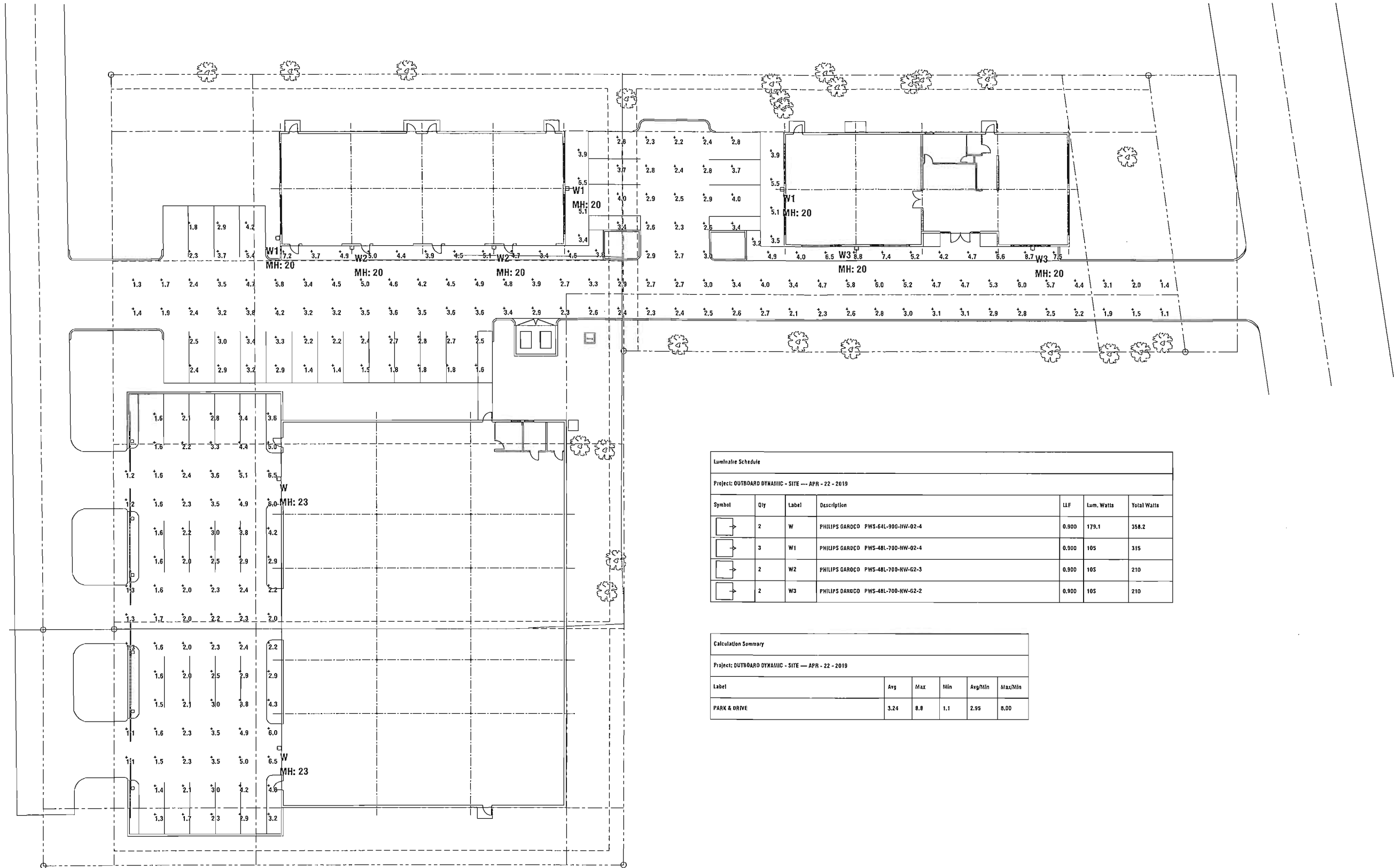
ROTARY HEAD



HUNTER VALVES



HUNTER CONTROLLER



Luminaire Schedule						
Project: OUTBOARD DYNAMIC - SITE --- APR - 22 - 2019						
Symbol	Qty	Label	Description	LF	Lum. Watts	Total Watts
	2	W	PHILIPS GARCO PWS-64L-90C-HW-02-4	0.900	179.1	358.2
	3	W1	PHILIPS GARCO PWS-48L-700-HW-02-4	0.900	105	315
	2	W2	PHILIPS GARCO PWS-48L-700-HW-G2-3	0.900	105	210
	2	W3	PHILIPS GARCO PWS-48L-700-HW-G2-2	0.900	105	210

Calculation Summary					
Project: OUTBOARD DYNAMIC - SITE --- APR - 22 - 2019					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARK & DRIVE	3.24	8.8	1.1	2.95	8.00

SITE PHOTOMETRICS PLAN
SCALE: 1/16" = 1'-0"



NEW CONSTRUCTION PROJECT FOR
OUTBOARD DYNAMICS, LLC
3998 SW 22ND AVENUE, DANIA BEACH, FLORIDA 33312

Design:	RM
Review:	NKG, GSJ
Job:	816
Revises:	

robert vick architect, p.a.
architecture/planning/design
1800 no 26th street - suite a - villas menors - ft 33305 - 954.461.0140



AK0022916
DATE: 11/1/17
DESIGNED BY: RM

SHEET:
PH-1

September 5, 2019
Revised October 18, 2019

VIA EMAIL

Corinne Lajoie, Planning and Zoning Manager
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**Re: OUTBOARD DYNAMICS, LLC:
Exception Requests Pertaining to SP-79-19**

Dear Corinne:

On behalf of my client, OUTBOARD DYNAMICS, LLC (the "Applicant"), owner of 3998 SW 22nd Avenue, Dania Beach, FL 33312 (the "Property"), and in accordance with Section 511-20(B) of the City of Dania Beach (the "City") Land Development Code, ("LDC"), we hereby submit a Design Exception request to waive the requirements of Sections 511-30(I) and 511-30(P) as it relates to the proposed site plan for the Property (SP-79-19).

I. Exception Requests

a. Section 511-30(I)

Section 511-30(I) provides the following:

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.

Applicant is requesting an exception to allow window glazing to make up 3.48% of the primary elevation and 0% of the secondary elevation of Building 3, where the LDC requires a minimum of 25% on the primary elevation and a minimum of 10% on the secondary elevation, per Section 511-30(I).

b. Section 511-30(P)

Section 511-30(P) provides the following:

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.

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

Applicant is requesting a variance to allow a distance of seven feet, one inch (7'-1") between the north frontage of Building 3 and parking area and zero feet (0') distance between the west frontage of Building 3 and the parking area where the LDC requires a minimum of 8'-0" per Section 511-30(P).

II. Exception Criteria

Pursuant to Section 511-20(B), the city commission may approve exceptions to the Industrial Design Standards provided in Article 511 as conditions to a site plan approval upon making the following findings:

(1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and

Building 3 is proposed to accommodate a boat repair shop for boats of not over two hundred (200) feet in length. Considering the proposed use, Building 3 does not meet the 25% glazing or 10% glazing requirement on the primary and secondary elevations. Less than 25% of glazing is accommodated on the primary north elevation where the office entrance is located. The secondary west elevation provides roll-up doors to permit the entry/exist of boats for repair.

Furthermore, the Building 3 north frontage cannot accommodate an 8-foot minimum distance between the building and parking area due to the required loading zone while the west frontage is constrained in order to accommodate the required parking space count. The west side of the building is also proposed to be utilized to pull boats in and out of the repair shop which does not provide the ideal conditions for landscaping to thrive between the building frontage and adjacent parking area.

(2) The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.

The site is currently an undeveloped, vacant parcel that attracts vagrant cars. The Applicant is proposing to significantly enhance the site with marine related retail, contractor shops, repair or service shops, including, but not limited to, air conditioning and other appliances, marine, cloth or canvas, and a boat repair shop which will offset any negative impact that the requested exceptions may unlikely create. Please refer to the Site Plan SP-79-19.

(3) The property does not front on a collector or arterial roadway.

The Property does not front on a collector or arterial roadway. The Property is located on SW 22nd Avenue.

III. CONCLUSION

Your consideration in this matter is greatly appreciated. Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

September 5, 2019

VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

Corinne Lajoie, Planning and Zoning Manager
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**Re: OUTBOARD DYNAMIC LLC:
Exception Requests Pertaining to SP-79-19**

Dear Corinne:

On behalf of my client, OUTBOARD DYNAMIC, LLC (the "Applicant"), owner of 3998 SW 22nd Avenue, Dania Beach, FL 33312 (the "Property"), and in accordance with Section 511-20(B) of the City of Dania Beach (the "City") Unified Land Development Regulations ("ULDR"), we hereby submit an Exception request to waive the requirements of Sections 511-30(I) and 511-30(P) as it relates to the proposed site plan for the Property (SP-79-19).

I. Exception Requests

Section 511-30(I) provides the following:

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.

Applicant is requesting an exception from the minimum glazing requirements for the primary and secondary elevations for Building 3.

Section 511-30(P) provides the following:

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.

Applicant is requesting a variance from the 8-foot minimum distance requirement and landscaping between the north and west building frontages of Building 3 and the adjacent parking area.

II. Exception Criteria

Pursuant to Section 511-20(B), the city commission may approve exceptions to the Industrial Design Standards provided in Article 511 as conditions to a site plan approval upon making the following findings:

- (1) There are circumstances peculiar to the site or the intended use that makes compliance with a particular requirement of this article impracticable; and**

Building 3 is proposed to accommodate a boat repair shop for boats of not over two hundred (200) feet in length. Considering the proposed use, Building 3 does not meet the 25% glazing or 10% glazing requirement on primary or secondary elevations. Less than 25% of glazing is accommodated on the primary north elevation where the office entrance is located. The secondary west elevation provides roll-up doors to permit the entry/exist of boats for repair.

The Building 3 north frontage cannot accommodate an 8-foot minimum distance between the building and parking area due to the required loading zone while the west frontage is constrained in order to accommodate the required parking



space count. The west side of the building is also proposed to be utilized to pull boats in and out of the repair shop which does not provide the ideal conditions for landscaping to thrive between the building frontage and adjacent parking area.

- (2) **The applicant has offered significant enhancements to other pertinent aspects of the site that the city commission determines will offset any negative impact that an exception to these standards might otherwise create.**

The site is currently an undeveloped, vacant parcel that attracts vagrant cars. The Applicant is proposing to significantly enhance the site with marine related retail, contractor shops, repair or service shops, including, but not limited to, air conditioning and other appliances, marine, cloth or canvas, and a boat repair shop. Please refer to the Site Plan SP-79-19.

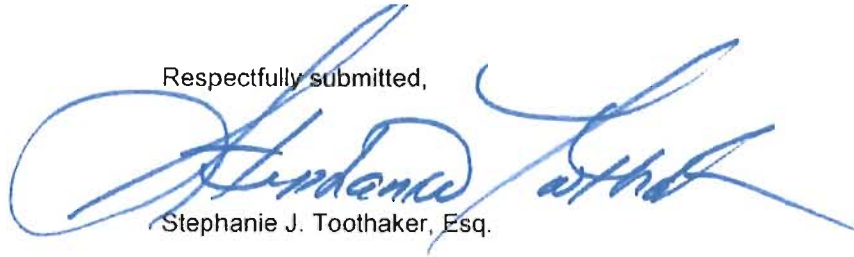
- (3) **The property does not front on a collector or arterial roadway.**

The Property does not front on a collector or arterial roadway. The Property is located on SW 22nd Avenue.

III. CONCLUSION

Your consideration in this matter is greatly appreciated. Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

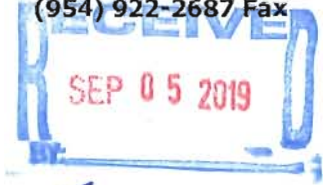
A handwritten signature in blue ink, appearing to read 'Stephanie J. Toothaker', is written over the typed name. The signature is fluid and cursive.

Stephanie J. Toothaker, Esq.



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

Standard Development Application



- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☒ Special Exception
- ☒ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

OT - 148-19
VA - 147-19

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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

Location Address: 3998 SW 22 Ave, Dania Beach, FL 33312

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

Recorded Plat Name: _____

Folio Number(s): 5042 2901 0050; 5042 2911 0040;
0050; 0060; and 0070 Legal Description: See legal description attached.

Applicant/Consultant/Legal Representative (circle one) Stephanie J. Toothaker, Esq.

Address of Applicant: _____

Business Telephone: 954.648.9783 Home: _____ Fax: _____

E-mail address: stephanie@toothaker.org cc: estefania@toothaker.org

Name of Property Owner: Outboard Dynamics, LLC

Address of Property Owner: 2833 NE 24TH Street, Fort Lauderdale, FL 33305

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: See attached narratives.

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

Prop. Net Acreage: _____ Gross Acreage: 1.56 AC Prop. Square Footage: 68,018 SF

Existing Use: Vacant Proposed Use: See proposed Site Plan (SP-7919)

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 Stephanie J. Toothaker, Esq. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Stephanie J. Toothaker
(Owner / Agent signature*)

BEFORE ME THIS 5th DAY OF September, 2019

By:

STEPHANIE TOOTHAKER
(Print name of person acknowledging)

N/A
(Joint owner signature if applicable)

Notary Estefania Mayorga
(Signature of Notary Public – State of Florida)



Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

APPLICATION TYPE	FEE
LAND USE	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
ZONING	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area Fire Review \$560.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
SITE PLAN	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	Filing fee = \$1,000.00 PLUS \$10.00 per unit Plus an initial retainer for cost recovery of consultant services of \$5,000.00. Additional consultant service fees may be required. Fire Review \$1,120.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	Filing fee = \$1,000.00 PLUS the following: \$5.00 : 100 s.f. for 1 st 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. Plus an initial retainer for cost recovery of consultant services of \$4,000.00. Additional consultant service fees may be required. Fire Review \$1,120.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> Fire Review \$200.00 <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension (PLUS) an additional \$ 250.00 for each associated approval

10/14/2019

City Hall Window 1

Stuart Moraitis

2833 NE 24th St

100 W. Dania Beach Blvd.

Dania Beach, FL 33004

2020-01000040

2020-00002075

fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PSP	Appl Review - Standard	\$6,000.00
PSP	Appl Review - Standard	\$500.00
CR	Cost Recovery Misc 001-220-00-00	\$500.00
Payments:	Type	Amount
	Check	1850
	Check	1849
Total Amount:		\$7,000.00

Customer Copy

September 5, 2019
Revised October 18, 2019

VIA EMAIL

Corinne Lajoie, Planning and Zoning Manager
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

**Re: OUTBOARD DYNAMICS, LLC:
Variance Requests Pertaining to SP-79-19**

Dear Corinne:

On behalf of my client, OUTBOARD DYNAMICS, LLC (the "Applicant"), owner of 3998 SW 22nd Avenue, Dania Beach, FL 33312 (the "Property"), and in accordance with Section 625-40 of the City of Dania Beach (the "City") Land Development Code ("LDC"), we hereby submit the following variance requests to waive the requirements of Sections 275-190, 275-120, and 265-110 as it relates to the proposed site plan for the Property (SP-79-19).

I. BACKGROUND

The Property is approximately 1.56 acres (68,018 square feet) and is located along SW 22nd Avenue east within a mile-radius of the Fort Lauderdale/Hollywood International Airport. The Property is subject to a Declaration of Covenants, Restrictions, and Easement, as recorded in Instrument #115344445 of the Public Records of Broward County, which limits the maximum height permitted on the Property between 30.6' NAVD to 40.6' NAVD. The Property is subject to the following:

- 3.3 **"The height of all improvements, structures, objects of natural growth, and other obstructions on the Property shall be restricted to a height that is less than the lower of: (i) the height above ground level indicated on the legal description for each Airspace Parcel included in Exhibit 2, attached hereto and made a part hereof, or (ii) the aeronautical surfaces of the Airport as now established, and as may from time to time hereafter be established, by the FAA or any governmental agency that is a successor to the authority of the FAA including but not limited to Federal Aviation Regulation Part 77."**

Page 3, Instrument #115344445

- 4.1 "That said easements shall have the purpose of prohibiting intrusions into, encroachments upon, and obstructions within the Airspace Parcels by any building or other structure, by **any tree or other vegetation**, and by any object, whether natural or artificial, that might now, or in the future, be situated on the Property, said easements including a continuing and perpetual right in the County to enter upon and pass over the Property for the purpose of removing and to remove any and all encroachments upon, and obstructions within, said Airspace Parcels,

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

whether by structures, vegetation or other object, natural or artificial, that exist or may in the future exist, in or upon said Property, **including with respects to trees or other vegetation that do or may encroach upon, intrude into, or obstruct said Airspace Parcels, the absolute right to cut down to ground level and remove root system beneath the ground of any such tree or other vegetation,** and including a continuing right in the County to prohibit and prevent the future construction or erection of any building, structure, or object, and the planting, cultivation, or growth of any tree or other vegetation, upon said Property that does or may in the future encroach upon, obstruct, or cause intrusion into said Airspace Parcels...”

Page 5, Instrument #115344445

II. VARIANCE REQUESTS

a. Sec. 275-190. - Plant material and installation requirements

Section 275-190 provides the following required quantities of shades trees, intermediate, small trees and palms:

	Quantity Required
Shade /Canopy Tree	Forty (40) percent minimum of the total trees required
Intermediate Trees	Thirty (30) percent maximum of the total trees required
Small Trees	No more than ten (10) percent of the total trees required
Palms	No more than twenty (20) percent of the total trees required

The Applicant is requesting to allow zero percent (0%) of shade trees in order to conform with the covenants, restrictions, and easements governing the Property where the LDC requires a minimum of forty percent (40%) shade trees. Please refer to the Landscape Sheets included in SP-79-19 for the proposed mix and quantities of trees.

b. Sec. 275-120. - Perimeter buffer landscape requirements for business, commercial and industrial properties

Section 275-120 requires the following:

*A ten-foot landscape buffer shall be provided around the perimeter of the property in all zoning districts except for the CC, SFED-MU, EDBB-MU, and NBHD-MU CRA form-based districts, and except for areas required to provide landscape buffers in accordance with sections 275-90 or 275-110. Buffer requirements for properties less than half an acre in size are required to provide a minimum five-foot landscape buffer around the perimeter of the property except where adjacent to residential, in which case ten (10) feet is required. Such landscape buffer shall contain one (1) shade tree for each forty (40) linear feet and a row of hedges. **Shade trees provided to satisfy the requirements of this section shall have a minimum overall height of sixteen (16) feet immediately upon installation** [emphasis added].*

Per the Landscape Sheets included in SP-79-19, Applicant is requesting a variance to allow twelve foot (12') tall perimeter buffer shade trees in order to conform with the covenants, restrictions, and easements

governing the Property where the LDC requires a minimum height of sixteen feet (16') per Section 275-120.

c. Sec. 265-110. - Design and construction standards for parking lots

Section 265-110(C)(6) requires the following:

When a row of parking stalls is immediately adjacent to a driveway, a minimum stacking area of twenty-five (25) feet is required between the property line and the entrance to the first stall [emphasis added].

In order to accommodate the required number of parking stalls on-site, Applicant is requesting a variance to allow a seventeen foot, ten inch (17'-10") stacking area between the property line and the first parking stall within the Building 3 parking area where the LDC requires a minimum twenty-five feet (25') stacking area per Section 265-110.

III. VARIANCE CRITERIA (SEC.625-40)

(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;

The requested variances are required due to the covenants, restrictions, and easements that govern the Property and to accommodate the required parking spaces for the proposed development. The acceptance of a variance from the aforementioned code sections would maintain the basic intent and purposes of the subject regulations, particularly as it affects the stability and appearance of the City. The site is currently an undeveloped parcel and will be improved with marine related uses compatible with the area. Please refer to the proposed site plan SP-79-19.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The requested variances are required due to the covenants, restrictions, and easements that govern the Property to maintain efficient utilization of the navigable airspace by aircraft. The required number of shade trees and minimum height of 16-feet cannot be met as the existing heights, or size increase as the trees mature, will exceed the maximum height restriction imposed on the Property. Moreover, the reduced stacking area for Building 3 would be necessary to accommodate the required number of parking stalls for the proposed uses. As such, the requested variances 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;

The requested variances are consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan. Policy 1.9 of the City's Comprehensive Plan provides the following:

Within areas surrounding existing or committed airports/heliports, Dania Beach shall not issue development orders for land uses or structures that are incompatible with airport/heliport uses, pursuant to the Development Review Requirements subsection of the Plan Implementation Requirements section of the Dania Beach Land Use Plan. (B.C.P. #15.03.02)

Moreover, Policy 8.4 provides the following:

Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

- (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**

The FAA requires Broward County to protect the aerial approaches to the Airport, to prevent the establishment or creation of airport hazards, and to ensure that the future uses on the Property are compatible with the operations of the Airport. As part of the condition of the conveyance of the Property from the County, there are certain covenants, restrictions, and easements governing the Property which restrict the maximum height permitted and render conformity with the strict requirement 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 proposed variances are the minimum variance that is necessary to afford relief while preserving the character, health, safety and welfare of the community. The Property is subject to the covenants and restrictions by the FAA which limits the height of structures, objects of natural growth, and other obstructions on the Property in order to have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft. Additionally, the reduction of the minimum stacking area for Building 3 would allow the site to accommodate the required number of parking spaces for the proposed development.

IV. CONCLUSION

Your consideration in this matter is greatly appreciated. Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

September 5, 2019

VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

Corinne Lajoie, Planning and Zoning Manager
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: **OUTBOARD DYNAMICS LLC:
Variance Requests Pertaining to SP-79-19**

Dear Corinne:

On behalf of my client, OUTBOARD DYNAMIC, LLC (the "Applicant"), owner of 3998 SW 22nd Avenue, Dania Beach, FL 33312 (the "Property"), and in accordance with Section 625-40 of the City of Dania Beach (the "City") Land Development Regulations ("LDR"), we hereby submit the following variance requests to waive the requirements of Sections 275-190; 275-120; and 265-110 as it relates to the proposed site plan for the Property (SP-79-19).

I. BACKGROUND

The Property is approximately 1.56 acres (68,018 square feet) and is located along SW 22nd Avenue east within a mile-radius of the Fort Lauderdale/Hollywood International Airport. The Property is subject to a Declaration of Covenants, Restrictions, and Easement, as recorded in Instrument #115344445 of the Public Records of Broward County, which limits the maximum height permitted on the Property between 30.6' NAVD to 40.6' NAVD. The Property is subject to the following:

- 3.3 **"The height of all improvements, structures, objects of natural growth, and other obstructions on the Property shall be restricted to a height that is less than the lower of: (i) the height above ground level indicated on the legal description for each Airspace Parcel included in Exhibit 2, attached hereto and made a part hereof, or (ii) the aeronautical surfaces of the Airport as now established, and as may from time to time hereafter be established, by the FAA or any governmental agency that is a successor to the authority of the FAA including but not limited to Federal Aviation Regulation Part 77."**

Page 3, Instrument #115344445

- 4.1 "That said easements shall have the purpose of prohibiting intrusions into, encroachments upon, and obstructions within the Airspace Parcels by any building or other structure, by **any tree or other vegetation**, and by any object, whether natural or artificial, that might now, or in the future, be situated on the Property, said easements including a continuing and perpetual right in the County to enter upon and pass over the Property for the purpose of removing and to remove any and all encroachments upon, and obstructions within, said Airspace Parcels, whether by structures, vegetation or other object, natural or artificial, that exist or may in the future exist, in or upon said Property, **including with respects to trees or other vegetation that do or may encroach upon, intrude into, or obstruct said Airspace Parcels, the absolute right to cut down to ground level and remove root system beneath the ground of any such tree or other vegetation**, and including a continuing right in the County to prohibit and prevent the future construction or erection of any building, structure, or object, and the planting, cultivation, or growth of any tree or other vegetation, upon said Property that does or may in the future encroach upon, obstruct, or cause intrusion into said Airspace Parcels..."

Page 5, Instrument #115344445



II. VARIANCE REQUESTS

a. Sec. 275-190. - Plant material and installation requirements

Section 275-190 provides the following required quantities of shades trees, intermediate, small trees and palms:

	Quantity Required
Shade /Canopy Tree	Forty (40) percent minimum of the total trees required
Intermediate Trees	Thirty (30) percent maximum of the total trees required
Small Trees	No more than ten (10) percent of the total trees required
Palms	No more than twenty (20) percent of the total trees required

The Applicant is requesting a variance from the quantity of shade trees required in order to conform with covenants, restrictions, and easements governing the Property. Please refer to Landscape Sheets included in SP-79-19 for the proposed mix and quantities of trees.

b. Sec. 275-120. - Perimeter buffer landscape requirements for business, commercial and industrial properties

Section 275-120 requires the following:

*A ten-foot landscape buffer shall be provided around the perimeter of the property in all zoning districts except for the CC, SFED-MU, EDBB-MU, and NBHD-MU CRA form-based districts, and except for areas required to provide landscape buffers in accordance with sections 275-90 or 275-110. Buffer requirements for properties less than half an acre in size are required to provide a minimum five-foot landscape buffer around the perimeter of the property except where adjacent to residential, in which case ten (10) feet is required. Such landscape buffer shall contain one (1) shade tree for each forty (40) linear feet and a row of hedges. **Shade trees provided to satisfy the requirements of this section shall have a minimum overall height of sixteen (16) feet immediately upon installation** [emphasis added].*

Per the Landscape Sheets included in SP-79-19, Applicant is requesting a variance from the perimeter buffer trees which are under 16 feet in height in order to conform with covenants, restrictions, and easement governing the Property.

c. Sec. 265-110. - Design and construction standards for parking lots

Section 265-110(C)(6) requires the following:

*When a row of parking stalls is immediately adjacent to a driveway, **a minimum stacking area of twenty-five (25) feet is required between the property line and the entrance to the first stall** [emphasis added].*

In order to accommodate the required number of parking stalls on-site, Applicant is requesting a variance of the minimum stacking area to provide a 17'-10" stacking area between the property line and the entrance to the first stall within the Building 3 parking area.

III. VARIANCE CRITERIA (SEC.625-40)

- (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;

The requested variances are required due to the covenants, restrictions, and easements that govern the Property and to accommodate the required parking spaces for the proposed development. The acceptance of a variance from the aforementioned code sections would maintain the basic intent and purposes of the subject regulations, particularly as it affects the stability and appearance of the City. The site is currently an undeveloped parcel and will be improved with marine related uses compatible with the area. Please refer to the proposed site plan SP-79-19.

- (2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The requested variances are required due to the covenants, restrictions, and easements that govern the Property to maintain efficient utilization of the navigable airspace by aircraft. The required number of shade trees and minimum height of 16-feet cannot be met as the existing heights, or size increase as the trees mature, will exceed the maximum height restriction imposed on the Property. Moreover, the reduced stacking area for Building 3 would be necessary to accommodate the required number of parking stalls for the proposed uses. As such, the requested variances 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;**

The requested variances are consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan. Policy 1.9 of the City's Comprehensive Plan provides the following:

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Moreover, Policy 8.4 provides the following:

Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

- (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**

The FAA requires Broward County to protect the aerial approaches to the Airport, to prevent the establishment or creation of airport hazards, and to ensure that the future uses on the Property are compatible with the operations of the Airport. As part of the condition of the conveyance of the Property from the County, there are certain covenants, restrictions, and easements governing the Property which restrict the maximum height permitted and render conformity with the strict requirement of the subject regulations unnecessarily burdensome.

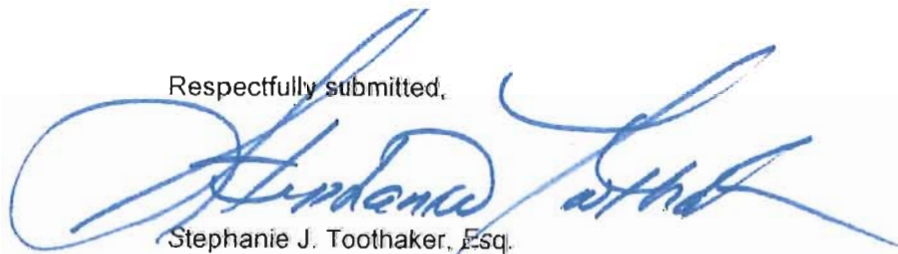
- (5) **That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.**

The proposed variances are the minimum variance that is necessary to afford relief while preserving the character, health, safety and welfare of the community. The Property is subject to the covenants and restrictions by the FAA which limits the height of structures, objects of natural growth, and other obstructions on the Property in order to have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft. Additionally, the reduction of the minimum stacking area for Building 3 would allow the site to accommodate the required number of parking spaces for the proposed development.

IV. CONCLUSION

Your consideration in this matter is greatly appreciated. Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,



Stephanie J. Toothaker, Esq.

Lajoie, Corinne

From: Estefania Mayorga <estefania@toothaker.org>
Sent: Friday, October 18, 2019 11:53 AM
To: Lajoie, Corinne
Cc: Robert Vick; John Beach; Stephanie Toothaker
Subject: RE: Outboard Dynamics LLC SP-79-19 - Request for 72 Hour time extension
Attachments: Outboard Dynamics LLC -10.18.19 Updated Variance Requests Narrative.pdf; Outboard Dynamics LLC - 10.18.19 Updated Design Exception Requests Narrative.pdf; Outboard Dynamics LLC - 10.18.19 Variance Applications for Sec. 275-120 and Sec. 265-110.pdf

Corinne:

Please see the information below, the revised narratives with this information, and the remaining two (2) variance applications. Please advise if anything further is needed at this time.

VARIANCE

1. To allow provide zero percent (0%) of shade trees, the Land Development Code (LDC) requires a minimum of forty percent (40%) shade trees; per Section 275-190.
2. To allow twelve foot (12') tall perimeter buffer trees; the LDC requires a minimum height of sixteen feet (16'); per Section 275-120.
3. To allow a seventeen foot, ten inch (17' 10") stacking area between the property line and the first parking stall; the LDC requires a minimum twenty-five feet (25'); per Section 265-110.

EXCEPTION

1. To allow window glazing to make up 3.48 percent of the primary elevation and 0 percent of the secondary elevation of Building 3, LDC requires a minimum of 25% on the primary elevation and a minimum of 10% on the secondary elevation; per Section 511-30(I).
2. To allow a distance of seven feet, one inch (7'-1") between the north frontage of building 3 and parking area and zero feet (0') between the west frontage of Building 3 and the parking area, the LDC requires a minimum of eight feet (8'); per Section 511-30(P).

From: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Sent: Wednesday, October 16, 2019 3:13 PM
To: Estefania Mayorga <estefania@toothaker.org>
Cc: Robert Vick <Robert@vickarch.com>; John Beach <john@vickarch.com>; Stephanie Toothaker <stephanie@toothaker.org>



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

Standard Development Application

- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☐ Site Plan
- ☒ Special Exception
- ☒ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: _____

SEP 05 2019

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

Location Address: 3998 SW 22 Ave, Dania Beach, FL 33312

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

Recorded Plat Name: _____

Folio Number(s): 5042 2901 0050; 5042 2911 0040;
0050; 0060; and 0070 Legal Description: See legal description attached.

Applicant/Consultant/Legal Representative (circle one) Stephanie J. Toothaker, Esq.

Address of Applicant: _____

Business Telephone: 954.648.9783 Home: _____ Fax: _____

E-mail address: stephanie@toothaker.org cc: estefania@toothaker.org

Name of Property Owner: Outboard Dynamics, LLC

Address of Property Owner: 2833 NE 24TH Street, Fort Lauderdale, FL 33305

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: See attached narratives.
*For **Plats** please provide proposed **Plat Name** for **Variances** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: 1.56 AC Prop. Square Footage: 68,018 SF

Existing Use: Vacant Proposed Use: See proposed Site Plan (SP-7919)

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 Stephanie J. Toothaker, Esq. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

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STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: Stephanie J. Toothaker
(Owner / Agent signature*)

BEFORE ME THIS 5th DAY OF September, 2019

By:

STEPHANIE TOOTHAKER
(Print name of person acknowledging)

N/A
(Joint owner signature if applicable)

Notary Estefania Mayorga
(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.***

September 5, 2019

VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

Corinne Lajoie, Planning and Zoning Manager
Community Development
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: OUTBOARD DYNAMICS LLC - Variance and Exception Requests

Dear Corinne:

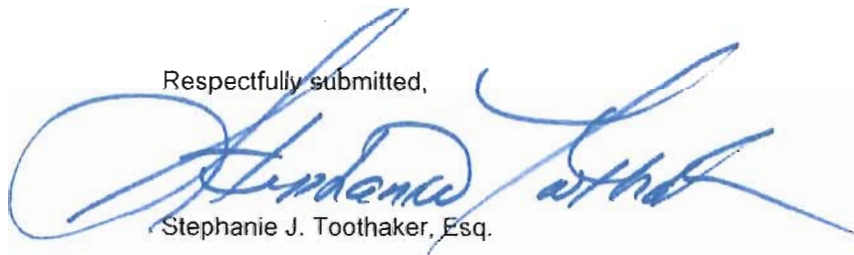
On behalf of my client, OUTBOARD DYNAMICS, LLC (the "Applicant"), owner of 3998 SW 22nd Avenue, Dania Beach, FL 33312 (the "Property"), we are submitting variance and exception requests as it relates to the proposed site plan for the Property (SP-79-19).

Enclosed please find the following:

1. Variance and Exception Application and fee;
2. Variance and Exception narratives;
3. CD with the above documents.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Stephanie J. Toothaker, Esq.





City of Dania Beach PUBLIC HEARING NOTICE TUESDAY, NOVEMBER 12, 2019

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

TIME | 7:00 p.m.
PLACE | City Commission Chambers
City Hall, 100 West Dania Beach Blvd.
Dania Beach, FL 33004

PROJECT | Outboard Dynamics LLC

REQUESTS: | - Site Plan
- Plat
- Variances
- Exceptions

FILE # | SP-79-19 / PL-128-19 / VA-147-19 / VA-148-19 / VA-150-19 / OT-146-19



For more information, please visit our website <http://danibeachfl.gov/Public-Hearings> or call (352) 924-6400 x 3543.



City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, NOVEMBER 12, 2019

**THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS**

TIME | 7:00 p.m.
PLACE | City Commission Chambers
City Hall, 100 West Dania Beach Blvd.
Dania Beach, FL 33004

PROJECT | Outboard Dynamics LLC

REQUESTS | - Site Plan
- Plat
- Variances
- Exceptions

FILE # | SP-79-19 / PL-128-19 / VA-147-19 / VA-148-19 / VA-150-19 / OT-148-19

* For more information, please visit our website <http://danibeach.org/Pages/Planning> or call (954) 924-6800 x 3643.





AFFIDAVIT
CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
MAILING LIST AND LABELS

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christina Mathews,
(Print Name)
who, after being duly sworn, deposes and says:

1. I am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

 I am the property Owner of the property identified below,

OR

X I represent to the City of Dania Beach, Florida that I am an authorized agent and representative of the property owner(s), Stuart Moraitis,

(Print Name of Property Owner)

for the property located at 3998 SW 22 Avenue (the "Property"), and this

(Address)

sworn statement pertains to the application for Plat, Variances, Site Plan

(Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption")

relating to Petition number(s) PL-128-19 VA-147-19 VA-149-19 VA-150-19 OT-148-19 SP79-19

2. Pursuant to **Sec. 610-20(D)** of the Land Development Code ("LDC") of the Code of Ordinances of the City of Dania Beach, Florida, I understand that there is a mailing date deadline for notices and that as the applicant for the petition, I must provide the City with:
- One (1) set of Mailing Labels, and
 - One (1) copy of the mailing list for all property owners who or which own property located within 450 feet of the subject property.
3. I understand that I am legally responsible for timely providing the City with the mailing labels and mailing list a minimum of twenty-five (25) days prior to the mailing date (for projects which may have more than 200 mailings, I understand that City staff may request labels even earlier). The mailing date is _____, 20____. I am also aware that pursuant to **LDC Sec. 610-30(D)(3)**, "[T]he mail notice shall contain substantially the same information as provided in the newspaper advertisement for the same application, and shall also contain the legal description of the subject property, the approximate relation to the nearest cross street(s) and a map or demarcated aerial photograph showing its approximate size, location and relationship to adjacent properties."

4. If I do not timely provide the mailing labels and mailing list, the City will need to delay the processing of the application.

OWNER OR REPRESENTATIVE:

JOINT OWNER (IF APPLICABLE)

Signature

Signature

PRINT Name

PRINT Name

Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)



Signature

Christina Mathews

PRINT Name

MGR

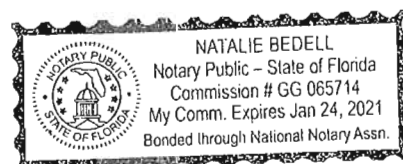
Title

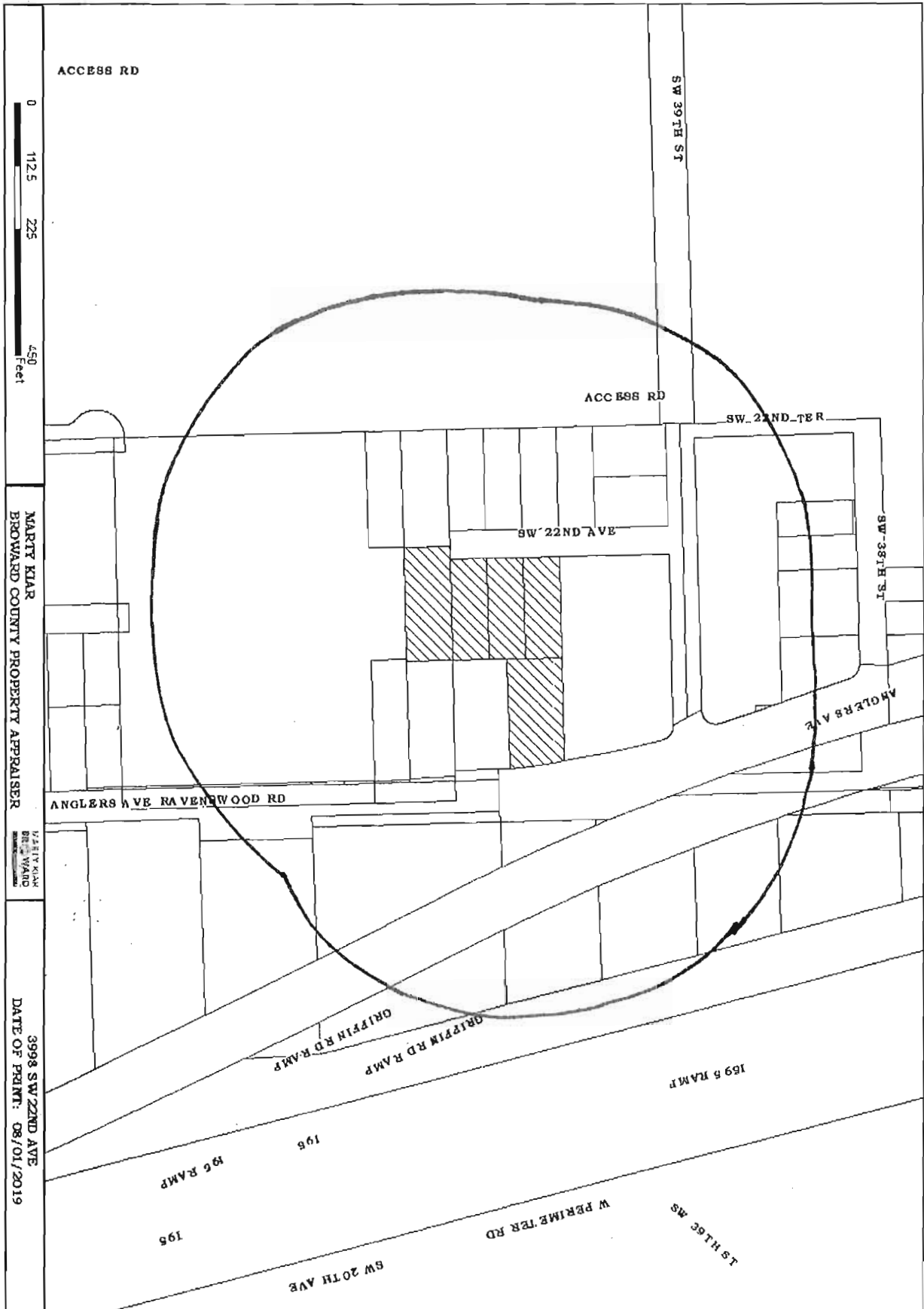
On October 21, 2019, personally appeared Christina Mathews,
and (if applicable, if there is a co-owner) _____, as the Owner(s)
of the property described above. Such person(s) is/are personally known to me or produced
_____ his/her/their
identification.


NOTARY PUBLIC

State of Florida

My Commission Expires: 1-24-21





FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
504228000010	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	28-50-42POR OF CSX RR R/W REEDLAND CO SUB 2-32 D28-50-42LOT 10 N 218.70 OF S 368.70LYING W OF SAL R/W BLK 2LESS POR OF CSX RR R/W
504228010051	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 10 S 150 W OF SAL R/W BLK 2LESS POR OF CSX RR R/W
504228010060	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 11 N1/2 OF N1/2 W OF SAL R/WBLK 2,LESS POR OF CSX RR R/W
504228010070	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 11 N1/2 OF N1/2 W OF SAL R/WBLK 2,LESS POR OF CSX RR R/W
504228010080	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 11 S1/2 OF N1/2 W OF SAL R/WBLK 2,LESS POR OF CSX RR R/W
504228010080	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 11 S1/2 OF N1/2 W OF SAL R/WBLK 2,LESS POR OF CSX RR R/W
504228010330	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	28-50-42POR OF NW1/4 OF SEC 28 DESC AS:COMM AT SW COR OF NW1/4 OF SAIDSEC:ALG S/L OF NW1/4 NE 574.33,TO POB,THEN ALG W/R/W/L,NW561.32,NW 121.89,NW 1654.57 THENALG CURVE 270.23 TO W/L OF SEC,THEN NW ALG W/L 133.73 TO NW COROF SEC,THEN NE ALG N/L 77.60,THEN ALG CURVE, 382.67,THEN SE
504228080010	CUBESMART LP% PTA-CS # 304	PO BOX 320099	ALEXANDRIA	VA	22320	0156	GOTTILIEB SUBDIVISION 125-1 BTHAT PT OF PARCEL ADESC AS,BEG NW COR PARCEL A,Ely 76.73,SELY 369.39,WLY 234.94NLY 335.23 TO POB
504228080020	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	GOTTILIEB SUBDIVISION 125-1 BPARCEL A LESS THATPT DESC AS,BEG AT NW CORPARCEL A,Ely 76.73,SELY 369.39,WLY 234.94,NLY 335.23 TO POBLESS POR OF CSX RR R/W
504228100010	CUBESMART LP% PTA-CS #304	PO BOX 320099	ALEXANDRIA	VA	22320	0156	GOTTILIEB SUBDIVISION NO. 2128-29 BTRACT A WITHINUNINCORPORATED AREA
504229000010	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	29-50-42POR OF CSX RR R/W LYING WITHINDANIA
504229000011	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	29-50-42POR OF CSX RR R/W LYING WITHINDANIA BEACH
504229010050	MORATTIS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		MARSHALLS EVERGLADE SUB 2-32 D29-50-42LOT 2 N 82.75 OF S 257.75 OFW 204 OF E 454 BLK 1
504229010051	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	MARSHALLS EVERGLADE SUB 2-32 D29-50-42LOT 2 N 82.75 OF S 257.75 LESSE 454 BLK 1
504229010052	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	MARSHALLS EVERGLADE SUB 2-32 D29-50-42LOT 2 W 205 OF N 62.75 OF S 175BLK 1
504229011640	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	MARSHALLS EVERGLADES SUB 2-32 D29-50-42ALL THAT POR OF N 82.75 OF S257.75 OF LOT 2, BLK 1 LYINGWITHIN 35 FT OF E/L SAID SEC 29,AND ALL THAT PT OF N 62.75 OF S175 OF LOT 2, BLK 1 LYING WITHIN35 FT OF E/L OF SAID SEC 29
504229011650	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	WILMA MANORS 31-4 BPORTIONS OF LOTS 1-4,BLK 2 ANDADJ RIGHTS OF WAY LYING WITHINDANIA BEACH AS PER MISC MB 8-23
504229090200	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	WILMA MANORS 31-4 BPORTIONS OF LOTS 1-4,BLK 2 ANDADJ RIGHTS OF WAY LYING WITHINDANIA BEACH AS PER MISC MB 8-23

504229090211	811 LLC	810 NE 20 AVE	FORT LAUDERDALE	FL	33304		WILMA MANORS 31-4 BPT OF LOT 2 DESC AS,BEG AT SWCOR OF LOT 2,NLY ALG W/L 31.51,SELY ARC DIST 33.07,WLY 10.19 TOPOB BLK 2
504229090231	JACKSON PROPERTY 2150 LLC	2150 SW 38 ST	FORT LAUDERDALE	FL	33312		WILMA MANORS 31-4 BLOT 4 LESS PT DESC AS,BEG AT NE COR OF LOT 4,W 68.60TO BEG OF CUR,SELY 31.87 TOP/R/C,SELY 130.47,ELY 5.14TO SE COR,NLY 142.07 TO POBBLK 2
504229090240	ALAGA,PEDRO ANTONIO	2140 NE 18 AVE	FORT LAUDERDALE	FL	33305		WILMA MANORS 31-4 BLOT 5 BLK 2
504229090250	N & D HOLDINGS INC	5310 W STATE ROAD 84	FORT LAUDERDALE	FL	33314	1240	WILMA MANORS 31-4 BLOT 6 E1/2 BLK 2
504229090350	811 LLC	810 NE 20 AVE	FORT LAUDERDALE	FL	33304		WILMA MANORS 31-4 BLOTS 7 THRU 11 & LOT 1LESS E 5 THEREOF & LESS PAR 11 4IN CA 85-7376,DESCRIBED AS:COMNSE COR OF NE1/4 OF SEC 29-50-42,N 1366.13,W 35 TO POB,W 114.83,NWLY 46.17,NWLY 66,E 109.78,S95.04 TO POB & LESS POR DESC ASCOMM AT SE OF NE 1/4 OF SEC 29,N 1650.25,W 35,W 120,S 142.07 TO
50422910010	SOFINITE LLC	3901 ANGLERS AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD HEIGHTS 31-6 BTRACT A LESS COMM SE COR OFNE1/4 OF SEC 29,NLY ALG E/L1122.33,WLY 35.00 TO SE COR OFLOT A & POB,WLY 30.84 TO P/C,NWLY 177.71 TO P/C,NWLY 33.53 TON/L OF LOT A,ELY 88.94 TO NE COROF SAID LOT,SLY 193.80 TO POBR/W FOR RAVENSWOOD RD
50422910030	FREEMAN BUILDING LLC	201 NE 3 AVE	DANIA BEACH	FL	33004	12911	RAVENSWOOD HEIGHTS 31-6 BTR B S1/2,LESS E 20 FOR RD
50422910040	MORATITS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTR B N1/2 LESS COMM SE COR OFNE1/4 OF SEC 29-50-42,NLY ALGE/L 1122.33,WLY 35.00 TO NE COROF SAID LOT B & POB,WLY 30.84TO P/C,SELY 97.82,Ely 18.17,NLY96.98 TO POB FOR RD
50422910050	MORATITS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTRACT C S1/2
50422910060	MORATITS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTRACT C N1/2
50422910070	MORATITS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTR D
50422910080	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT E E 89.56
229110081	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT E LESS E 89.56
504229110090	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT F N1/2
504229110091	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT F S1/2
504229110100	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTR G N1/2
504229110110	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTR G S1/2
504229310010	ACP PARTNERS LLC	777 BRICKELL AVE STE 1360	MIAMI	FL	33131		D & C PROPERTIES 111-49 BPAR A,TOG WITH D & C PROPERTIESADDITION 113-20 B PAR A
504229310020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	D & C PROPERTIES 111-49 BTHOROUGHFARES DEDICATED PERPLAT 111-49 B
504229310020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	D & C PROPERTIES 111-49 BTHOROUGHFARES DEDICATED PERPLAT 111-49 B
504229320020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	D & C PROPERTIES ADDITION13-20 BS FT ADD'L R/W
504229370020	HARDEE,STEVE	5500 WOODLAND LANE	FORT LAUDERDALE	FL	33312	6250	DEDICATED PERPLAT 113-20 B GATTO PLAT 126-41 BPARCEL B

504229430030	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD FLL AIRPORTREDEVELOPMENT (PLAT 2)159-19 BPARCEL C
504229430040	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD FLL AIRPORTREDEVELOPMENT (PLAT 2)159-19 BPARCEL D
504229430080	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD FLL AIRPORTREDEVELOPMENT (PLAT 2)159-19 BROAD RESERVIN (SW 39 ST)
504229460010	RAVENSWOOD UNITED LLC	326 NE 5 AVE	DANIA BEACH	FL	33004		UNT PARCEL 171-125 BPARCEL A
504229580010	ARG OFFICE LLC	3495 SW 9 AVE	FORT LAUDERDALE	FL	33312		ARG 183-258 BPAR A
504229580020	ARG OFFICE LLC / DDCTD PUBLIC% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	ARG 183-258 BRIGHT OF WAY DEDICATED TO THEPUBLIC BY THE PLAT



AFFIDAVIT

CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
POSTING OF PUBLIC HEARING NOTICE SIGN

STATE OF FLORIDA

COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christina Mathews, who, after being duly sworn, deposes and says:

1. I, Christina Mathews, am an individual over the age of 18 years old and
(Print Name)

(CHECK APPLICABLE SPACE)

 I am the property Owner,

OR

X I am a representative of the property owner(s), Stuart G. Moraitis and
for property located at
3998 SW 22 Avenue (the "Property"), and
this sworn statement pertains to the application for see below, relating
to Petition number see below in the Code of Ordinances of the City of Dania
Beach, Florida. Site Plan, Plat, Variances, Exception
SP-79-19/PL-128-19/VA-147-19/VA-149-19/VA150-19/OT-148-19

2. Pursuant to Sec. 610-30(B)(1) of the Land Development Code of the Code of Ordinances of the City of Dania Beach, Florida, on October 25, 2019, I posted, or caused to be posted, a public notice sign along street frontages of the subject Property, with the sign being at least three (3) square feet in area, and between ten (10) and twenty (20) feet from the edge of street pavement in a manner so as to be completely visible from the public rights-of-way. The public notice sign was posted more than ten (10) days before the scheduled public hearing. I am aware that the Code Section cited above requires the sign to state and contain the following information:

PUBLIC HEARING NOTICE

Petition number;

Date;

Time; and

Telephone number of the City's Community Development Department.

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

Lajoie, Corinne

From: John Beach <john@vickarch.com>
Sent: Wednesday, October 16, 2019 5:22 PM
To: Lajoie, Corinne
Cc: Estefanía Mayorga; Stephanie Toothaker; EngineeringReview; engineering; Rodriguez, Fernando J.
Subject: FW: DRC case # SP-79-19 - traffic statement approval
Attachments: Outboard Dynamics Traffic Statement Digital Copy.pdf

Corinne, Please see below from Curt re: the traffic statement. Thank you

John Beach
Robert Vick Architect
954-463-6340

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From: engineering <engineering@daniabeachfl.gov>
Sent: Wednesday, August 07, 2019 2:22 PM
To: Lajoie, Corinne <clajoie@daniabeachfl.gov>
Cc: STUART MORAITIS <sgmoraitis@bellsouth.net>; John Beach <john@vickarch.com>; EngineeringReview <engineeringreview@daniabeachfl.gov>; Rodriguez, Fernando J. <frodriguez@daniabeachfl.gov>
Subject: RE: DRC case # SP-79-19 - traffic statement approval

Corinne,

The attached traffic statement is hereby accepted and approved.

Please let me know if you need anything else from Public Services in reference to this project.

Thank you,



Curt A. Keyser, P.E.
Consultant Engineer | City of Dania Beach
engineering@daniabeachfl.gov | daniabeachfl.gov
1201 Stirling Road | Dania Beach, FL 33004
Phone: 954-924-6800 x3615 | Fax: 954-923-1109

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: John Beach [<mailto:john@vickarch.com>]
Sent: Wednesday, August 7, 2019 2:09 PM
To: engineering <engineering@daniabeachfl.gov>; EngineeringReview <engineeringreview@daniabeachfl.gov>; Rodriguez, Fernando J. <frodriguez@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>

Cc: STUART MORAITIS <sgmoraitis@bellsouth.net>

Subject: RE: DRC case # SP-79-19 - traffic statement approval

Mr. Keyser,

Per our conversation earlier attached you will find a digital version of the traffic memo which is sealed. Thank you for your assistance with this matter. Have a good afternoon.

John Beach

Architect

robert vick architect, pa



1600 ne 26th street suite A
wilton manors, fl 33305
954-463-6340 . 954-463-6443 fax
www.vick-architecture.com

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From: engineering <engineering@daniabeachfl.gov>

Sent: Wednesday, August 07, 2019 10:57 AM

To: John Beach <john@vickarch.com>; EngineeringReview <engineeringreview@daniabeachfl.gov>; Rodriguez, Fernando J. <frodriguez@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>

Cc: STUART MORAITIS <sgmoraitis@bellsouth.net>

Subject: RE: DRC case # SP-79-19 - traffic statement approval

Is the report sealed by the Engineer? I believe that was our previous request.



Curt A. Keyser, P.E.

Consultant Engineer | City of Dania Beach

engineering@daniabeachfl.gov | daniabeachfl.gov

1201 Stirling Road | Dania Beach, FL 33004

Phone: 954-924-6800 x3615 | Fax: 954-923-1109

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From: John Beach [<mailto:john@vickarch.com>]

Sent: Tuesday, August 6, 2019 4:00 PM

To: engineering <engineering@daniabeachfl.gov>; EngineeringReview <engineeringreview@daniabeachfl.gov>; Rodriguez, Fernando J. <frodriguez@daniabeachfl.gov>

Cc: STUART MORAITIS <sgmoraitis@bellsouth.net>

Subject: FW: DRC case # SP-79-19 - traffic statement approval

Good Afternoon all,

This is my third request, please advise on how to obtain the requested statement. Thank you

John Beach
Robert Vick Architect
954-463-6340

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From: John Beach
Sent: Tuesday, July 30, 2019 4:42 PM
To: engineering <engineering@daniabeachfl.gov>; EngineeringReview <engineeringreview@daniabeachfl.gov>; frodriguez@daniabeachfl.gov
Cc: STUART MORAITIS <sgmoraitis@bellsouth.net>
Subject: DRC case # SP-79-19 - traffic statement approval

Good afternoon all,

We are currently undergoing DRC approval for the above project in Dania Beach. I have been issued this comment by planning and zoning:

'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.'

I am reaching out in an effort to get the requested statement. The traffic memo was submitted with the DRC package, I have also attached it to this email. Let me know if you require anything more from me at this time.

Thank you for your assistance with this matter.

John Beach
Architect

robert vick architect, pa



1600 ne 26th street suite A
wilton manors, fl 33305
954-463-6340 . 954-463-6443 fax
www.vick-architecture.com

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GATOR ENGINEERING ASSOCIATES, INC.
11390 Temple Street
Cooper City, Florida 33330
(954) 434-5905

LETTER OF TRANSMITTAL

To: **City of Dania Beach**
Planning Division
100 W Dania Beach Blvd
Dania Beach, Florida 33004

Date: October 3, 2019
Project Name: Outboard Dynamics
GEA Project No. 19060
pl-128-19

Attn: Corinne Lajoie, Planning Manager

We are sending the following items:

No.	Unit	Description
1	Set	Survey and Plat Sheets (2) (24 x 36)
1	Set	Survey and Plat Sheets (2) (11 x 17)
1	Disc	Survey and Plat Sheets (2)

These are transmitted as checked below:

☒ For Review/Approval
☐ For Your Use
☐ As Requested

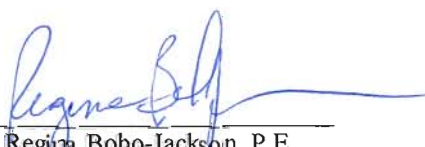
☐ Sign & Return
☐ For Review & Comment
☐ Resubmittal
☐ _____

☒ Hand Deliver
☐ Pick Up
☐ Regular Mail
☐ Federal Express

Remarks:

Copy to:

Received by: _____
Date: _____

Signed: 
Regina Bobo-Jackson, P.E.
gator_ec@bellsouth.net



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

Aeronautical Study No.
2019-ASO-24598-OE

Issued Date: 09/27/2019

Robert Vick Architect
Outboard Dynamics LLC
1600 ne 26th street
SUITE A
Wilton Manors, FL 33305

**** 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 OutboardDynamicsLLCBuilding2
Location:	Fort Lauderdale, FL
Latitude:	26-04-22.75N NAD 83
Longitude:	80-10-10.47W
Heights:	9 feet site elevation (SE) 22 feet above ground level (AGL) 31 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

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 03/27/2021 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, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, 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 includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

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.

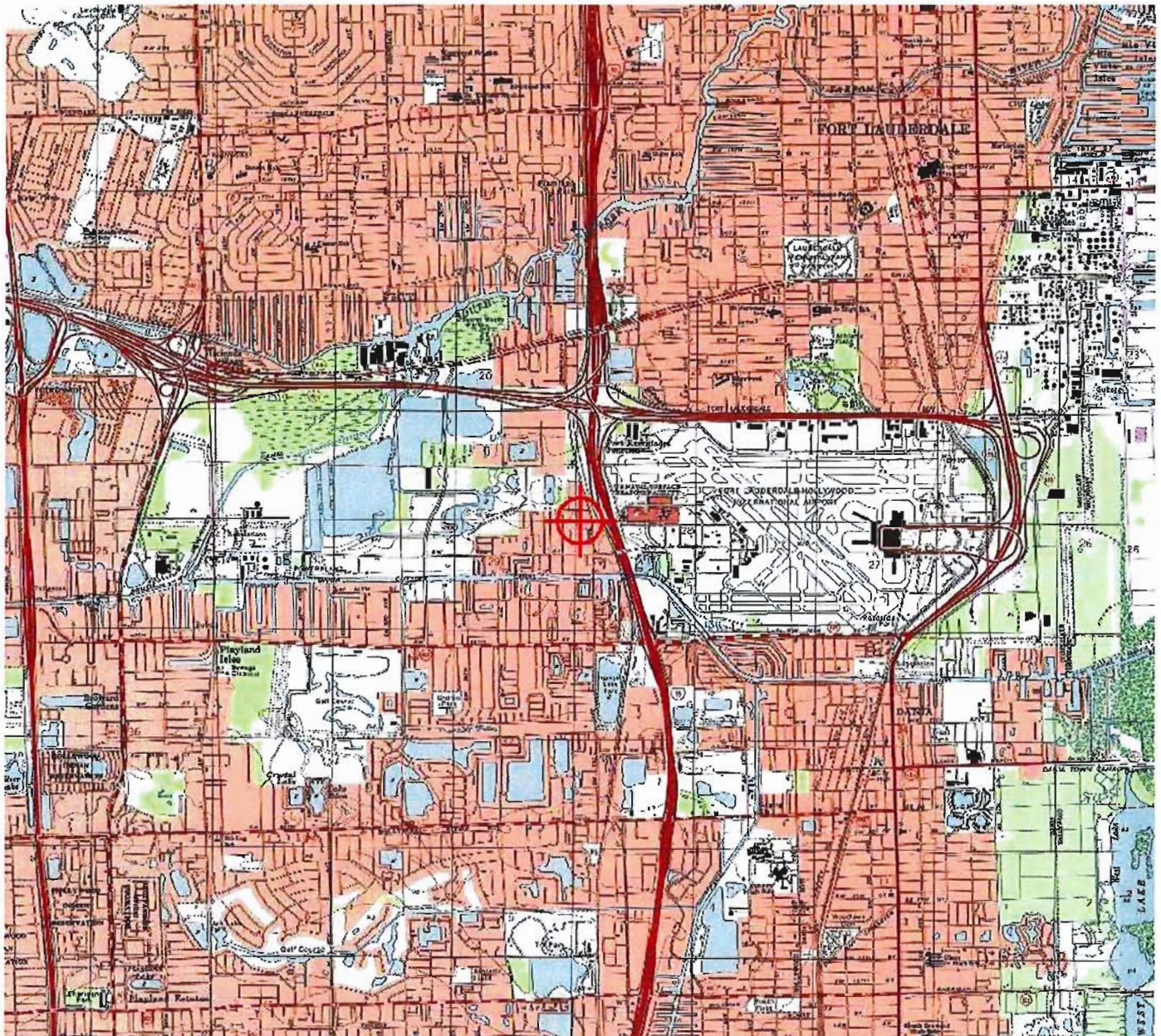
If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASO-24598-OE.

Signature Control No: 413509111-418400369

(DNE)

Vivian Vilaro
Specialist

Attachment(s)
Map(s)







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

Aeronautical Study No.
2019-ASO-24599-OE

Issued Date: 09/27/2019

Robert Vick Architect
Outboard Dynamics LLC
1600 ne 26th street
SUITE A
Wilton Manors, FL 33305

**** 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 OutboardDynamicsLLCBuilding3
Location:	Fort Lauderdale, FL
Latitude:	26-04-21.75N NAD 83
Longitude:	80-10-10.44W
Heights:	10 feet site elevation (SE) 24 feet above ground level (AGL) 34 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

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 03/27/2021 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.
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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.

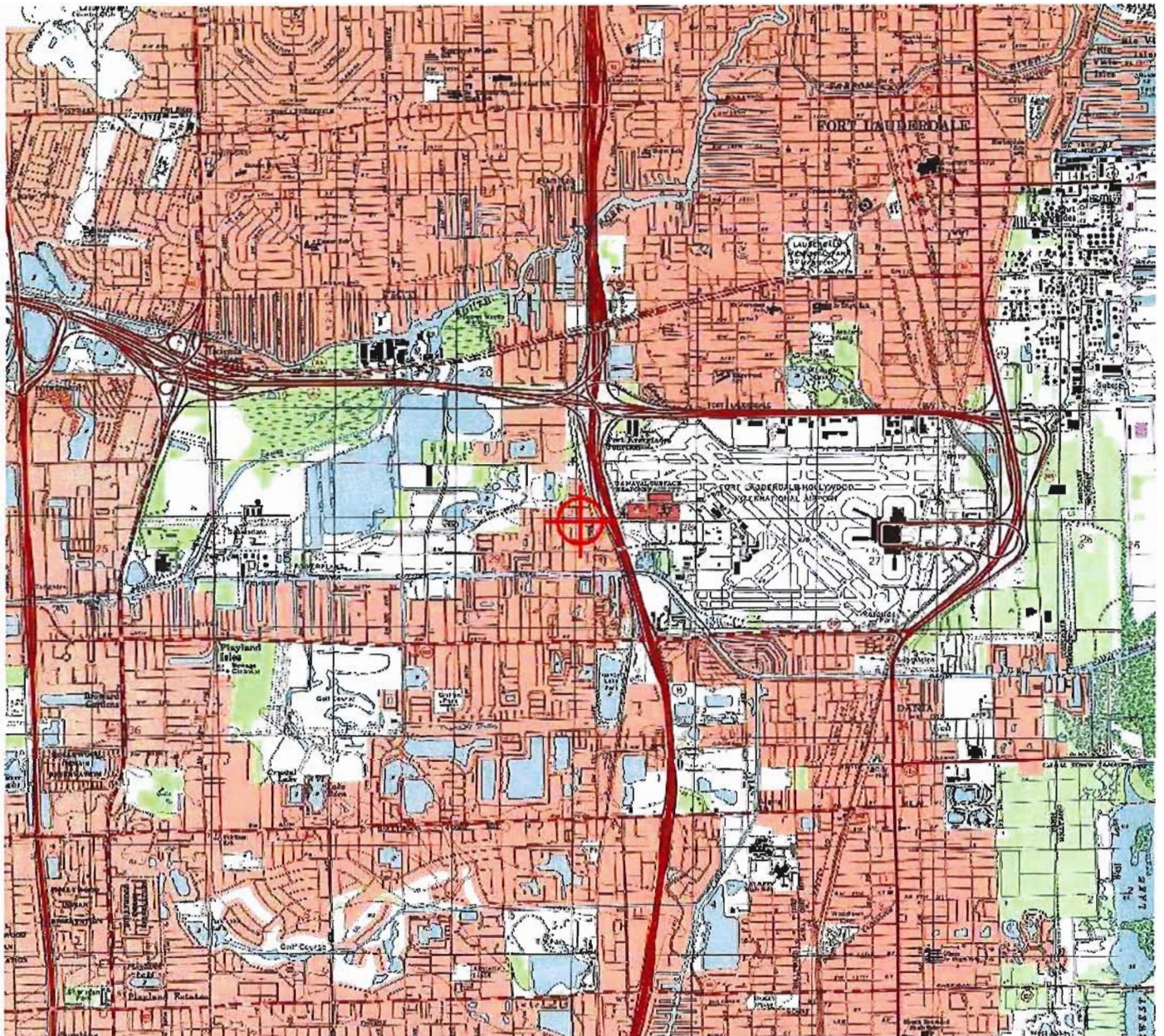
If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASO-24599-OE.

Signature Control No: 413509112-418400368

(DNE)

Vivian Vilaro
Specialist

Attachment(s)
Map(s)







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

Aeronautical Study No.
2019-ASO-24597-OE

Issued Date: 09/27/2019

Robert Vick Architect
Outboard Dynamics LLC
1600 ne 26th street
SUITE A
Wilton Manors, FL 33305

**** 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 OutboardDynamicsLLCBuilding1
Location:	Fort Lauderdale, FL
Latitude:	26-04-22.78N NAD 83
Longitude:	80-10-08.52W
Heights:	8 feet site elevation (SE) 22 feet above ground level (AGL) 30 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

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.

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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.

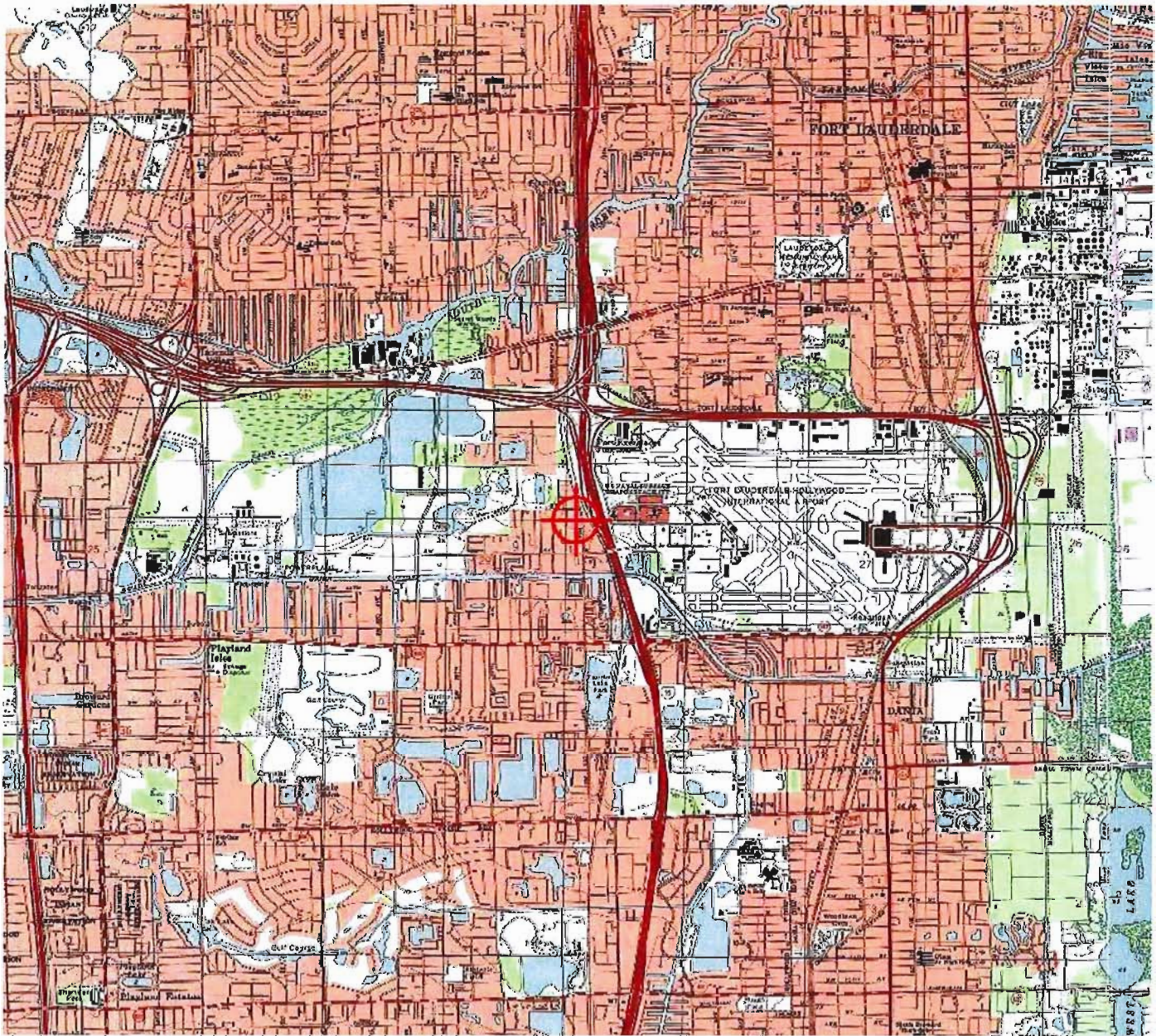
If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-ASO-24597-OE.

Signature Control No: 413509110-418400370

(DNE)

Vivian Vilaro
Specialist

Attachment(s)
Map(s)







robert vick architect, p.a.



08.19.2019

RESPONSE TO DRC COMMENTS (2nd Review)

PROJECT: Outboard Dynamics LLC

ADDRESS: 3998 SW 22 Ave

SP-7919

All drawing revisions listed below have been clouded and marked w/ DELTA '2'

Discipline Fire

Reviewer Craig Braun, Fire Prevention Officer / Plans Examiner

Number	Comment	Response
1	Site plan page SP-1 does not match the civil engineering water and sewer plan.	Architectural site plan and civil engineering site plan have been coordinated to illustrate consistent information.
2	The fire hydrant between buildings 1 & 2 needs to be placed on the other side of the street adjacent to FDC	As discussed during staff review meeting the hydrant located between building 1 and building 2 remains unchanged to support manual fire fighting at building 1. Buildings 2 and 3 will have fire sprinkler systems installed during construction and each will have a active siamese connection.
3	Although the revised SP-1 shows the future intent of fire sprinkler risers to both buildings 1 & 2. It shall be understood that FDC for both buildings shall not have the Siamese connection installed on the pipe above grade, but rather a cap on the piping above grade, until such a time that these buildings are actually provided with a fire sprinkler system. In addition, the underground piping from the point of service including the underground piping to the FDC below grade shall be subject to meeting the requirements of hydrostatic 2 hr/ 200 lb. pressure test and a re-evaluation of the UG pipe for any signs of deterioration, MIC, or obstruction of flow/Corrosion etc. as well as new signed, dated, & stamped, professional designers submission of adequate fire flow demand calculations and fire hydrant flow testing.	As discussed at staff meeting buildings 2 and 3 will have have fire sprinklers installed during construction. Building will not have fire sprinkler nor will it have any plumbing in place for future sprinklers. The site plan and water sewer plan have been updated to reflect this information.



Discipline Landscape
Reviewer Jake Ripp

Number	Comment	Response
1	The arborist report did not include all specimen trees to be removed. A specimen tree, as defined by the City, is any hardwood or conifer that has a DBH of 18 inches or greater and any palm with a minimum of 6 feet of clear wood and a DBH of 12 inches or greater. Several trees and palms such as the avocado tree, strangler figs, and cabbage palms need to be included in the arborist report. Weeping fig is an exotic <u>figus</u> and not eligible for specimen protection.	Arborist report corrected as requested
2	Specimen trees are mitigated solely by the specimen appraisal value and not by canopy replacement. Remove the canopy of the specimen trees from the canopy mitigation calculation.	Revised to specimen appraisal value
3	The replacement tree price in the specimen tree appraisal formula must be the average of three published prices of a common, native, locally available Category 1A tree (a minimum of 16 feet in height). Provide the sources that a Category 1A, not a Category 1B, tree is \$125. The City's current estimate for trees that meet the required height and DBH requirements for 1A is \$800.	Source and pricing provided, based on current availability
3a	Note that Category 1B trees should be used for non-specimen canopy mitigation calculations. This comment is specific to non-specimen trees.	Revised as outlined
4	Two non-specimen trees, i.e. tree 17 and 22, were included in the report as specimen trees but do not meet the minimum 18" DBH requirement in the City's code. Remove these trees from the specimen tree appraisal and mitigate by canopy.	Revised as outlined
5	Per Sec. 825-140(C)(2), the lowest location score a specimen tree can receive is .5. Increase the score of tree #30 to the minimum of .5.	Minimum score revised to reflect available option rather than stated value
6	The canopy of dead trees (P1, P2, P3) does not need to be mitigated. Update the disposition plan and mitigation calculations accordingly	Plan and calculation updated
7	Per Sec. 825-100(A)(5), new developments are required to have an additional 50% tree replacement for all non-fleppc and specimen trees. This 1.5 multiplier must be added to the total specimen value of trees to be removed and the canopy of all non-fleppc species to be removed.	Over-valuation revised as requested
8	The proposed landscape design uses category 2 and 3 trees in place of the category 1 trees throughout the site due to airport height restrictions.	Acknowledged
8a	With a variance request, the City typically requests a form of compensation to make up for the function/intent of the code section that cannot be met. Describe what alternative design element(s) are being proposed to compensate for the reduced functions provided by smaller Category 2 and 3 trees.	Acknowledged
8b	Provide a variance for Sec. 275-190 for the quantity of shade trees compared to intermediate, small trees, and palms.	We will be applying for a variance for this requirement



8c	Provide a variance for Sec. 275-120 for utilizing trees under 16 feet in height for perimeter buffer trees	We will be applying for a variance for this requirement
9	The current calculation for perimeter buffer trees at 1 tree per 40 linear feet is a calculation used for category 1 trees. Since smaller trees are being used, the spacing can be reduced and still comply with spacing requirement outlined in 275-190(H).	Tree spacing as proposed is deliberately done so as to accommodate mitigation trees, accomplishing the desired effect just the same
10	The proposed tree spacing for the two southern VUA terminal parking peninsulas is insufficient (between the dahoon hollies and the silver buttonwoods). Per Sec. 275-190(H)(2), non-shade trees must be spaced a minimum of 15 feet from other trees.	Spacing revised as requested
11	Provide the canopy spread (in feet) for each tree on the tree disposition table.	Canopy info provided as requested



Discipline Engineering
Reviewer Manny Vega, PE & Curt Keyser, PE

TIER 1:

Number	Comment	Response
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. The project will need to be re-platted and recorded with Broward County due to the age of the current plats. The Building permit will not be issued until completion of the platting process. Verify if Utility easement to be vacated and along SW 22nd Avenue has a 25' easement / ROW.	Acknowledged
1 - additional	Verify 25' ROW dedication shown on SP-1 and new relocation of 5' and 10' Utility Easement at the South of Parcel 2 and on the West of Parcel 1 respectively. Verify, on the North area of the property 10' Utility Easement running along the swale area/curb. Proposed dedication to the City.	This information is confirmed
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 copy of a Traffic Statement was provided by TrafTech Engineering, Inc. pending approval by City Engineer.	Traffic Memo was approved by Curt A. Keyser via email on 08/07/2019, Corinne LaJoie acknowledged on 08/08/2019.
3	Please, provide copy of Boundary and Topographic Survey dated, signed and sealed by a Florida Registered Professional Land Surveyor showing all existing Utilities and PGD plans including elevations of adjacent streets SW 22nd Ave and Ravenswood Road. Copies of survey showing separate parcels were provided but it needs to be provided all the unified parcels as a whole similarly as shown in Page 2 out of 10. In survey missing to be identified PL, ROW lines, dimensions e.g. East of Parcel 1.	Survey is provided with this submittal.
4	Site Plan SP-01 was provided missing FDOT Index 546 Visibility Triangle at entrance of driveway neither on civil plans. Identify PL, ROW, lines and dimensions on Civil Plans.	A sight triangle per FDOT Index 546 has been added to the Signing and Marking Plan.

4 - additional	Please, verify point of location/intersection and distances of dl=350 and dr=225 including speed. BC and City Public Works Access driveway permits for Ravenswood Road and SW 22nd Ave. must be provided prior to issuance of Building Permit.	The Site Visibility Triangle per FDOT Index No. 546 can be found on sheet 8 of 10 of the civil engineering plans. The Sight Distance Left (dL) of 350 feet could not fit on the plan so it is described in text.
5	A proposed preliminary Paving, Grading and Drainage was provided on Page 3. Please provide copy of Drainage calculations including the Geotechnical Report to support proposed Drainage system and grading layout. Verify notes on plans for NGVD and NAVD 1988. Also, 25 – 100 Years -3 Days Rainfall. Re visit your proposed FFE of Building 1 at 8.00'NAVD having a Flood Zone AH (6.00) and other buildings with higher elevations shown in SP-1.	Our office has prepared water management calculations in accordance with the criteria and data listed in the South Florida Water Management District Volume IV Manual. A standard exfiltration test is included with the calculations. The design storms listed by the City of Dania Beach have been evaluated in the calculations. The grading and drainage design reflects the design elevations established as a result of the calculations. The calculations also include a pre vs post scenario for various storm events. The site has been evaluated for water quality and water quantity conditions.
	SP-1. Sec. 265-110(6) A minimum stacking area of 25 feet is required between the property line and the entrance to the first stall.	We are applying for a variance for the stacking distance at building 3
	Se. 265-150 (E (3) Minimum access width dimensions at the street of (Two Way). Twenty-five (25) feet	This criteria has been met
5 - additional	Preliminary copy of Surface Water Management Calculations was provided with Geotechnical Report, showing only Post and Pre Development calculations but missing 10 Year – 1 Day Rainfall and Elevations of Pre are lower than Post. Missing Cascade reports with no discharge. On sheet 3/8 was shown 100 Year – 3 Day and 10 Year – 1 day at 5.5' and 3.5' NAVD. Please re-visit calculations. Please, Clarify what Detention and Basin areas.	Our office has prepared water management calculations in accordance with the criteria and data listed in the South Florida Water Management District Volume IV Manual. A standard exfiltration test is included with the calculations. The design storms listed by the City of Dania Beach have been evaluated in the calculations. The grading and drainage design reflects the design elevations established as a result of the calculations. The calculations also include a pre vs post scenario for various storm events. The site has been evaluated for water quality and water quantity conditions. On sheet 3 of 8, we listed 100 year- 3 Day and 10 year-1 Day elevations established by Broward County at least 15 years ago. For purposes of the compensation storage (import/export) calculations for this project, we will use the FEMA base flood elevation of 6.00 navd for the 100 Year Elevation. We labelled the dry retention areas at the east and west end of the projects.
6	Preliminary Utilities – Water and Sewer – Plan was provided in page 4 missing points of connections e.g. tee, etc. and FDC (If Applicable).	All conflicts and points of connection for watermain, firemain, and sanitary sewer mains are shown on the Water and Sewer Plan
	Clarify 4" DIP WM connection. Identify points of conflict between utilities and drainage system. Verify private lift Station.	All conflicts and points of connection for watermain, firemain, and sanitary sewer mains are shown on the Water and Sewer Plan. The Water and Sewer Plan identifies all conflicts with proposed pipe inverts for water, sewer, and drainage
	BC and City Utility Connection permits must be provided prior to issuance of the Building Permit.	Acknowledged



7	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.	Our surveyor is currently in the process of assigning State Plane Coordinates to all watermain bends, tees, gate valves, and sanitary sewer features of this project.
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TIER 2:

Number	Comment	Response
1	Identify ROW lines and dimensions on SW 22nd Avenue and Ravenswood Road Please, clarify driveways encroaching into SW 22nd Ave. Verify, if 5' Utility easement are going to be vacated and if proposed easements are going to be required.	Right of Way lines are identified along with widths. The right of way widths for Ravenswood Road varies and is inconsistent in front of our project. We will vacate the 5 foot utility easements wherever possible with utility providers approval.
2	Identify in Civil drawings geometric dimensions like width of driveways aisles, loading parking, proposed turn around areas and others.	We have added additional geometric information for vehicular use areas on sheet 8 of 10.
3	Provide cross sections of proposed ROW on all the surrounding streets.	A roadway cross section has been added for SW 22nd Ave on Sheet 3 of 10. Roadway and Parking cross sections are already shown on sheet 3 of 10.
4	Provide copies of approved permits from City of Dania Beach, Broward County and FDOT for driveway(s) access and utilities connections (As applicable).	Once site plan approval is granted by the City, we will submit driveway connection permit applications to Broward County (Ravenswood Road) and SW 22nd Ave (City of Dania Beach).
5	Provide Maintenance of Traffic (MOT) Plan by the General Contractor. This will be required if Improvements or cuts on The ROW are required for Utility connections.	Maintenance of Traffic plans will be prepared and submitted by the contractor for any work performed within Ravenswood or SW 22nd Ave right of way.
6	A complete Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Provide Drainage Structures Tables.	Each proposed catch basin or yard drain is fully described at the call-out leader. Sheet 3 of 10 is the complete Paving and Drainage plan for this project.
7	Provide drainage calculations and geotechnical information supporting the proposed drainage design including its connection with existing system.	Our office has prepared water management calculations in accordance with the criteria and data listed in the South Florida Water Management District Volume IV Manual. A standard exfiltration test is included with the calculations. The design storms listed by the City of Dania Beach have been evaluated in the calculations. The grading and drainage design reflects the design elevations established as a result of the calculations. The calculations also include a pre vs post scenario for various storm events. The site has been evaluated for water quality and water quantity conditions.



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.	Our office has prepared water management calculations in accordance with the criteria and data listed in the South Florida Water Management District Volume IV Manual. A standard exfiltration test is included with the calculations. The design storms listed by the City of Dania Beach have been evaluated in the calculations. The grading and drainage design reflects the design elevations established as a result of the calculations. The calculations also include a pre vs post scenario for various storm events. The site has been evaluated for water quality and water quantity conditions.
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 EXCEPTIONS.	Our office has prepared water management calculations in accordance with the criteria and data listed in the South Florida Water Management District Volume IV Manual. A standard exfiltration test is included with the calculations. The design storms listed by the City of Dania Beach have been evaluated in the calculations. The grading and drainage design reflects the design elevations established as a result of the calculations. The calculations also include a pre vs post scenario for various storm events. The site has been evaluated for water quality and water quantity conditions.
10	Proposed grading and drainage plan shall be based on the storm-water management calculations. Identify minimum paving elevations from drainage calculations.	Our office has prepared water management calculations in accordance with the criteria and data listed in the South Florida Water Management District Volume IV Manual. A standard exfiltration test is included with the calculations. The design storms listed by the City of Dania Beach have been evaluated in the calculations. The grading and drainage design reflects the design elevations established as a result of the calculations. The calculations also include a pre vs post scenario for various storm events. The site has been evaluated for water quality and water quantity conditions.
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.	Our office has prepared water management calculations in accordance with the criteria and data listed in the South Florida Water Management District Volume IV Manual. A standard exfiltration test is included with the calculations. The design storms listed by the City of Dania Beach have been evaluated in the calculations. The grading and drainage design reflects the design elevations established as a result of the calculations. The calculations also include a pre vs post scenario for various storm events. The site has been evaluated for water quality and water quantity conditions.

12	Provide location of building roof drains, and their proposed connection(s) to the on-site drainage system.(As applicable)	The roof downspouts are shown on the rear of the buildings. The down spouts discharge at grade. The discharge flows overland to designated swale areas as shown on the Paving and Drainage Plan.
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.	The FEMA flood contours for this site can be found on our P & D plan and the survey. The drainage calculations indicate all applicable design stages.
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).	Sheet 4 of 10 is the Water and Sewer plan. All existing and proposed utilities are shown on this plan with corresponding sizes, pipe material, and slopes as necessary.
14.1	Preliminary Utilities – Water and Sewer - Plan must be provided missing existing Water Main and Fire connections lines. Missing points of connection in water system and pending to be shown points of conflict between utilities (Minimum separation)	All conflicts and points of connection for watermains, firemains, and sanitary sewer mains are shown on the Water and Sewer Plan.
15	Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water services lines.	The Water and Sewer Plan identifies all conflicts with proposed pipe inverts for water, sewer, and drainage.
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.	The Water and Sewer Plan has a “Wastewater Calculations” description found on the right side of the sheet.
17	Backflow preventers should not encroach on sidewalks	A note indicating that no backflow preventers should encroach into any sidewalk, roadway, or parking areas.
18	Show also all existing and proposed utilities on the landscaping plans for potential conflicts and also Sight visibility triangle	The requested information has been added to the landscape plans.
19	Provide a Complete Pavement, Marking and Signage Plan with details.	Sheet 8 of 10 is the Signage and Pavement Marking Plan for this project.



Discipline P & Z
Reviewer Corinne Lajoie
(954) 924-6805 x 3704

Number	Comment	Response
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. Per Section 635-50, application missing the following information:	Previously addressed
1(I)	(I) Locations and dimensions of all existing and proposed rights-of-way and dedications, including ultimate ROW lines, easements, property lines, streets, buildings, watercourses and water bodies, pedestrian areas, and other existing physical features in or adjoining the project, and their disposition.	Previously addressed
1(M)	(M) The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas.	Previously addressed
2	Confirm application was properly completed, signed, and proper application fee was paid.	Acknowledged, Thank you
3	Must submit application, application fee, justification statement based on criteria identified in the LDC, and any other documentation necessary for all Variances, Special Exceptions, Waivers, Design Variations, etc needed for the project at time of Site Plan Submittal. Failure to do so will result in delay of the project. Submit Plat application, site plan cannot proceed to public hearing without the plat application running concurrently. 2nd time requested.	Acknowledged, Thank you
4	RIGHT-OF-WAY: Identify if R-O-W dedication is required for SW 22nd Ave.	ROW dedication is required and is illustrated on sheet SP-1 as 'Proposed ROW Dedication.' Existing and Proposed property boundaries are also illustrated on SP-1.
5	UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected demands prior to public hearing.	Projected water and sewer calculations are on civil engineering sheet 4/10. Statement of demand availability will be submitted prior to public hearing.
6	IMPACT FEES: Impact fees that will be required for the project at time of permitting are attached.	Acknowledged, Thank you
7	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	The approval process is under way the FAA, currently awaiting response from FAA. ASN: 2019-ASO-24597-OE, ASN: 2019-ASO-24598-OE, & ASN: 2019-ASO-24599-OE Project Name: OUTBO-000538616-19



8	PARKING: Correctly identify building square footage so parking can be calculated. Sheet SP 1, Table (building area) — Total roof coverage identified as 21,533s.f. — In "Parking Data" 21,500 s.f. identified — In "Building Information" a total of 21,380 s.f. identifies (3,880 + 4,000 + 13,500)	Previously addressed
9	Provide parking calculations for each use as identified in Section 265-50 (storage = 1:2,000s.f./Showroom = 1:400s.f./Service repair = 1:500s.f.) Loading spaces cannot be counted toward required parking. Revise "Stalls Provided" from 36 to 35.	Parking data revised per your comment
10	PARKING: Sheet SP 1 "Parking Data" identifies 43 parking spaces needed, only 42 spaces provided. Revise accordingly.	Previously addressed
11	PARKING. Per Section 265-110(C)(6) "When a row of parking stalls is immediately adjacent to a driveway, a minimum stacking area of 25' is required between the property line and the entrance to the first stall" — Parking for Building 2 provides 17' setback - Parking for Building 3 provides approximately 7' 17'10" setback. Request 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. Revise accordingly.	We are applying for a variance for the stacking area which is 17'10".
12	PARKING: Per Section 265-110(C)(2) "Two way directions and 2 lane, one way directional movement requires a minimum aisle of 24' regardless of parking angles." Identify drive aisle width for Building 3 parking lot.	Previously addressed
13	LOADING: Per Section 270-20(A) a minimum of one loading space is required. Loading space must be a minimum of 12' X 25'.	Previously addressed
14	USE: The proposed use is not identified in Section 115-40.	Previously addressed
15	Provide minimum bicycle parking requirements identified in Section 265-51. In data table, identify required/provided and show location on site plan. I see bubbled note but do not see the location of the bike rack on the site plan. Clarify.	Bike rack located on the North side of Building 3, Note moved to interior of building 3 for clarity.
16	ROOFTOP MECHANICAL EQUIPMENT: Must meet regulations in Section 220-60. Identify how equipment will be screened from view.	Previously addressed
17	Industrial Design Standards, per Section 511-30, the following provisions appear to not be in compliance with proposed development, or inadequate information was provided.	-
17(B)	(B) Simple rectangular box structures shall be prohibited.	Previously addressed
17(C)	(C) Large, blank, unarticulated walls shall be prohibited.	Previously addressed
17(D)	(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.	Previously addressed
17(G)	(G) The use of flat steel or metal panels for the exterior walls is prohibited.	Previously addressed

17(I)	(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 onehalf (2.5) feet and eight (8) feet above the abutting grade. Building 2, west elevation provide window percentage. Building 3, west elevation does not meet 10% requirement. Revise accordingly to meet code requirements or request an Exception 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).	We are applying for an exception for this requirement.
17(J)	(J) The coloration of all buildings shall be nature blending with a maximum of three (3) colors exclusive of roof. The use of "earth-tone" or light pastel colors is encouraged. Semi-transparent stains are recommended for application on natural wood finishes.	Previously addressed
17(L)	(L) Buildings should have clearly defined public and employee entrances incorporating a combination of elements such as: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Entrance framed by outdoor pedestrian features or enhanced landscaping o Architectural details such as tile work and moldings integrated into the building structure to frame the entryway o Integral planters or wing walls that incorporate landscaped areas and/or sitting areas o Enhanced pedestrian surfaces.	Previously addressed
17(M)	(M) Work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads.	Previously addressed
17(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. Zero feet of landscaping is provided on building frontage. Revise to meeting code requirements or request an Exception. 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).	We are applying for an exception for this requirement.
18	Must provide latest revised set of plans on disk prior to going to public hearing.	CD is provided with this submittal.



19	For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150' of the subject property boundaries. Speak with Eleanor Noreana at (954) 924-6805 X 3645.	I have tried on several attempts to contact Eleanor Noreana and have not received a response - voicemail 7/29, emailed 7/30, voicemail 8/5, emailed on 8/5, voicemail 8/8, email 8/12, voicemail 8/15.
20	The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.	Acknowledged, Thank you
21	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.	Traffic Memo was approved by Curt A. Keyser via email on 08/07/2019, Corinne LaJoie acknowledged on 08/08/2019.
22	Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing.	We have engaged with an attorney to assist with this process and will be emailing this document later this week
23	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.	We have engaged with a consultant to provide these labels.
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 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 form is available on the City's Web site, cost \$100 and takes 5 days to process.	Municipal lien search has been completed by owner and supporting documentation has been included with this submittal.
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.	We have engaged with a consultant to complete the sign posting.
26	Per O-2017-027 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way, 25% along local roads & must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and the name and an emergency contact telephone number of the general contractor. when adjacent to ROW. Provide screen detail with next submittal.	This information has been added to site plan sheet referencing both municipal code section and best practices management plan.
27	Must construct sidewalk along SW 22 Avenue. Identify on site plan. 2nd time requested.	We will be applying for a variance for this requirement
28	Building 3 appears to have entry gates. Identify location and site plan and provide detail.	Previously addressed
29	_____	Previously addressed



30	Per Section 275-100(B) "All landscape areas within the vehicular use area or abutting landscape areas shall be protected from vehicular encroachment through appropriate wheel stops or curbs." Identify location of such curbing on site plan and provide detail. Curbing must be type "D" or "F". 2nd time requested	Notes identifying location of curbing and wheelstops added to siteplan. This information is also available on civil sheets 3/10 with details on civil sheet 6/10.
31	Per Section 22-5 curb cut is limited to 30% of lot frontage on ROW. On SW 22 Avenue 30% = 58.2'; 91' proposed. See regulations & city engineer for mitigation requirements.	In order to comply with Section 22-5, we have provided two catch basins and 38 lineal feet of exfiltration trench within the SW 22nd Avenue right of way.
32	In Data Table identify permitted/provided building height. Per Section 20510 maximum building height allowed is 6-stories/62'. Revise Building Information table accordingly.	Data table has been updated to reflect the max heights imposed by the City of Dania Beach Zoning Code and the property restrictions imposed by Broward County.
33	Per Section 290-50(B) Provide pedestrian access, maze style. Provide details and show on site plan.	Previously addressed
34	Dumpster gates cannot swing into required drive aisle. Replace swing gates with rolling gates or move dumpster enclosure back.	Previously addressed
35	Provide dedication language for review by City Attorney prior to public hearing and recordation.	We have engaged with an attorney to assist with this process and will be providing this as requested.
36	Confirm total site area is after ROW dedication.	Confirmed, site area after ROW dedication is 68,018 SF / 1.56 Acres, as per data table on sheet SP-1.
NOTE	Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment.	Acknowledged, Thank you
NOTE	Continuous and on-going site inspections will be conducted by staff throughout the entire building process.	Acknowledged, Thank you
NOTE	FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.	Our finish floors are above all applicable base flood elevations by at least 12 inches. All proposed finish floor elevations are clearly indicated on the plans.
NOTE	Prior to submittal of a building permit, please contact the Building Official 954-924-6085 X 3650 to schedule a pre-application meeting.	Acknowledged, Thank you

HALEY ENGINEERING, INC.

1680 SE 4th Street
Deerfield Beach, FL. 33441
Phone (954) 260-6194
johnjhaley@comcast.net
www.haleyeng.com

OUTBOARD DYNAMICS, Dania Beach ,FL
August 18, 2019
Project # 18-2489

Flood Plain Storage Compensation Summary

This site varies from Elevation 6.0 navd to 10.0 navd in the predevelopment condition. This is a significant grade differential in topography for a property in South Florida.

For purposes of establishing a perimeter grade, we performed a Flood Plain Storage Compensation calculation. According to the South Florida Water Management District Volume IV Manual criteria, "No net encroachment into the floodplain, between the average wet season water table and that encompassed by the 100 year event, which will adversely affect the existing rights of others, will be allowed. With regard to runoff storage, this means the volume of useful storage available to the stream shall not be decreased as a result of the proposed development."

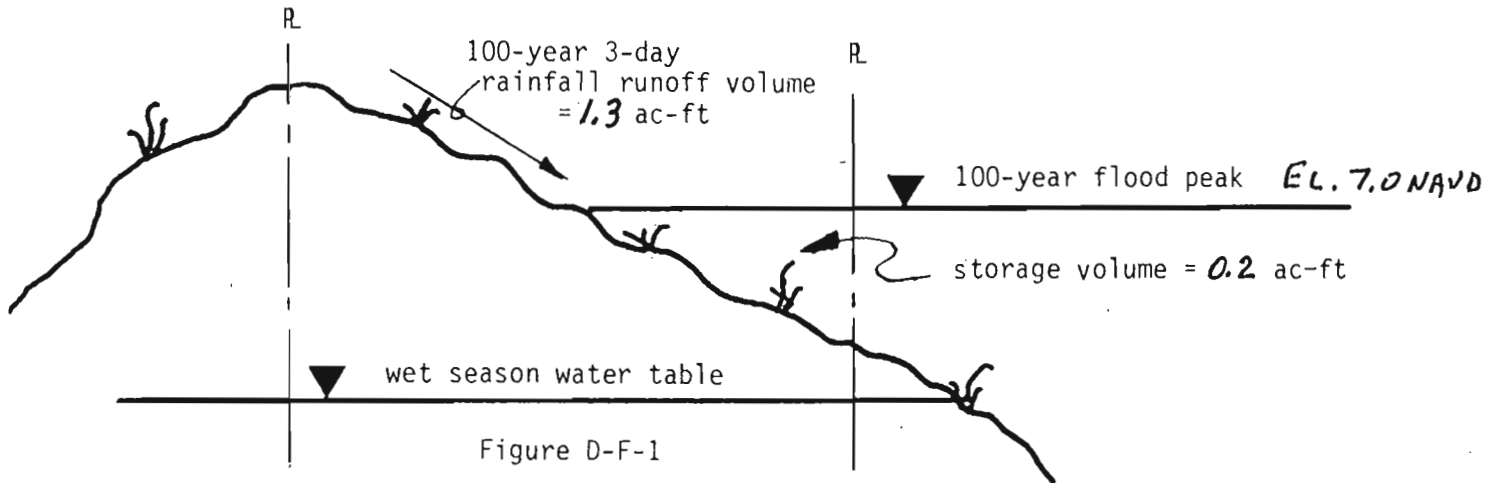
To begin the analysis, we had to determine if the site was an importer or exporter of storage.

1. The 100 year – 3 day predevelopment runoff volume was calculated to be 1.3 acre feet.
2. For purposes of establishing the 100 year -3 day elevation, we will use the FEMA base flood elevation of 6.0 navd plus 12 inches, 7.0 navd.. The available predevelopment storage at the 100 year flood peak stage for this site is 0.2 acre feet.
3. The difference of the two values is 1.1 acre feet. Since this value is positive, the site is an exporter. Refer to the Undeveloped Figure D-F-1. The west end of the property is the high side so the site exports storage to the east.

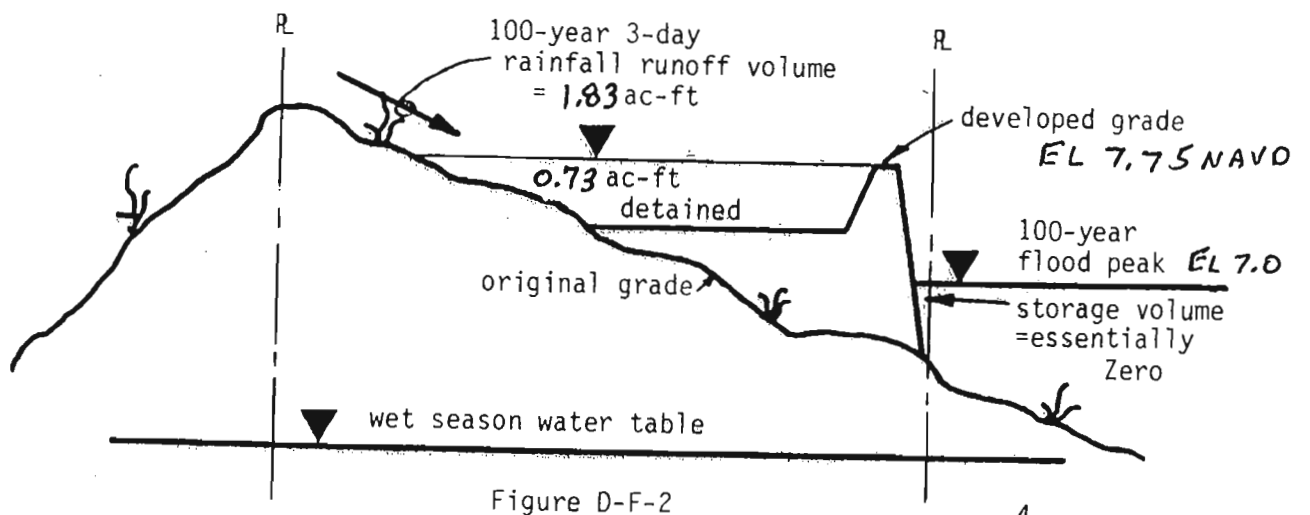
For a developed project that exports storage, the volume exported in postdevelopment cannot exceed that which would have been exported from the predeveloped site.

For Postdevelopment, the 100 year – 3 day runoff volume is calculated to be 1.83 acre feet. We must detain 1.83 acre feet less – 1.1 acre feet = 0.73 acre feet. To store this volume, the postdevelopment minimum perimeter grade will have to be set at elevation 7.75 nav

Undeveloped Site



Developed Site



[Signature]
8/18/19

Haley Engineering, Inc.
1680 SE 4th Street
Deerfield Beach, FL 33441
954-260-6194 johnjhaley@comcast.net
www.haleyeng.com

PRE-DEVELOPMENT SURFACE WATER MANAGEMENT CALCULATIONS
For
Outboard Dynamics – 3998 SW 22nd Ave, Dania Beach

Date: 8-18-19
Job # 18-2489

1) PRE-DEVELOPMENT AREAS

Site Area = 1.56 acres
Building Area = 0.0 acres
Pavement Area = 0.0 acres
Pervious Area = 1.56 acres

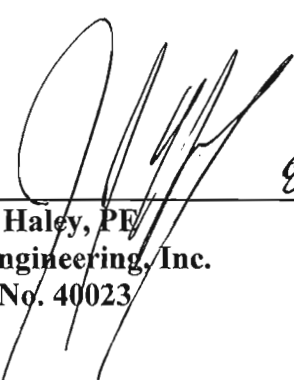
2) FLOOD AND RAINFALL CRITERIA

10 Year – 1 Day Rainfall = 9.5 inches
25 Year – 1 Day Rainfall = 11.0 inches
100 Year – 1 Day Rainfall = 14.0 inches
5 Year – 1 Hour Rainfall = 3.2 inches

3) COMPUTE SOIL STORAGE

Wet Season Water Elevation = 2.0 navd (per Broward County New Water Table Maps)
Average Groundwater Elevation = 2.0 navd
Average Site Elevation = 8.2 navd
Depth to Water Table = 6.2 ft

Assuming 25% compaction, available ground storage is 8.18 inches.
Storage available in pervious areas of the site is 1.06 acre feet
Converting to site wide moisture storage, $S = 8.18$ inches



John J. Haley, PE
Haley Engineering, Inc.
FL Reg No. 40023

8/18/19

4) COMPUTE STAGE STORAGE

Pervious Areas store linearly from elev. 6.0 to elev. 10.0 then vertically.

Storage (acre feet)						
Stage	Lake	Dry	Pavement	Pervious	Exfilt Trench	Total
2.00	0.0	0.0	0.0	0.0	0.0	0.0
2.50	0.0	0.0	0.0	0.0	0.0	0.0
3.00	0.0	0.0	0.0	0.0	0.0	0.0
3.50	0.0	0.0	0.0	0.0	0.0	0.0
4.00	0.0	0.0	0.0	0.0	0.0	0.0
4.50	0.0	0.0	0.0	0.0	0.0	0.0
5.00	0.0	0.0	0.0	0.0	0.0	0.0
5.50	0.0	0.0	0.0	0.0	0.0	0.0
6.00	0.0	0.0	0.0	0.0	0.0	0.0
6.50	0.0	0.0	0.0	0.05	0.0	0.05
7.00	0.0	0.0	0.0	0.20	0.0	0.20
7.50	0.0	0.0	0.0	0.44	0.0	0.44
8.00	0.0	0.0	0.0	0.78	0.0	0.78
8.50	0.0	0.0	0.0	1.22	0.0	1.22
9.00	0.0	0.0	0.0	1.76	0.0	1.76
9.50	0.0	0.0	0.0	2.39	0.0	2.39
10.00	0.0	0.0	0.0	3.12	0.0	3.12
10.50	0.0	0.0	0.0	3.90	0.0	3.90

5) DESIGN STORM : 25 YEAR – 3 DAY – NO DISCHARGE ELEVATION

25 Year – 3 Day Storm = 13.00 inches

Runoff = 6.61 inches

Volume of Runoff = 0.86 acre feet

Corresponding stage is between 8.0 and 8.5 NAVD.

Interpolating gives an elevation of 8.1 NAVD.

6) 100 YEAR – 3 DAY STORM – NO DISCHARGE ELEVATION

100 Year – 3 Day Storm = 17 inches

Runoff = 10.02 inches

Volume of Runoff = 1.30 acre feet

Corresponding stage is between 8.5 NAVD and 9.0 NAVD.

Interpolating gives an elevation of 8.6 NAVD.

7) 10 YEAR – 1 DAY STORM – NO DISCHARGE ELEVATION

10 Year – 1 Day Storm = 9.5 inches

Runoff = 3.86 inches

Volume of Runoff = 0.50 acre feet

Corresponding stage is between 7.5 NAVD and 8.0 NAVD.

Interpolating gives an elevation of 7.6 NAVD.

Haley Engineering, Inc.
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954-260-6194 johnjhaley@comcast.net
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SURFACE WATER MANAGEMENT CALCULATIONS revised
For
Outboard Dynamics – 3998 SW 22nd Ave, Dania Beach

Date: 8-18-19
Job # 18-2489

1) POST-DEVELOPMENT AREAS

Site Area = 1.56 acres
Building Area = 0.49 acres
Pavement Area = 0.55 acres
Pervious Area = 0.52 acres
Dry Retention Area = $0.014 + 0.023 = 0.037$

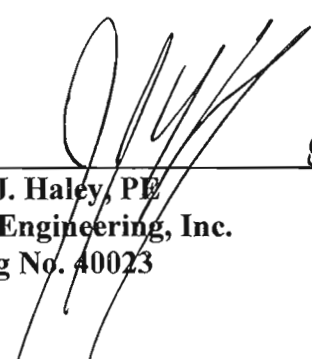
2) FLOOD AND RAINFALL CRITERIA

10 Year – 1 Day Rainfall = 9.5 inches
25 Year – 1 Day Rainfall = 11.0 inches
100 Year – 1 Day Rainfall = 14.0 inches
5 Year – 1 Hour Rainfall = 3.2 inches

3) COMPUTE SOIL STORAGE

Wet Season Water Elevation = 2.0 navd (per Broward County New Water Table Maps)
Average Groundwater Elevation = 2.0 navd
Average Site Elevation = 7.25 navd
Depth to Water Table = 5.25 ft

Assuming 25% compaction, available ground storage is 8.18 inches.
Storage available in pervious areas of the site is 0.354 acre feet
Converting to site wide moisture storage, $S = 2.73$ inches



John J. Haley, PE
Haley Engineering, Inc.
FL Reg No. 40023

8/18/19

4) COMPUTE STAGE STORAGE

Pavement Areas store linearly from elev. 7.0 to elev. 9.5 then vertically.

Pervious Areas store linearly from elev. 5.0 to elev. 8.5 then vertically.

Exfiltration Trench stores from elev. 2.0 to elev. 7.0 .

Storage (acre feet)

Stage	Lake	Dry	Pavement	Pervious	Exfilt Trench	Total
2.00	0.0	0.0	0.0	0.0	0.0	0.0
2.50	0.0	0.0	0.0	0.0	0.027	0.027
3.00	0.0	0.0	0.0	0.0	0.055	0.055
3.50	0.0	0.0	0.0	0.0	0.082	0.082
4.00	0.0	0.0	0.0	0.0	0.109	0.109
4.50	0.0	0.0	0.0	0.0	0.136	0.136
5.00	0.0	0.0	0.0	0.0	0.164	0.164
5.50	0.0	0.007	0.0	0.02	0.191	0.218
6.00	0.0	0.014	0.0	0.07	0.218	0.302
6.50	0.0	0.033	0.0	0.15	0.246	0.429
7.00	0.0	0.051	0.0	0.27	0.273	0.594
7.50	0.0	0.070	0.03	0.43	0.273	0.662
8.00	0.0	0.088	0.11	0.62	0.273	0.803
8.50	0.0	0.107	0.25	0.84	0.273	1.470
9.00	0.0	0.125	0.44	1.08	0.273	1.918
9.50	0.0	0.144	0.69	1.32	0.273	2.427
10.00	0.0	0.162	0.97	1.56	0.273	2.965
10.50	0.0	0.181	1.24	1.80	0.273	3.494

5) FLOOD STAGE CRITERIA

10 Year – 24 Hour Storm = 9.5 inches - No Discharge

Runoff = 6.86 inches

Volume of Runoff = 0.89 acre feet

Corresponding stage is between 8.0 and 8.5 NAVD

Interpolating gives an elevation of 8.0 NAVD.

6) DESIGN STORM : 25 YEAR – 3 DAY – NO DISCHARGE ELEVATION

25 Year – 3 Day Storm = 13.00 inches

Runoff = 10.21 inches

Volume of Runoff = 1.32 acre feet

Corresponding stage is between 8.0 and 8.5 NAVD.

Interpolating gives an elevation of 8.4 NAVD.

7) WATER QUALITY – DETENTION REQUIREMENTS

a.) Based on the first inch of runoff

Site Area = 1.56 acres

Required Detention = 0.13 acre feet

b.) Based on 2.5 inches times percent impervious

Site Area = 1.07 acres

Impervious Area = 0.55 acres (Site Area less Pervious)

Percent Impervious = 51.5 %

Required Detention = 0.167 acre feet

Therefore, the Required Detention is 0.167 acre feet.

Less Detention Volume Treated in the Exfiltration Trench = 0 acft

The water quality detention volume is adequately stored within the onsite exfiltration trench.

8) EXFILTRATION TRENCH CALCULATIONS

Detention Volume handled in exfiltration trench.....0.273 acre feet

Trench Width.....6 feet

Trench Height.....5 feet

Top of Baffle Elevation.....7.5 NAVD

Perforated Pipe Diameter.....18 inches

Trench Bottom Elevation.....2.0 NAVD

Hydraulic Conductivity (K Value).....9.7E-05 cfs/sq.ft.

Depth to Water Table.....5.5 feet

Non-Saturated Trench Depth.....5 feet

Saturated Trench Depth.....0.0 feet

Length of Exfiltration Required for Detention Volume Indicated.....317.0 feet

Total Trench Length Provided.....317.0 feet

9) 100 YEAR – 3 DAY STORM – NO DISCHARGE ELEVATION

100 Year – 3 Day Storm = 17 inches

Runoff = 14.12 inches

Volume of Runoff = 1.83 acre feet

Corresponding stage is between 8.5 NAVD and 9.0 NAVD.

Interpolating gives an elevation of 8.9 NAVD.

Usual Open Hole Test

Date: Friday, March 22, 2019

Job Order Number 19SB168

Dr. Stuart G. Moraitis

1101 E. Broward Blvd.

Fort Lauderdale, FL 33301

Attn.: John Beach

RE: **Proposed Geotechnical Services**

Proposed Warehouses & Offices

3998 SW 22nd Avenue

Fort Lauderdale, FL 33312

Results of Test

Tested by:	MM	Reported to:	Client
Diameter of Hole:	8"	Depth of Hole:	10'
Tested Location:	See Attached Site Sketch EX-1		

Subsurface Investigation

Gallons/ Minutes	Elapsed Time in Minutes
3.6	1
3.7	2
3.5	3
3.5	4
3.4	5
3.4	10

Depth Below Ground Surface	Soil Description
0" - 6"	Topsoil & Vegetation
6" - 5'	Light Brown Sand with Rock
5' - 10'	Limerock

Water Table Elevation: 7'3" Below existing ground Surface

Hydraulic Conductivity: $K = 7.63 \times 10^{-5}$ CFS/FT² - FT. HEAD

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Tested By:	SJ
Checked By:	KL

Usual Open Hole Test

Date: Friday, March 22, 2019

Job Order Number 19SB168

Dr. Stuart G. Moraitis

1101 E. Broward Blvd.

Fort Lauderdale, FL 33301

Attn.: John Beach

RE: Proposed Geotechnical Services

Proposed Warehouses & Offices

3998 SW 22nd Avenue

Fort Lauderdale, FL 33312

Results of Test

Tested by:	MM	Reported to:	Client
Diameter of Hole:	8"	Depth of Hole:	10'
Tested Location:	See Attached Site Sketch EX-2		

Subsurface Investigation

Gallons/ Minutes	Elapsed Time in Minutes
4.1	1
3.9	2
3.9	3
3.8	4
3.7	5
3.7	10

Depth Below Ground Surface	Soil Description
0" - 6"	Topsoil & Vegetation
6" - 4'	Brown Sand
4' - 10'	Light Brown Sand with Rock

Water Table Elevation: 5'5" Below existing ground Surface

Hydraulic Conductivity: $K = 9.74 \times 10^{-5}$ CFS/FT² - FT. HEAD

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Tested By:	SJ
Checked By:	KL



Site Location Map

Federal Engineering & Testing Inc. 3370 NE 5th Avenue, Oakland Park, FL 33334 (954) 784-2941

Client: Dr. Stuart G. Moraitis
Test: Subsoil Investigation
(site map is not to scale)

Project: Proposed Warehouses & Offices
Project Address: 3998 SW 22nd Avenue
Fort Lauderdale, FL 33312



Soil Boring Location Map

Federal Engineering & Testing Inc. 3370 NE 5th Avenue, Oakland Park, FL 33334 (954) 784-2941

Client: Dr. Stuart G. Moraitis
Test: Subsoil Investigation
(site map is not to scale)

Project: Proposed Warehouses & Offices
Project Address: 3998 SW 22nd Avenue
Fort Lauderdale, FL 33312



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



\$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: June 27, 2019 FROM: Dania Beach Rentals, LLC
PHONE: (305) 468-6300
FAX: _____
EMAIL: ghuxman@j-milton.com
PROPERTY FOLIO #: 5042-35-25-0010
PROPERTY ADDRESS: 601-649 E. Dania Beach Blvd., Dania Beach, FL 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. #: 55234-003 AMOUNT DUE: \$ Ø DEPOSIT: \$ 960.00 ACCOUNT CURRENT (Y/N) Ø
ACCT. #: 508804-002 AMOUNT DUE: \$ 4296.51 DEPOSIT: \$ Ø ACCOUNT CURRENT (Y/N) Ø
ACCT. #: 508804-005 AMOUNT DUE: \$ Ø DEPOSIT: \$ 1660.00 ACCOUNT CURRENT (Y/N) Ø

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: _____

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (Y/N) Ø

☐ 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. Icenhour DATE: 7/5/2019



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

June 4, 2019

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

RE: Outboard Dynamics LLC
 3998 SW 22 Avenue, Dania Beach, FL
 Broward County Aviation Department (BCAD) Conditional Approval Letter

Dear Mr. LaFerrier:

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

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

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

- Unless submitted to BCAD for additional review, no building, structure or vegetation on the site may exceed a **maximum height of 35 feet (AMSL)** as reflected on Site Plan Sheet SP-1 and the GPS LAT/LON For Proposed Structures (Job #18-1491 / Address: 3998 SW 22nd Avenue, Dania Beach, FL).

- 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.

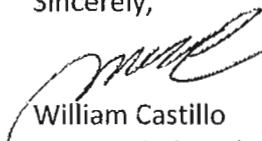
Adherence to these conditions is required for BCAD approval of the proposed Outboard Dynamics LLC site plan and it is based on the following documents submitted by the applicant:

- Architecture and Site Plan 10-page set by Robert Vick Architect, P.A. (submitted to BCAD on April 26, 2019)
- GPS LAT/LON For Proposed Structures (Job #18-1491 / Address: 3998 SW 22nd Avenue, Dania Beach, FL), submitted to BCAD on May 16, 2019
- Declaration of Covenants, Restrictions, and Easements (dated September 13, 2018)

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.

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: John@Vickarch.com
Michael P. Pacitto, P.G., Director Planning and Environmental

May 1, 2019

Mr. John Beach
Robert Vick Architect, P.A.
1600 NE 26th Street, Suite A
Wilton Manors, Florida 33005

Re: **Outboard Dynamics – Dania Beach, Florida – Traffic Statement**

Dear John:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the trip generation analysis in connection with the proposed warehouse development (Outboard Dynamics) planned to be located at 3998 SW 22nd Avenue in the City of Dania Beach. The following is a summary of summary.

For purposes of this evaluation, the following uses and intensities were used:

- o Building 1 = 3,880 square feet
- o Building 2 = 4,000 square feet
- o Building 3 = 13,500 square feet
- Total area 21,380 square feet

According to ITE's *Trip Generation Manual (10th Edition)*, the trip generation equations used for the proposed land use are:

WAREHOUSE (ITE Land Use 150)

Daily Trips

$$T = 1.74 (X)$$

Where T = average daily vehicle trips and X = 1,000 square feet of GFA

AM Peak Hour Trips

$$T = 0.17 (X) \text{ (77\% inbound and 23\% outbound)}$$

Where T = AM peak hour vehicle trips and X = 1,000 square feet of GFA

PM Peak Hour Trips

$$T = 0.19 (X) \text{ (27\% inbound and 73\% outbound)}$$

Where T = PM peak hour vehicle trips and X = 1,000 square feet of GFA

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed development. The results of this effort are documented in Table 1 below.

TABLE 1 Trip Generation Summary Outboard Dynamics				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
Warehouse	21,380 sf	37	4 (3 in / 1 out)	4 (1 in / 3 out)

Source: ITE Trip Generation Manual (10th Edition)

As indicated in Table 1, the proposed warehouse development is anticipated to generate approximately 37 new daily trips, approximately 4 new AM peak hour trips (3 inbound and 1 outbound) and approximately 4 new PM peak hour trips (1 inbound and 3 outbound). Based on the above analysis, the proposed project should not be required to prepare a detailed traffic study due to the low number of peak-hour trips.

Please call me if you have any questions.

TRAFTECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



ATTACHED A

Prepared by and Return to:
Carlos Rodriguez-Cabarrocas
Assistant County Attorney
c/o Aviation Department
2200 SW 45th Street, Suite 101
Dania Beach, Florida 33312
954-359-6100



DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

THIS DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS ("Declaration") is made this 13 day of September, 2018, by BROWARD COUNTY, a political subdivision of the State of Florida ("County"), its successors and assigns, whose mailing address is 115 South Andrews Avenue, Suite 409, Fort Lauderdale, Florida 33301.

RECITALS:

WHEREAS, the County is the fee title owner of the real property located in Broward County, Florida, as legally described on **Exhibit 1**, attached hereto and made a part hereof ("Property"); and

WHEREAS, the County owns and operates Fort Lauderdale-Hollywood International Airport ("Airport"), which is in the proximity of the Property; and

WHEREAS, the Property was acquired by the County to ensure that the future uses to which the Property is put are compatible with the operations of the Airport; and

WHEREAS, the Property was purchased by the County using grant funds received from the Federal Aviation Administration ("FAA") and the Florida Department of Transportation ("FDOT") for the benefit of the Airport; and

WHEREAS, the FAA requires the County to protect the aerial approaches to the Airport, to prevent the establishment or creation of airport hazards, and to ensure that the future uses to which the Property is put are compatible with the operations of the Airport; and

WHEREAS, a condition of such funding is that the Property shall not be used for residential purposes or other purposes that are incompatible with the operations of the Airport; and

WHEREAS, the County intends and declares that the Property is, and shall be, held, owned, transferred, sold, conveyed, leased, mortgaged, used, maintained, and improved subject to the covenants, restrictions, easements, and other requirements, as hereinafter set forth; and

- 3.2 The Property shall be used solely for nonresidential purposes. The Property may not be used for any residential purpose whatsoever, and such prohibition shall include, but not be limited to, single family housing, multifamily housing, trailer parks, nursing homes, congregate living facilities, apartment units, hotels, motels, and all other residential uses. In addition, the Property may not be used for schools, hospitals, day care centers, or places of worship or public assembly.
- 3.3 The height of all improvements, structures, objects of natural growth, and other obstructions on the Property shall be restricted to a height that is less than the lower of: (i) the height above ground level indicated on the legal description for each Airspace Parcel included in **Exhibit 2**, attached hereto and made a part hereof, or (ii) the aeronautical surfaces of the Airport as now established, and as may from time to time hereafter be established, by the FAA or any governmental agency that is a successor to the authority of the FAA, including, but not limited to, Federal Aviation Regulation Part 77.
- 3.4 The Property Owner shall prevent any use of the Property that would interfere with or adversely affect the operation of navigational aids as now in existence or as hereafter may be in existence (including, without limitation, runway instrumentation, radar, and communication aids), that would interfere with the maintenance of the Airport, or that would constitute a hazard to the landing and taking off of aircraft at the Airport.
- 3.5 Any use of the Property that would attract birds or animals (including, without limitation, recycling centers, yard fills, refuse dumps, or refuse storage) is prohibited.
- 3.6 The Property shall not be used in any manner that would not be permitted under, or constitute a violation of, any airport zoning ordinance of the County. Furthermore, the Property shall not be used in any manner that would constitute a violation of: (i) any zoning that is applicable to the Property, including, without limitation, height limitations; or (ii) any provision of Chapter 333, Florida Statutes; or (iii) any rules or regulations promulgated pursuant to Chapter 333, Florida Statutes; or (iv) any rules or regulations now in effect or hereafter promulgated that may be imposed by the FAA (or any successor agency) or FDOT (or any successor agency) designating any limitation on the uses of property located in the vicinity of an airport; or (v) any provision of this Declaration.
- 3.7 Lighting shall be installed at the Property in accordance with FAA Advisory Circular 70-7460-1L, and amendments thereto, on all structures that fall within the provisions of said circular. This lighting may include flashing red beacons, steady burning red obstruction lights, or high-intensity obstruction lights.

3.10.3 Each Property Owner, by accepting a deed for conveyance of the Property or any portion thereof or otherwise acquiring any interest in the Property or any portion thereof, agrees, on behalf of such Property Owner and such Property Owner's heirs, personal representatives, successors in interest, and assigns, as part of the consideration thereof, that: (i) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (ii) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (iii) that the Property Owner shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

4. Easements. The County is hereby granted, for itself, its successors, and assigns, for its use and benefit as owner and operator of the Airport, the following permanent, perpetual, and assignable easements over, across, and within the Property and the "Airspace Parcels" (which are legally described in **Exhibit 2**, attached hereto and made a part hereof), for the uses hereinafter described, together with all tenements, hereditaments, privileges, rights-of-reverter, servitudes, and other rights appurtenant to such easements, and all right, title, and interest in and to any and all streets, roads, highways, easements, drainage rights, rights-of-way, covenants, restrictions, agreements, and riparian rights benefiting the easements hereinafter identified, to have and to hold said easements unto the County, its successors, and assigns, until the Airport shall cease to be used for airport purposes by the County. The parties hereby grant, covenant, and agree as an appurtenance to the foregoing easements, as follows:

4.1 That said easements shall have the purpose of prohibiting intrusions into, encroachments upon, and obstructions within the Airspace Parcels by any building or other structure, by any tree or other vegetation, and by any object, whether natural or artificial, that might now, or in the future, be situated upon the Property, said easements including a continuing and perpetual right in the County to enter upon and pass over the Property for the purpose of removing and to remove any and all encroachments upon, and obstructions within, said Airspace Parcels, whether by structures, vegetation or other object, natural or artificial, that exist, or may in the future exist, in or upon said Property, including with respect to trees or other vegetation that do or may encroach upon, intrude into, or obstruct said Airspace Parcels, the absolute right to cut down to ground level and remove root systems beneath the ground of any such tree or other vegetation, and

mentioned easements for the period of time when both tracts are owned by the County.

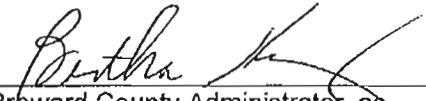
5. The covenants, restrictions, easements, servitudes, rights, and privileges granted, made, and conveyed in this Declaration shall run with the land (collectively "covenants, restrictions, and easements"). For the purposes of this instrument, the Property and all portions thereof shall be the servient tenement and the Airport shall be the dominant tenement. These covenants, restrictions, and easements shall be binding on all persons and entities acquiring title to or use of the Property, or any portion thereof, or any interest whatsoever therein, and all persons and entities claiming under them, including, without limitation, their heirs, personal representatives, successors, and assigns, until that date which occurs ninety-nine (99) years following the date of execution of this Declaration by the Broward County Board of County Commissioners ("Termination Date"). On the Termination Date, these covenants, restrictions, and easements shall automatically renew for successive twenty (20) year periods unless the County shall have ceased to operate the Airport as a public airport.
6. The County is the beneficiary of these covenants, restrictions, and easements, and as such, the County may enforce these covenants, restrictions, and easements by action at law or in equity, including, without limitation, a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants, restrictions, and easements. If a Property Owner fails to abide by the covenants, restrictions, and easements contained herein after written notice by the County, such Property Owner shall be liable for the reasonable attorneys' fees and costs of the County in enforcing the covenants, restrictions, and easements contained herein.
7. A failure of the County to enforce any of these covenants, restrictions, and easements shall not be deemed a waiver of the right to do so thereafter. No waiver, modification, or termination of this instrument shall be effective unless contained in a written document executed in the manner required by Paragraph 8. Any waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver. If any covenant, restriction, easement, condition, or provision contained in this document is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other covenant, restriction, easement, condition, or provision herein contained, all of which shall remain in full force and effect. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.
8. If a Property Owner desires to use the Property or any portion thereof, for any use other than those permitted hereby, or desires to modify or terminate any of these covenants, restrictions, and easements, such Property Owner shall be required to do the following: any such Property Owner must apply to the County for an

DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

IN WITNESS WHEREOF, BROWARD COUNTY has made and executed this Declaration of Covenants, Restrictions, and Easements through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 18th day of October, 2016.

COUNTY

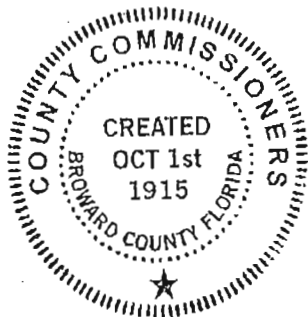
ATTEST:


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

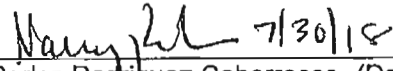
BROWARD COUNTY, by and through
its Board of County Commissioners

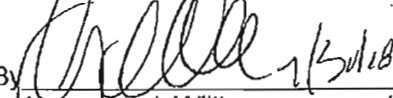
By 

Mayor 18th day of September, 2018



Approved as to form by
Andrew J. Meyers
Broward County Attorney
Aviation Office
2200 SW 45th Street, Suite 101
Dania Beach, Florida 33312
Telephone: (954) 359-6100
Telecopier: (954) 359-1292

By  7/30/18
Carlos Rodriguez-Gabarroas (Date)
Assistant County Attorney

By  1/3/18
Alexander J. Williams (Date)
Assistant County Attorney

CRC/ch
Declaration of Restrictive Covenants
09/01/16
#16.071-28

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

LEGAL DESCRIPTION OF

PARCEL NO. 1126

LYING BELOW ELEVATION 30.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF THE FOLLOWING DESCRIBED PARCEL OF LAND TOGETHER WITH THE AIRSPACE ABOVE SAID PARCEL, LYING BELOW A HORIZONTAL PLANE, HAVING AN ELEVATION OF 30.6 FEET (NAVD 88), SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF LOT B, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT A PORTION THEREFROM, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1122.33 FEET; THENCE SOUTH 88°35'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°35'45" WEST 30.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°07'17" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 97.82 FEET THROUGH A CENTRAL ANGLE OF 02°29'20" TO THE END OF SAID CURVE; THENCE NORTH 88°36'41" EAST 18.17 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE NORTH 01°26'01" WEST 96.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHT, TITLE, INTEREST, CLAIM OR DEMAND, IF ANY, IN AND TO ANY ADJACENT PUBLIC OR PRIVATE ROAD OR ALLEY RIGHT OF WAY OR VACATED RIGHTS OF WAY.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
1 REVISED PER BCAD COMMENTS	08/03/14	DRL

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
COPYRIGHT © 2014

DATE: Sep 15, 2014

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 -- STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
07/08/14	DRL	JOS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
14-8061_PAR-1126

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SURVEYORS NOTES

PARCEL NO. 1126

**LYING BELOW ELEVATION 30.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

NOTES:

1. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED IN THE ABOVE LEGAL DESCRIPTION IS BASED ON THE CRITICAL ELEVATION FOR THIS PARCEL, REPORTED IN THE TABLE OF CRITICAL ELEVATIONS AND CRITICAL HEIGHTS, REPORTED IN A MEMORANDUM PREPARED BY LANDRUM & BROWN (L&B) FOR BROWARD COUNTY AVIATION DEPARTMENT (BCAD). SAID MEMORANDUM IS ENTITLED "FLL WESTSIDE PARCELS CRITICAL ELEVATION AND CRITICAL HEIGHTS" AND IS DATED JANUARY 22, 2014. STONER & ASSOCIATES (S&A) IS RELYING ON THE ACCURACY OF THE INFORMATION CONTAINED IN SAID MEMORANDUM IN ITS ENTIRETY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO AIR RIGHTS, AIRSPACE RESTRICTIONS AND OTHER MATTERS ASSOCIATED WITH FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL). FOR MORE INFORMATION CONCERNING THESE MATTERS CONTACT BCAD, THE FEDERAL AVIATION ADMINISTRATION AND THE PUBLIC RECORDS OF BROWARD COUNTY.
3. THE LEGAL DESCRIPTION FOR THIS PROPERTY WAS PROVIDED BY BCAD AND WAS MODIFIED BY STONER & ASSOCIATES (S&A) TO REFLECT THE CRITICAL ELEVATION OF A HORIZONTAL PLANE AT THIS PARCEL. S&A DID NOT SEARCH THE PUBLIC RECORDS OF THIS COUNTY FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD. THERE COULD BE OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON. FOR MORE INFORMATION CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE ELEVATIONS REFERENCED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, FLORIDA STATE PLANE COORDINATES (EAST ZONE).
6. MEASUREMENTS AND ELEVATIONS REPORTED HEREIN ARE REPORTED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A FIELD SURVEY OF THE PROPERTY (THIS IS NOT A SURVEY).
8. THIS LEGAL DESCRIPTION IS ACCOMPANIED BY GRAPHIC DEPICTION (SKETCH) AS SHOWN ON SHEET 2 OF 3 AND SURVEYORS NOTES AS SHOWN ON SHEET 3 OF 3.
9. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED HEREIN ARE ROUNDED DOWN TO THE NEAREST ONE-TENTH OF A FOOT, AT THE REQUEST OF BROWARD COUNTY AVIATION DEPARTMENT.

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

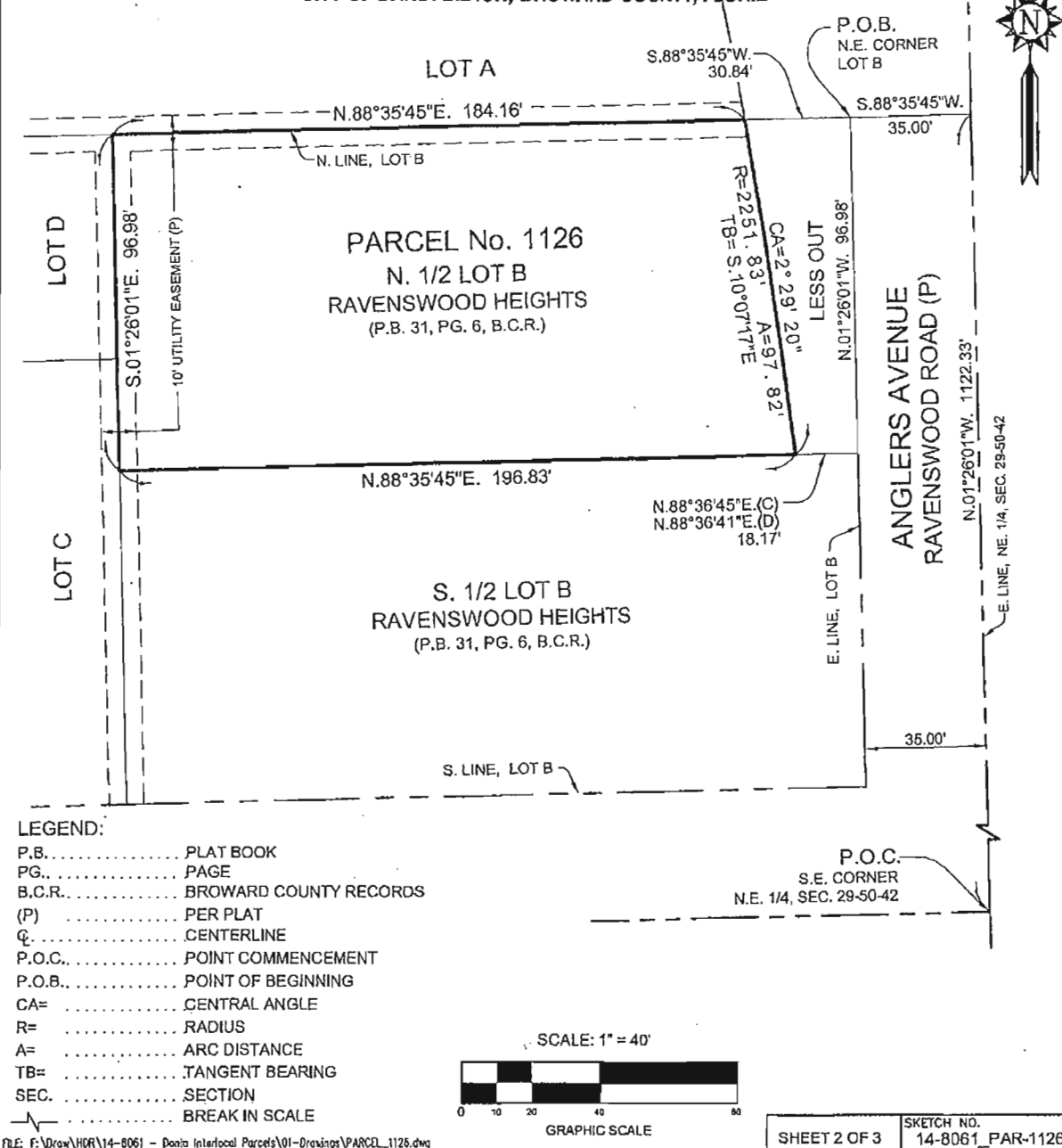
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL NO. 1126

LYING ABOVE ELEVATION 30.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORID



4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

LEGAL DESCRIPTION OF

PARCEL NO. 1127

LYING BELOW ELEVATION 30.9 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF THE FOLLOWING DESCRIBED PARCEL OF LAND TOGETHER WITH THE AIRSPACE ABOVE SAID PARCEL, LYING BELOW A HORIZONTAL PLANE, HAVING AN ELEVATION OF 30.9 FEET (NAVD 88), SAID PARCEL BEING DESCRIBED AS FOLLOWS:

LOT D, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
1 REVISED PER BCAD COMMENTS	08/03/14	DRL

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DATE: Sep 15, 2014

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK
07/08/14	DRL	JDS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
14-8061 PAR-1127

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SURVEYORS NOTES

PARCEL NO. 1127

**LYING BELOW ELEVATION 30.9 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

NOTES:

1. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED IN THE ABOVE LEGAL DESCRIPTION IS BASED ON THE CRITICAL ELEVATION FOR THIS PARCEL, REPORTED IN THE TABLE OF CRITICAL ELEVATIONS AND CRITICAL HEIGHTS, REPORTED IN A MEMORANDUM PREPARED BY LANDRUM & BROWN (L&B) FOR BROWARD COUNTY AVIATION DEPARTMENT (BCAD). SAID MEMORANDUM IS ENTITLED "FLL WESTSIDE PARCELS CRITICAL ELEVATION AND CRITICAL HEIGHTS" AND IS DATED JANUARY 22, 2014. STONER & ASSOCIATES (S&A) IS RELYING ON THE ACCURACY OF THE INFORMATION CONTAINED IN SAID MEMORANDUM IN ITS ENTIRETY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO AIR RIGHTS, AIRSPACE RESTRICTIONS AND OTHER MATTERS ASSOCIATED WITH FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL). FOR MORE INFORMATION CONCERNING THESE MATTERS CONTACT BCAD, THE FEDERAL AVIATION ADMINISTRATION AND THE PUBLIC RECORDS OF BROWARD COUNTY.
3. THE LEGAL DESCRIPTION FOR THIS PROPERTY WAS PROVIDED BY BCAD AND WAS MODIFIED BY STONER & ASSOCIATES (S&A) TO REFLECT THE CRITICAL ELEVATION OF A HORIZONTAL PLANE AT THIS PARCEL. S&A DID NOT SEARCH THE PUBLIC RECORDS OF THIS COUNTY FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD. THERE COULD BE OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON. FOR MORE INFORMATION CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE ELEVATIONS REFERENCED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE ANGLES AND DISTANCES SHOWN HEREON ARE REFERENCE TO THE PLAT OF RAVENSWOOD HEIGHTS, RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. MEASUREMENTS AND ELEVATIONS REPORTED HEREIN ARE REPORTED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A FIELD SURVEY OF THE PROPERTY (THIS IS NOT A SURVEY).
8. THIS LEGAL DESCRIPTION IS ACCOMPANIED BY GRAPHIC DEPICTION (SKETCH) AS SHOWN ON SHEET 2 OF 3 AND SURVEYORS NOTES AS SHOWN ON SHEET 3 OF 3.
9. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED HEREIN ARE ROUNDED DOWN TO THE NEAREST ONE-TENTH OF A FOOT, AT THE REQUEST OF BROWARD COUNTY AVIATION DEPARTMENT.

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

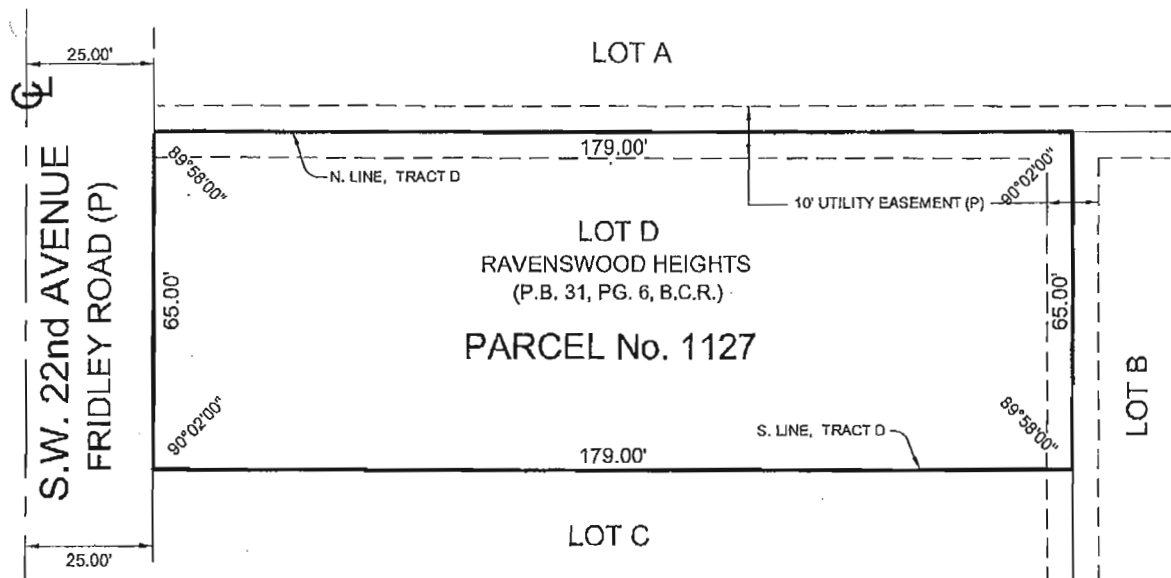
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL NO. 1127

LYING ABOVE ELEVATION 30.9 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
(P) PER PLAT
CL CENTERLINE

SCALE: 1" = 30'



GRAPHIC SCALE



FILE: F:\Draw\HRR\14-8061 - Dania Interlocal Parcels\01-Drawings\PARCEL_1127.dwg

SHEET 2 OF 3

SKETCH NO.
14-8061_PAR-1127

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

LEGAL DESCRIPTION OF

PARCEL NO. 1128

LYING BELOW ELEVATION 34.1 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF THE FOLLOWING DESCRIBED PARCEL OF LAND TOGETHER WITH THE AIRSPACE ABOVE SAID PARCEL, LYING BELOW A HORIZONTAL PLANE, HAVING AN ELEVATION OF 34.1 FEET (NAVD 88), SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
1 REVISED PER BCAD COMMENTS	09/03/14	DRL

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE: Sep 15, 2014

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
07/08/14	DRL	JDS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
14-8061 PAR-1128

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SURVEYORS NOTES

PARCEL NO. 1128

**LYING BELOW ELEVATION 34.1 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

NOTES:

1. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED IN THE ABOVE LEGAL DESCRIPTION IS BASED ON THE CRITICAL ELEVATION FOR THIS PARCEL, REPORTED IN THE TABLE OF CRITICAL ELEVATIONS AND CRITICAL HEIGHTS, REPORTED IN A MEMORANDUM PREPARED BY LANDRUM & BROWN (L&B) FOR BROWARD COUNTY AVIATION DEPARTMENT (BCAD). SAID MEMORANDUM IS ENTITLED "FLL WESTSIDE PARCELS CRITICAL ELEVATION AND CRITICAL HEIGHTS" AND IS DATED JANUARY 22, 2014. STONER & ASSOCIATES (S&A) IS RELYING ON THE ACCURACY OF THE INFORMATION CONTAINED IN SAID MEMORANDUM IN ITS ENTIRETY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO AIR RIGHTS, AIRSPACE RESTRICTIONS AND OTHER MATTERS ASSOCIATED WITH FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL). FOR MORE INFORMATION CONCERNING THESE MATTERS CONTACT BCAD, THE FEDERAL AVIATION ADMINISTRATION AND THE PUBLIC RECORDS OF BROWARD COUNTY.
3. THE LEGAL DESCRIPTION FOR THIS PROPERTY WAS PROVIDED BY BCAD AND WAS MODIFIED BY STONER & ASSOCIATES (S&A) TO REFLECT THE CRITICAL ELEVATION OF A HORIZONTAL PLANE AT THIS PARCEL. S&A DID NOT SEARCH THE PUBLIC RECORDS OF THIS COUNTY FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD. THERE COULD BE OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON. FOR MORE INFORMATION CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE ELEVATIONS REFERENCED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD 88).
5. THE ANGLES AND DISTANCES SHOWN HEREON ARE REFERENCE TO THE PLAT OF RAVENSWOOD HEIGHTS, RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. MEASUREMENTS AND ELEVATIONS REPORTED HEREIN ARE REPORTED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A FIELD SURVEY OF THE PROPERTY (THIS IS NOT A SURVEY).
8. THIS LEGAL DESCRIPTION IS ACCOMPANIED BY GRAPHIC DEPICTION (SKETCH) AS SHOWN ON SHEET 2 OF 3 AND SURVEYORS NOTES AS SHOWN ON SHEET 3 OF 3.
9. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED HEREIN ARE ROUNDED DOWN TO THE NEAREST ONE-TENTH OF A FOOT, AT THE REQUEST OF BROWARD COUNTY AVIATION DEPARTMENT.

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

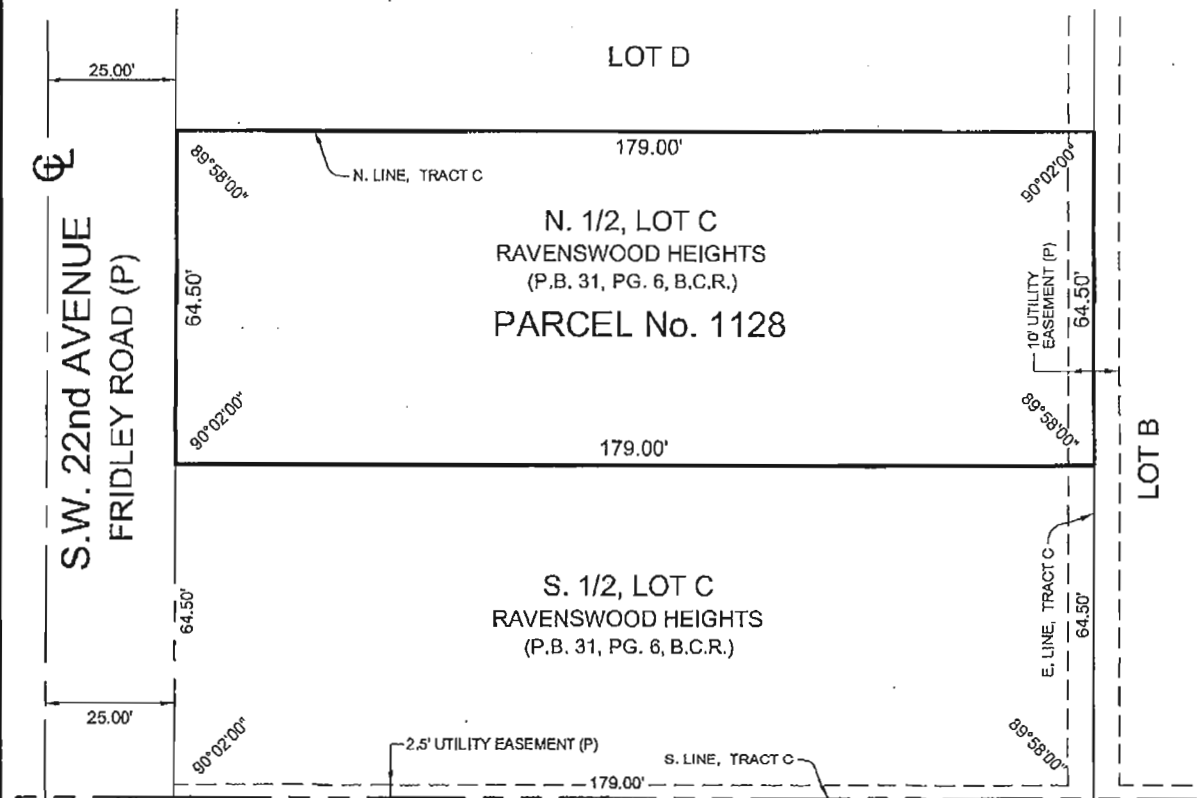
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL NO. 1128

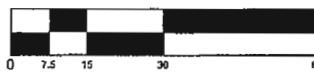
LYING ABOVE ELEVATION 34.1 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORID



LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
M.D.C.R. MIAMI-DADE COUNTY RECORDS
SEC'S. SECTIONS
(P) PER PLAT
CL CENTERLINE

SCALE: 1" = 30'



FILE: F:\Draw\FDR\14-8061 - Dania Interlocal Parcels\01-Drawings\PARCEL_1128.dwg

SHEET 2 OF 3

SKETCH NO.
14-8061_PAR-1128

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

LEGAL DESCRIPTION OF

PARCEL NO. 1128.1

LYING BELOW ELEVATION 37.3 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF THE FOLLOWING DESCRIBED PARCEL OF LAND TOGETHER WITH THE AIRSPACE ABOVE SAID PARCEL, LYING BELOW A HORIZONTAL PLANE, HAVING AN ELEVATION OF 37.3 FEET (NAVD 88), SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
1 REVISED PER BCAD COMMENTS	09/03/14	DRL

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE: Sep 15, 2014

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
07/08/14	DRL	JDS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
14-8081 PAR-1128.1

4341 S.W. 62nd AVE.
Dovie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

SURVEYORS NOTES

PARCEL NO. 1128.1

**LYING BELOW ELEVATION 37.3 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

NOTES:

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2. THE PROPERTY SHOWN HEREON IS SUBJECT TO AIR RIGHTS, AIRSPACE RESTRICTIONS AND OTHER MATTERS ASSOCIATED WITH FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL). FOR MORE INFORMATION CONCERNING THESE MATTERS CONTACT BCAD, THE FEDERAL AVIATION ADMINISTRATION AND THE PUBLIC RECORDS OF BROWARD COUNTY.
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4. THE ELEVATIONS REFERENCED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
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9. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED HEREIN ARE ROUNDED DOWN TO THE NEAREST ONE-TENTH OF A FOOT, AT THE REQUEST OF BROWARD COUNTY AVIATION DEPARTMENT.

4341 S.W. 62nd AVE.
Davie, Florida 33314

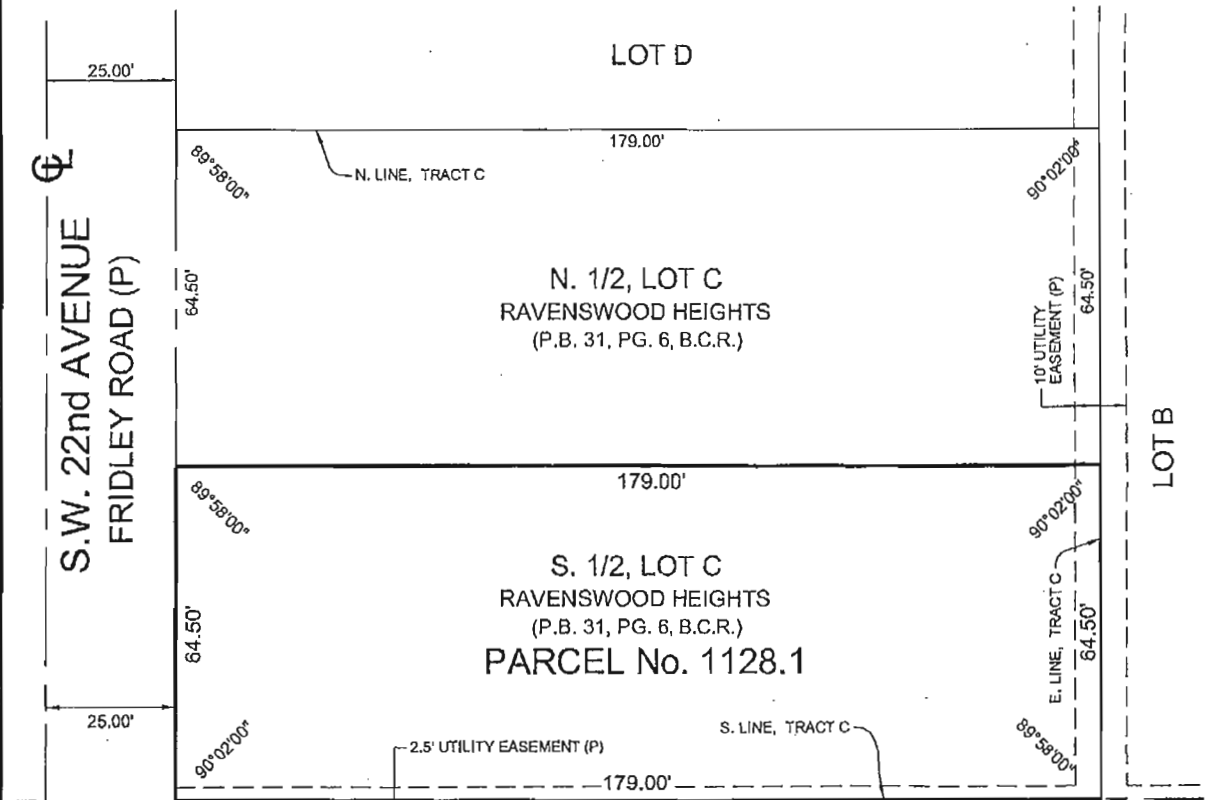


Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL NO. 1128.1

LYING ABOVE ELEVATION 37.3 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



PORTION OF TRACT 2, BLOCK 1
OF SECTION 29
PLAT OF SEC'S. 28, 29, 31 AND 32
T.50S. R.42E.
(P.B. 2, PG. 32, M.D.C.R.)

LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
M.D.C.R. MIAMI-DADE COUNTY RECORDS
SEC'S. SECTIONS
(P) PER PLAT
CL CENTERLINE

SCALE: 1" = 30'



GRAPHIC SCALE



FILE: F:\Draw\14-8061 - Dania Interlocal Parcels\01-Drawings\PARCEL_1128.1.dwg

SHEET 2 OF 3

SKETCH NO.
14-8061_PAR-1128.1

**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 66334341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

LEGAL DESCRIPTION OF**PARCEL NO. 1129**

**LYING BELOW ELEVATION 40.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

ALL OF THE FOLLOWING DESCRIBED PARCEL OF LAND TOGETHER WITH THE AIRSPACE ABOVE SAID PARCEL, LYING BELOW A HORIZONTAL PLANE, HAVING AN ELEVATION OF 40.6 FEET (NAVD 88), SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE WEST 204 FEET OF THE EAST 454 FEET OF THE NORTH 82.75 FEET OF THE SOUTH 257.75 FEET OF TRACT 2, BLOCK 1, OF PLAT OF SECTIONS 28, 29, 31, AND 32, BEING IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; RESERVING EASEMENT OVER THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

SAID LAND SITUATE, LYING AND BEING IN CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISED	DATE	BY
1	09/03/14	DRL
2	10/29/14	DRL

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE: Oct 29, 2014

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:
07/08/14DRAWN BY
DRLCHECKED BY
JDSFIELD BOOK
N/A**SEAL**

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
14-8061_PAR-1129



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

SURVEYORS NOTES

PARCEL NO. 1129

**LYING BELOW ELEVATION 40.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

NOTES:

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2. THE PROPERTY SHOWN HEREON IS SUBJECT TO AIR RIGHTS, AIRSPACE RESTRICTIONS AND OTHER MATTERS ASSOCIATED WITH FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL). FOR MORE INFORMATION CONCERNING THESE MATTERS CONTACT BCAD, THE FEDERAL AVIATION ADMINISTRATION AND THE PUBLIC RECORDS OF BROWARD COUNTY.
3. THE LEGAL DESCRIPTION FOR THIS PROPERTY WAS PROVIDED BY BCAD AND WAS MODIFIED BY STONER & ASSOCIATES (S&A) TO REFLECT THE CRITICAL ELEVATION OF A HORIZONTAL PLANE AT THIS PARCEL. S&A DID NOT SEARCH THE PUBLIC RECORDS OF THIS COUNTY FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD. THERE COULD BE OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON. FOR MORE INFORMATION CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE ELEVATIONS REFERENCED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, FLORIDA STATE PLANE COORDINATES (EAST ZONE).
6. MEASUREMENTS AND ELEVATIONS REPORTED HEREIN ARE REPORTED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A FIELD SURVEY OF THE PROPERTY (THIS IS NOT A SURVEY).
8. THIS LEGAL DESCRIPTION IS ACCOMPANIED BY GRAPHIC DEPICTION (SKETCH) AS SHOWN ON SHEET 2 OF 3 AND SURVEYORS NOTES AS SHOWN ON SHEET 3 OF 3.
9. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED HEREIN ARE ROUNDED DOWN TO THE NEAREST ONE-TENTH OF A FOOT, AT THE REQUEST OF BROWARD COUNTY AVIATION DEPARTMENT.

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

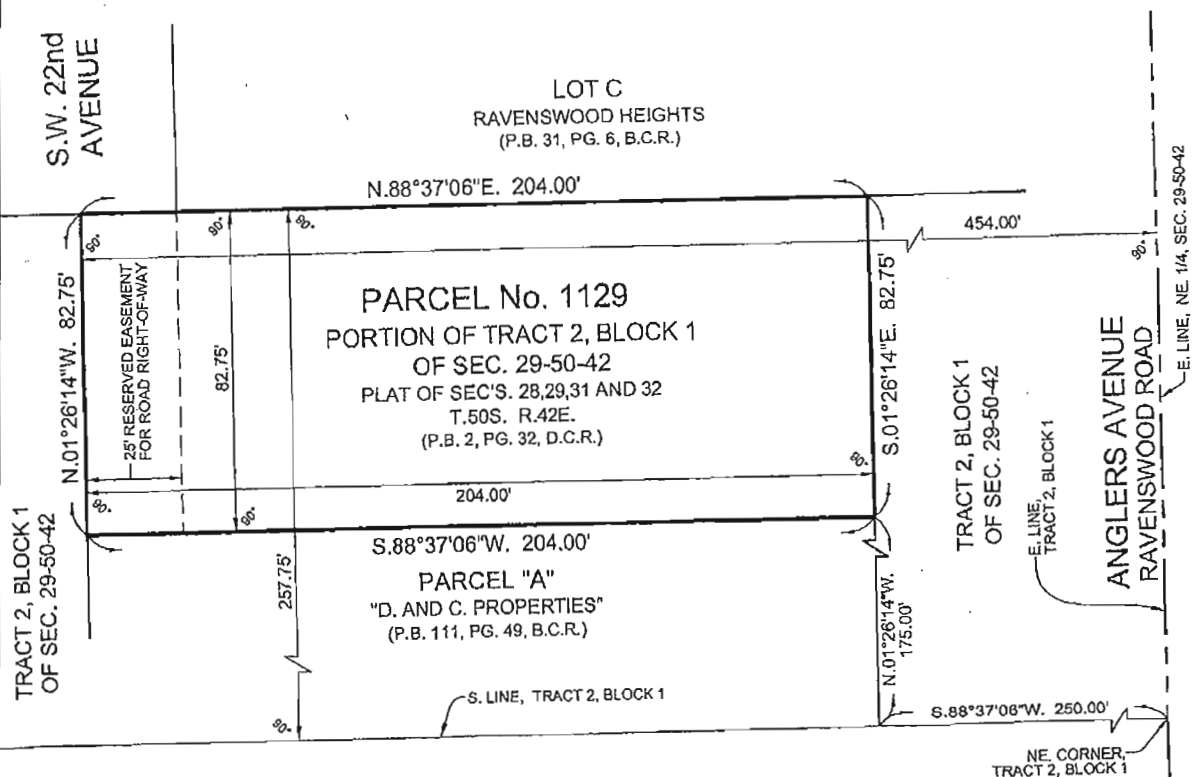
Tel. (954) 585-0997

Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL NO. 1129

LYING ABOVE ELEVATION 40.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
D.C.R. DADE COUNTY RECORDS
SEC'S. SECTIONS
SEC. SECTION
— — — — — BREAK IN SCALE

SCALE: 1" = 40'



GRAPHIC SCALE



FILE: F:\Draw\H08\14-8061 - Dania Interlocal Parcels\01-Drawings\PARCEL_1129.dwg

SHEET 2 OF 3

SKETCH NO.
14-8061_PAR-1129

**EXHIBIT "2" TO DECLARATION
AIRSPACE PARCELS**

**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS

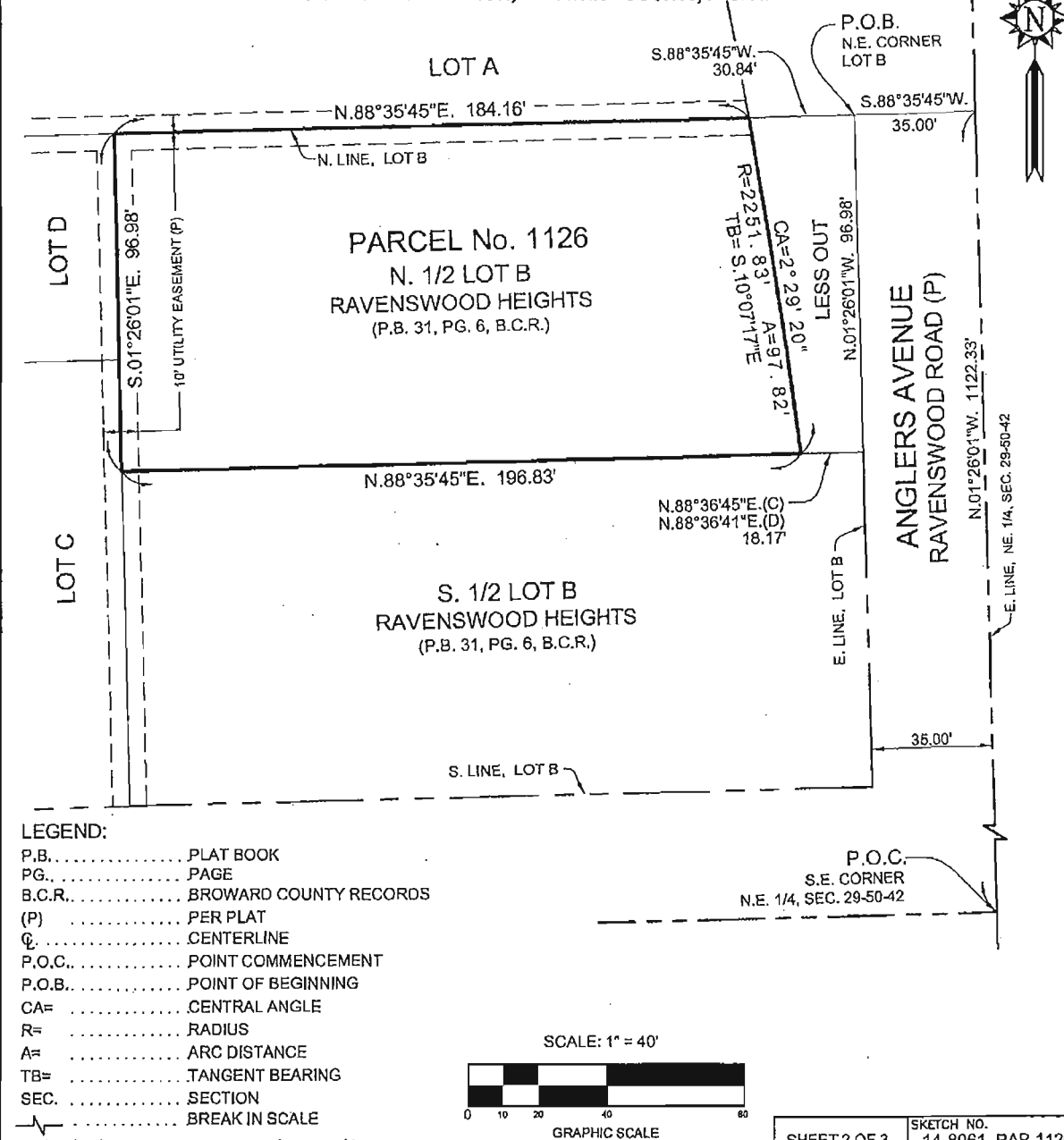
Florida Licensed Survey
and Mapping Business No. 66334341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

SKETCH OF DESCRIPTION**PARCEL NO. 1126**

LYING ABOVE ELEVATION 30.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORID



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 66334341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

LEGAL DESCRIPTION OF**PARCEL NO. 1127**

LYING ABOVE ELEVATION 30.9 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 30.9 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT D, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
1 REVISED PER BCAD COMMENTS	09/03/14	DRL

DATE: Sep 15, 2014

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
07/08/14	DRL	JDS	N/A

SEAL

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SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
14-8061_PAR-1127



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

SURVEYORS NOTES

PARCEL NO. 1127

**LYING ABOVE ELEVATION 30.9 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

NOTES:

1. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED IN THE ABOVE LEGAL DESCRIPTION IS BASED ON THE CRITICAL ELEVATION FOR THIS PARCEL, REPORTED IN THE TABLE OF CRITICAL ELEVATIONS AND CRITICAL HEIGHTS, REPORTED IN A MEMORANDUM PREPARED BY LANDRUM & BROWN (L&B) FOR BROWARD COUNTY AVIATION DEPARTMENT (BCAD). SAID MEMORANDUM IS ENTITLED "FLL WESTSIDE PARCELS CRITICAL ELEVATION AND CRITICAL HEIGHTS" AND IS DATED JANUARY 22, 2014. STONER & ASSOCIATES (S&A) IS RELYING ON THE ACCURACY OF THE INFORMATION CONTAINED IN SAID MEMORANDUM IN ITS ENTIRETY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO AIR RIGHTS, AIRSPACE RESTRICTIONS AND OTHER MATTERS ASSOCIATED WITH FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT (FLL). FOR MORE INFORMATION CONCERNING THESE MATTERS CONTACT BCAD, THE FEDERAL AVIATION ADMINISTRATION AND THE PUBLIC RECORDS OF BROWARD COUNTY.
3. THE LEGAL DESCRIPTION FOR THIS PROPERTY WAS PROVIDED BY BCAD AND WAS MODIFIED BY STONER & ASSOCIATES (S&A) TO REFLECT THE CRITICAL ELEVATION OF A HORIZONTAL PLANE AT THIS PARCEL. S&A DID NOT SEARCH THE PUBLIC RECORDS OF THIS COUNTY FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD. THERE COULD BE OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON. FOR MORE INFORMATION CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE ELEVATIONS REFERENCED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE ANGLES AND DISTANCES SHOWN HEREON ARE REFERENCE TO THE PLAT OF RAVENSWOOD HEIGHTS, RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. MEASUREMENTS AND ELEVATIONS REPORTED HEREIN ARE REPORTED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON DO NOT REPRESENT A FIELD SURVEY OF THE PROPERTY (THIS IS NOT A SURVEY).
8. THIS LEGAL DESCRIPTION IS ACCOMPANIED BY GRAPHIC DEPICTION (SKETCH) AS SHOWN ON SHEET 2 OF 3 AND SURVEYORS NOTES AS SHOWN ON SHEET 3 OF 3.
9. THE ELEVATION OF THE HORIZONTAL PLANE REFERENCED HEREIN ARE ROUNDED DOWN TO THE NEAREST ONE-TENTH OF A FOOT, AT THE REQUEST OF BROWARD COUNTY AVIATION DEPARTMENT.

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

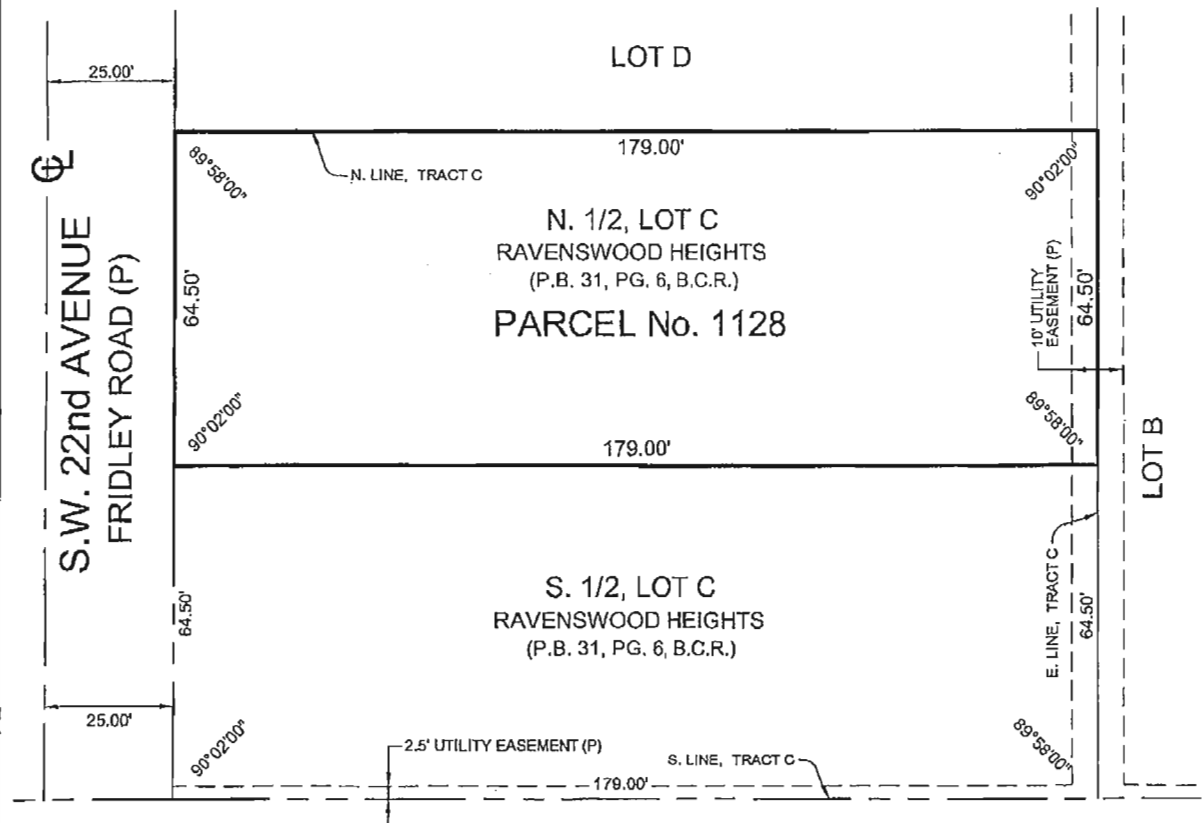
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL NO. 1128

LYING ABOVE ELEVATION 34.1 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORID



PORTION OF TRACT 2, BLOCK 1
OF SECTION 29
PLAT OF SEC'S. 28, 29, 31 AND 32
T.50S. R.42E.
(P.B. 2, PG. 32, M.D.C.R.)

LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
M.D.C.R. MIAMI-DADE COUNTY RECORDS
SEC'S. SECTIONS
(P) PER PLAT
CL CENTERLINE

SCALE: 1" = 30'



FILE: F:\Draw\HDR\14-8061 - Dania Interlocal Parcels\01-Drawings\PARCEL_1128.dwg

GRAPHIC SCALE

SHEET 2 OF 3

SKETCH NO.
14-8061_PAR-1128

BCAD Parcels No.1126,1127,1128,1128.1 & 1129 - Surplus Parcel #4 - Folio No: 5042-29-01-0050 & 5042-29-11-0040/70

Page 49 of 56

**STONER & ASSOCIATES, INC.**SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 66334341 S.W. 62nd Avenue
Davie, Florida 33314Tel. (954) 585-0997
Fax (954) 585-3927**LEGAL DESCRIPTION OF****PARCEL NO. 1128.1**

LYING ABOVE ELEVATION 37.3 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 37.3 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE SOUTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
1 REVISED PER BCAD COMMENTS	09/03/14	DRL

DATE: Sep 15, 2014

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
07/08/14	DRL	JDS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
14-8061 PAR-1128.1



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

SURVEYORS NOTES

PARCEL NO. 1128.1

**LYING ABOVE ELEVATION 37.3 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

NOTES:

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4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

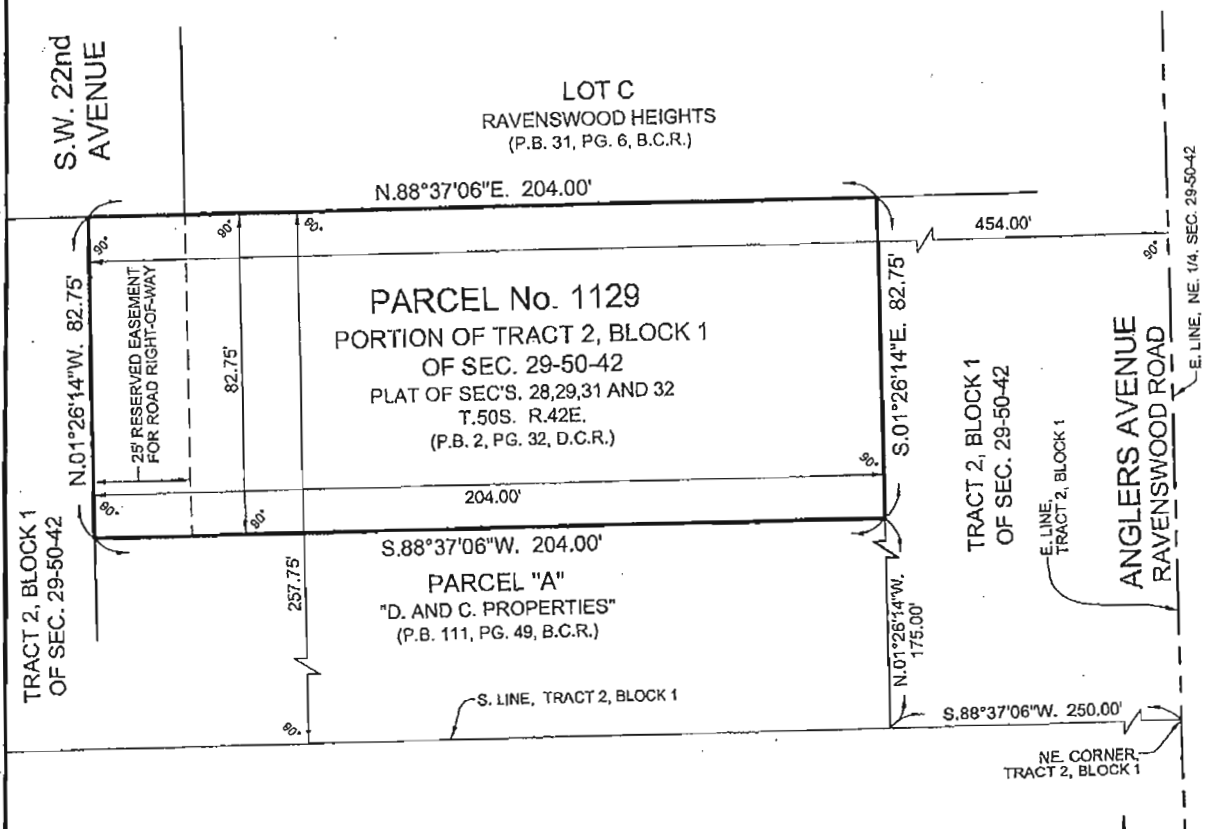
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL NO. 1129

LYING ABOVE ELEVATION 40.6 FEET, N.A.V.D. 88
BROWARD COUNTY WESTSIDE PROPERTIES AT
FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



LEGEND:

P.B. PLAT BOOK
PG. PAGE
B.C.R. BROWARD COUNTY RECORDS
D.C.R. DADE COUNTY RECORDS
SEC'S. SECTIONS
SEC. SECTION
— — — — — BREAK IN SCALE

SCALE: 1" = 40'



GRAPHIC SCALE

FILE: F:\Draw\HDR\14-8061 - Dania Interlocal Parcels\01-Drawings\PARCEL_1129.dwg

SHEET 2 OF 3

SKETCH NO.
14-8061_PAR-1129

BCAD Parcels No.1126,1127,1128,1128.1 & 1129 - Surplus Parcel #4 - Folio No: 5042-29-01-0050 & 5042-29-11-0040/70

Page 55 of 56



March 12, 2019

Stuart G. Moraitis
2833 Northeast 24 Street
Fort Lauderdale, Florida 33305

Dear Mr. Moraitis:

Re: Platting requirements for a parcel legally described as the North ½ of Tract B and all of Tracts C and D, "Ravenswood Heights," according to the Plat thereof, as recorded in Plat Book 31, Page 6, of the Public Records of Broward County, Florida, together with a portion of Lot 2, Block 1, Section 29, "Plat of Sections 28, 29, 31 and 32," according to the Plat thereof, as recorded in Plat Book 2, Page 32, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, less a portion for right-of-way purposes. This parcel is generally located between Ravenswood Road and Southwest 22 Avenue and between Southwest 39 Street and Southwest 42 Street, 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.

Planning Council staff has determined that **replatting would be required** by Policy 2.13.1 of the Broward County Land Use Plan. As per the criteria of Policy 2.13.1, platting is required for the issuance of building permits when constructing a non-residential or multi-family building unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.66 acres), but it **does not** meet the specifically delineated requirement. A lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number, for example, Lot 5, Block 3, of John Doe Subdivision. The description of "the North ½ of Tract B and a portion of Lot 2, Block 1" is an example of a parcel which is not specifically delineated.

Stuart G. Moraitis

March 12, 2019

Page Two

Planning Council staff notes that when a specifically delineated parcel platted before June 4, 1953 (i.e. all of Tracts C and D, "Ravenswood Heights") is combined with a parcel platted before June 4, 1953, but not specifically delineated (i.e. the North ½ of Tract B and a portion of Lot 2, Block 1), or with vacated rights-of-way, Policy 2.13.1 of the Broward County Land Use Plan would not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel and the development parcel is less than 10 acres; in this case, the specifically delineated portion does not constitute a majority of the enlarged parcel; therefore, replatting would be required.

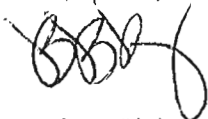
However, Planning Council staff also notes that if the principal building(s) is constructed solely on Tracts C and D, which is the specifically delineated portion of the subject site, then replatting would not be required. Conversely, as described above, replatting is required if any portion of the principal building(s) is located on the non-specifically delineated lands of the subject site.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, regarding the platting process.

The contents of this letter 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 the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Kenneth Wenning, of Planning Council staff, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:KJW

cc: Ana M. Garcia, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach





robert vick architect, pa



City of Dania Beach Department Community Development
Development Review Committee Members
100 West Dania Beach Blvd
Dania Beach, FL 33004

RE:

DRC Submittal
Outboard Dynamics LLC
3998 SW 22nd Ave, Dania Beach, FL 33312

May 1, 2019

Package Contents:

- Project Description
- Open Items and Additional Information
- Traffic Study Memo
- Environmental Impact Memo
- Surveys
- Declaration of Covenants Restrictions and Easements
- Broward County Plat Determination Letter
- Full Set 24x36 Architectural, Civil, Landscape, and MEP DRC Submittal Documents
- Specification Sheet for Mailbox

Project Description

After careful consideration and investigation this property was purchased to develop a nautical related development for the sales and service for outboard board motors and related boating services.

This project will consist of 3 buildings all to be accessible from Anglers avenue as well as S.W 22nd avenue with a thru access drive.

Building 1: 3,880 sq. ft. fronts Anglers avenue will be used for sales, parts storage, business and office.

Building 2: 4,000 sq. ft. fronts SW 22nd avenue will be used for parts storage and other nautical related services.

Building 3: 13,500 sq. ft. fronts SW 22nd avenue will be used for marine engine repair on outboard engines from inside the building.

The style of architecture for all three buildings is simple, modern and of the international style of architecture.

We will be keeping as many of the existing trees as possible and supplementing them with high quality landscape materials.

Our goal is to develop a quality campus of buildings with a clean and modern aesthetic that is well maintained and a valuable neighbor for the city of Dania Beach.

Open Items and Additional Information

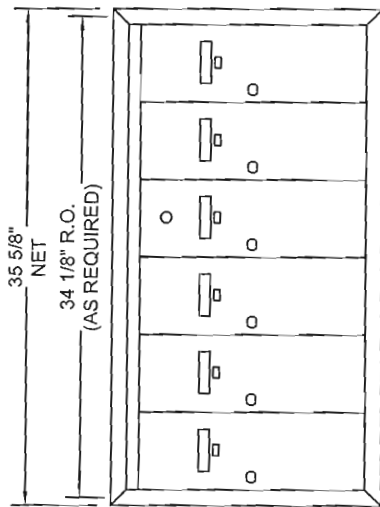
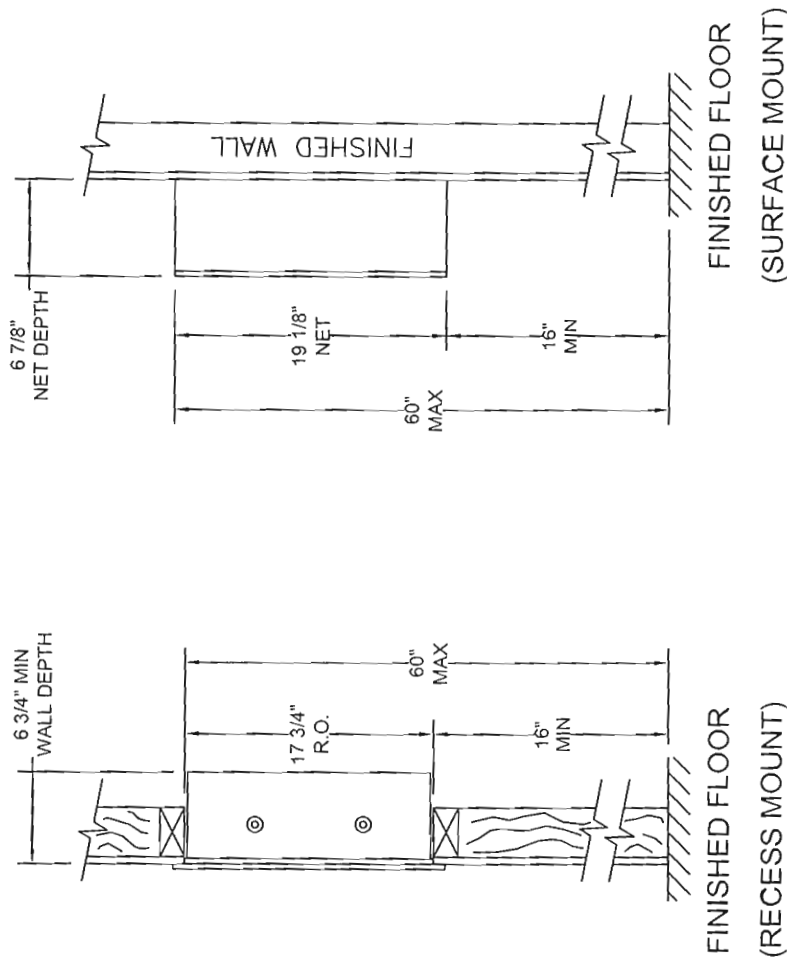
- The proposed project will require both FAA and BCAD approvals due to its proximity to Fort Lauderdale-Hollywood International Airport. Robert Vick Architect has started this process with BCAD. Our contact at BCAD is Karen Friedman, AICP, Senior Planner. Upon receipt of conditional approval from BCAD Robert Vick Architect will begin the process of FAA approval. We understand the final DRC sign-off will not be issued until submittal of the above described.
- The subject property will need to be re-platted and recorded with Broward County due to the age of the current plats. Pinnell Survey, Inc. has been contracted for the process of re-platting and recording the updated plat with Broward County. This process is expected to take between 6 & 12 months to complete. It is our understanding that we can continue to proceed with DRC approval and construction document submittal and review. We do understand that the building permit will not be issued until completion of the platting process.
- The City of Dania Beach Code of Ordinances Industrial Design Standards Sec 511-30 (M) states that:

Work area or storage doors and open bays shall not open toward or be otherwise visible from any of the designated principal roads.

The code does not clearly define what is considered a *designated principal road*. We understand that we may be required to apply for a variance for the building 3 roll-up doors which face SW 22 Ave. We would ask the committee to consider whether or not SW 22 Ave should be considered a designated principal road as it is currently unimproved and only serves the subject property and the adjacent property to the north which already has not only 4 existing roll up doors but also a dumpster enclosure facing SW 22 Ave.

- At this time the owner has elected not to install a sign. The sign application for this project will be in the future by the sign vendor under a separate review.

1250-6 VERTICAL STYLE MAILBOX



NOTES:

- (1) 1250-6 SERIES ALUMINUM CABINET WITH (5) STANDARD SIZE DOORS (16"H X 5 1/2"W), AND (1) STANDARD SIZE MASTER DOOR PREPARED FOR POSTAL MASTER LOCK.
- CLEAR ANODIZED FINISH.
- 5-PIN CYLINDER CAM TYPE LOCK WITH (2) KEYS EACH.
- TENANT NAME CARD HOLDER ON EACH DOOR.
- RECESSED MOUNT (NO COLLAR REQUIRED).
- PRIVATE MASTER LOCK OPTION.
- SURFACE MOUNT OPTION.

PRODUCT SERIES: 1250-6 VERTICAL STYLE MAILBOX

FLORENCE CORPORATION		MODEL 1250-6	REV D
5935 Corporate Drive • Manhattan, KS 66503 800.275.1747 • www.florencemailboxes.com		SCALE NONE	LAST REV DATE 04/25/2018
		DRAWING NUMBER CS5049	DRAWN BY RAK



Memorandum

Date: March 14th 2019

To: John Beach, Robert Vick Architects, PA

From: Dylan Larson, Principal, Miller Legg

Re: Outboard Dynamics Biological Review
ML project # 19-00027



A biological review was conducted by a Miller Legg (ML) biologist at the ±1.7 acre site on March 13th 2019, reviewing the site for the potential presence of protected habitats, wildlife and vegetative species. Dania Beach City code Article 250 states that “*any existing natural land area in excess of one-half (½) acre in the city must provide for the avoidance of impacts to or the safe capture and relocation of any wildlife species protected by federal or state law in accordance with relevant permits and regulations.*” Prior to the site visit, ML reviewed and compiled a preliminary list of potential protected species to be observed in this location utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) online system, the Florida Fish and Wildlife Conservation Commission’s (FWCC) publication: *Florida’s Endangered Species, Threatened Species and Species of Special Concern Official Lists* (Updated May 2017) and Florida Natural Areas Inventory (FNAI). The Florida Department of Agriculture and Consumer Services: Florida’s endangered and threatened Plants, IPaC database and FNAI were also utilized to categorize the potential protected flora species that could be observed onsite.

Due to the size and lack of dense vegetation coverage ML was able to walk the entirety of the site without having to setup set transects. Upon review, the site was observed as a vacant empty lot with sporadic trees and palms and along the perimeter and the center with large patches of invasive exotic vegetation including bowstring hemp (*Sansevieria hyacinthoides*) and oyster plant (*Tradescantia spathacea*) along the periphery. Numerous brown anoles and green iguanas were observed in these patches; both species are non-native and require no species permitting. Large trees were observed throughout the site including figs (*Ficus spp.*), slash pines (*Pinus elliottii*), live oak (*Quercus virginiana*) non-native Norfolk Island pine (*Araucaria heterophylla*) and category I invasive exotic bishopwood (*Bischofia javanica*). Palms observed onsite included cabbage palms (*Sabal palmetto*), royal palm (*Roystonea regia*) coconut palm (*Cocos nucifera*) and Montgomery palm (*Veitchia arecina*). Trees were checked for the presence of bird presence or nesting. Three (3) large dead slash pines were observed in the center with one having several holes potentially made by a woodpecker but no birds were observed during the review. Review of the databases prior to the site visit reported three (3) endangered flowering plants with ranges known to overlap the property. The protected vegetation included beach jacquemontia (*Jacquemontia reclinata*), Okeechobee gourd (*Cucurbita okeechobeensis ssp. Okeechobeensis*), and tiny polygala (*Polygala smallii*). Due to site conditions, presence of these species was unlikely and review by ML these species were not observed during this visit and therefore no permitting is required.

Review of protected species databases prior to the site review listed 23 endangered species on the IPaC online system and 19 species on the FNAI biodiversity matrix with known or predicted ranges overlapping the property. These preliminary reviews typically incorporate summarized data collection from larger polygons that include the property limits and most species can be immediately checked off the list due to the lack of appropriate habitat. During the ML site review no protected species were observed and due to the observed site conditions, ML’s opinion is that this site does not have protected species that require permitting. No burrows or appropriate soil

characteristics for burrowing were observed. Through onsite discussion with the local community it was learned that the only species typically observed where green iguanas inhabiting the dense invasive exotic shrubs along the periphery.

Two (2) species of protected woodpeckers were listed in the IPaC review, however were not listed in the FNAI. These species were the ivory-billed woodpecker (*Campephilus principalis*) and red-cockaded woodpecker (*Picoides borealis*). These species are extremely rare and the site did not support the tree habitat utilized by the species. Ivory-billed woodpecker (*Campephilus principalis*) typically are in old growth forests and utilize the bark of recently dead trees for feeding. Red-cockaded woodpecker (*Picoides borealis*) nest in cavities in living trees indicating that although woodpecker activity was observed on a dead slash pine trunk it is highly unlikely these birds created them. These holes were most likely created by the more common species of woodpecker observed in South Florida, the red-bellied woodpecker (*Melanerpes carolinus*) which requires no permitting for this species. The one species that is known to occur in the vicinity and is considered likely within the FNAI matrix was the wood stork (*Mycteria Americana*). Wood storks nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands in Florida, this type of habitat was not observed on the property and therefore ML does not anticipate permitting for the presence of wood storks. Due to the lack of protected species observed and lack of critical habitat or appropriate habitat protected species permitting is not required for this site. No further action is needed for species permitting.

Trees: ML notes that the large trees observed scattered throughout the site would require a tree removal license prior to any land clearing and site development that would result in the removal of these trees. A tree survey and site plan of identical scale designating those trees which are proposed to be preserved, relocated or removed is needed for license application.





Photo No. 1 – Representative photo of site conditions observed. Note empty lot with sporadic Florida native and non-native trees.



Photo No. 2 – Representative photo of observed site conditions. Note worn out path in the grass from vehicle activity.



Photo No. 3 – View of the eastern portion of the property. Sporadic trees and palms were observed in grassy conditions.



Photo No. 4 – View of the fence line along the eastern border adjacent to Angler Ave. Photo taken looking south.



Photo No. 5 – Live oaks trees along an existing parking lot to the south.
Photo taken looking west.



Photo No. 6 – A large *Ficus spp.* observed onsite in the western portion. The tree was inspected for protected species presence.





Photo No. 7 – A large patch of invasive bowstring hemp (*Sansevieria hyacinthoides*). Numerous non-native lizards were observed using this as shelter.



Photo No. 8 – Debris patches were checked throughout the site for the presence of protected species.



Photo No. 9 – Inhabited and abandon vehicles were observed scattered throughout the southwestern portion of the site.

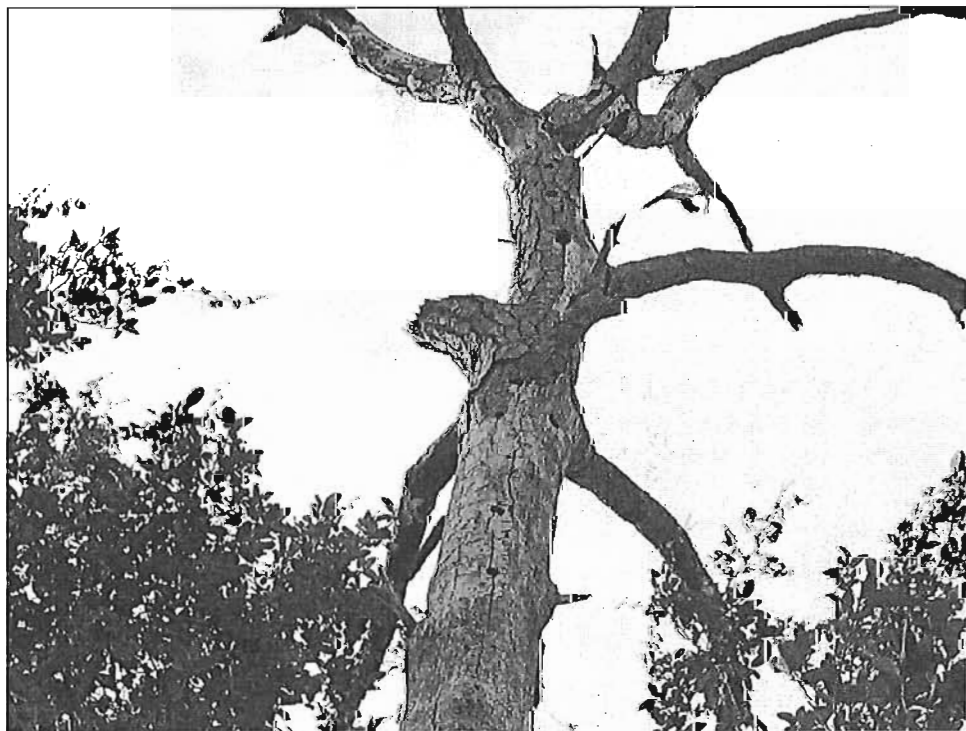


Photo No. 10 – A large dead slash pine observed with distinct woodpecker holes. No birds were observed during the review.



Photo No. 11 – Asphalt roadway observed through the property.



Photo No. 12 – Signs of human activity observed throughout the site.

Outboard Dynamics LLC
Marine Service

2833 NE 24 Street
Fort Lauderdale, FL 33305
(954)213-5899

August 25, 2019

City of Dania Beach
Office of the City Clerk
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Re: Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting Stephanie J. Toothaker, Esq. of Stephanie J. Toothaker, Esq., P.A. (toothaker.org) to represent the interests of Outboard Dynamics, LLC before the City of Fort Lauderdale and Broward County.

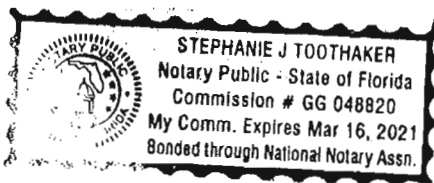
Sincerely,

SA Matis

STATE OF FLORIDA

COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me this 5th day of Sept., 2019, by



Stephanie J. Toothaker

Signature of Notary

STEPHANIE TOOTHAKER

Print name of Notary

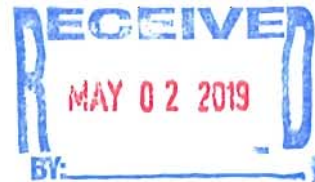
Personally Known ☒ (OR) Produced Identification ☐

Type of Identification Produced



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

Standard Development Application



- ☐ Administrative Variance
- ☐ Land Use Amendment
- ☐ Plat
- ☐ Rezoning
- ☒ Site Plan
- ☐ Special Exception
- ☐ Variance
- ☐ Other: _____

Date Rec'd: _____

Petition No.: SP-79-19

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

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

Location Address: 399B SW 22nd Ave

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

Recorded Plat Name: See attached

Folio Number(s): See attached Legal Description: See attached

Applicant/Consultant/Legal Representative (circle one) Stuart Moraitis

Address of Applicant: 2833 N.E. 24th Street, Fort Lauderdale, FL 33305

Business Telephone: (954) 524-0577 Home: (954) 563-5135 Fax: (954) 524-0537

E-mail address: sgmoraitis@bellsouth.net

Name of Property Owner: Stuart Moraitis

Address of Property Owner: 2833 N.E. 24th St Ft. Lauderdale, FL 33305

Business Telephone: (954) 524-0577 Home: (954) 563-5135 Fax: (954) 524-0537

Explanation of Request: Site Plan Approval + DRC Approval

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

Prop. Net Acreage: _____ Gross Acreage: 1.61 Prop. Square Footage: 70,085

Existing Use: Vacant Proposed Use: Marine Sales, Service and Repair

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

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Robert Vick / John Beach 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: SAH Muter
(Owner / Agent signature*)

BEFORE ME THIS 1st DAY OF May, 20 19

By:

Stuart Moraitis
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Carla J. Vick
(Signature of Notary Public – State of Florida)



CARLA J. VICK
Commission # GG 255357
Expires November 9, 2022
Bonded Thru Budget Notary Services

Personally known ☒ or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

City of Dania Beach Department of Community Development

Standard Development Application Attached Information

Location:

3998 SW 22nd Ave

Lots:

The north ½ of tract B and all of Tracts C and D of "Ravenswood Heights" together with a portion of Lot 2, Block 1, Section 29, "Plat of Sections 28,29,31, and 32"

Recorded Plat Name:

"Ravenswood Heights" and "Plat of Sections 28,29,31, and 32"

Folio Numbers:

5042 2901 0050

5042 2911 0040

5042 2911 0050

5042 2911 0060

5042 2911 0070

Legal Descriptions:

WEST 204' OF EAST 454' OF NORTH 82.75' OF SOUTH 257.75' OF LOT 2, BLOCK 1, SECTION 29 OF "PLAT OF SECTIONS 28, 29, 31 AND 32" (P.B. 2, PG. 32 M-D.C.R.)

THE NORTH ONE-HALF OF TRACT B, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE SOUTH ONE-HALF OF TRACT C, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE NORTH ONE-HALF OF TRACT C, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TRACT D, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



Lajoie, Corinne

From: Braun, Craig <Craig_Braun@sheriff.org>
Sent: Wednesday, September 04, 2019 11:37 AM
To: Lajoie, Corinne
Cc: John Beach; Braun, Craig
Subject: Outboard Dynamics LLC PZ log No: SP-79-19

Corrine:

I spoke with Mr. Beach (architect for the Outboard Dynamics Project 3998 SW 22 Ave.) today, in regards to the SP-79-19 comments (2nd review) that were to be corrected prior to public hearing. The DRC second review meeting which was held back on 7-25-2019. Fire is now satisfied, with their submission corrections for the project, all issues have been properly addressed. Their site plan submission now complies with the Fire Code and can move forward.

Professionally,

Craig Braun

Craig Braun, Fire Prevention Officer
Broward Sheriff Fire Rescue & Emergency Services Dept.
Dania Beach District
103 W. Dania Beach Blvd.
Dania Beach, Florida 33004
Tel: 954-342-4262
Fax: 954-342-4265
craig_braun@sheriff.org
The largest dual accredited public safety agency in America



Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

Lajoie, Corinne

From: Ryan St. George <Ryan.George@metriceng.com>
Sent: Tuesday, August 20, 2019 12:58 PM
To: gabriela@themirrorofparadise.com; Lajoie, Corinne
Cc: john@vickarch.com; robert@vickarch.com; sgmoraitis@bellsouth.com; Jacob Ripp
Subject: RE: Outboard Dynamics
Attachments: Outboard Dynamics Landscape Plan Resubmital 08.19.19 (no color plan page).pdf

Gabriela,

Thank you for making the change. I see the 18th tree added to the NW corner of the property.

Corinne - this one is good to go now. Landscape approves of the current/attached plans.

Regards,

Ryan St. George
South Florida Environmental Services Manager

13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext 119
Mobile: (954) 668-8244
Fax: (305) 251-5894
Ryan.stgeorge@metriceng.com
www.metriceng.com

-----Original Message-----

From: Gabriela Fojt <gabriela@themirrorofparadise.com>
Sent: Tuesday, August 20, 2019 12:15 PM
To: Ryan St. George <Ryan.George@metriceng.com>
Cc: john@vickarch.com; robert@vickarch.com; sgmoraitis@bellsouth.com
Subject: RE: Outboard Dynamics

Good morning,

All requested corrections have been addressed. I attach the reviewed plans again (Jacob - I added one more tree for islands - planted out as we don't have physically a couple of islands and the 18th tree for mitigation).

I was referred to ask you to send, please, an email to Corinne Lajoie at the city standing that the landscape part has been approved. This is the way she wants to proceed. The email is clajoie@daniabeachfl.gov.

Thank you both, it was a pleasure working together.

Gabriela Fojt

On Wed, August 14, 2019 7:47 am, Jacob Ripp wrote:

> Good morning Gabriela,
 >
 >
 > One quick thing I noticed while reviewing the plans is that in the
 > chart on LP-2 and in the calculations on DT-2, it shows that you are
 > proposing
 > 18 mitigation trees, however, the plan only shows 17 and the plant
 > schedule on LP-2 only shows an excess of 17 trees. Can you clarify this?
 >
 > Other than that I had no issues with the revised plans.
 >
 >
 > Many thanks,
 >
 >
 > Jake Ripp
 > Environmental Technician
 > [Metric Logo for Email Signature (2)]
 > 13940 SW 136th St, Miami, FL 33186
 > Office: (305) 235-5098 ext 102
 > Mobile: (563) 380-6211
 > Fax: (305) 251-5894
 > Jacob.Ripp@metriceng.com<mailto:Jacob.Ripp@metriceng.com>
 > [https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&_amp;data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
 > [amp;data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=q3WCjmyYpNwvCENKqrrER0WrMeJzn1twpwBcw%2F6HeUc%3D&reserved=0](https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.metriceng.com%2F&_amp;data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=q3WCjmyYpNwvCENKqrrER0WrMeJzn1twpwBcw%2F6HeUc%3D&reserved=0)
 >
 >
 > From: Gabriela Fojt <gabriela@themirrorofparadise.com>
 > Sent: Wednesday, August 14, 2019 7:50 AM
 > To: Ryan St. George <Ryan.George@metriceng.com>
 > Cc: Jacob Ripp <Jacob.Ripp@metriceng.com>
 > Subject: Re: Outboard Dynamics
 >
 >
 > Thank you Ryan! It's good to know that there is some progress at least.
 > Thank you !
 > Gabriela
 >
 >
 > Get Outlook for
 > iOS<[https://aka](https://aka.ms%2Fo0ukef&data=02%7C01%7Cjacob.ripp%40metriceng.com%7Ccead910f7f7c445d4b4e08d720b0d0db%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C63701381)
 > [.ms%2Fo0ukef&data=02%7C01%7Cjacob.ripp%40metriceng.com%7Ccead910f7f7c4](https://aka.ms%2Fo0ukef&data=02%7C01%7Cjacob.ripp%40metriceng.com%7Ccead910f7f7c445d4b4e08d720b0d0db%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C63701381)
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> 7750469&sdata=0zc0TscHYhypvD8j3nHly7CXOsD3A%2FH8e7eQXp%2Fg34U%3D&reser
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>
> On Wed, Aug 14, 2019 at 7:22 AM -0400, "Ryan St. George"
> <Ryan.George@metriceng.com<mailto:Ryan.George@metriceng.com>> wrote:
> Good morning Gabriela,
>
>
> Yes, we received your message. Should have our review of your updated
> material completed either later today or first thing tomorrow.
>
> Apologies for the delay.
>
>
> Regards,
>
>
> Ryan St. George
> South Florida Environmental Services Manager [Metric Email Logo]
> 13940 SW 136th St, Miami, FL 33186
> Office: (305) 235-5098 ext 119
> Mobile: (954) 668-8244
> Fax: (305) 251-5894
> Ryan.stgeorge@metriceng.com<mailto:Ryan.stgeorge@metriceng.com>
> [https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [amp;data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad18840](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [8d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C6370191563350](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [95260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [;reserved=0<http](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [%3A%2F%2Fwww.metriceng.com%2F&data=02%7C01%7Cryan.george%40metriceng.co](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [m%7](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [Ccead910f7f7c445d4b4e08d720b0d0db%7C785e3720537e4b60a99519d9c7bf39dc%7](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [C1%](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [7C0%7C637013816127760468&sdata=iSh7stPkSTxSBFkq2R3D8iGhpxuiG2lYEKgbCg%](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335095260&sdata=Nb6dbLoVrX%2FFGJ%2BKcjvLe7DU26GYsJT5ZeEN4oKcAeY%3D&reserved=0)
> [2Fu](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637013816127760468&sdata=iSh7stPkSTxSBFkq2R3D8iGhpxuiG2lYEKgbCg%2Fu)
> [AeY%3D&reserved=0>](https://nam04.safelinks.protection.outlook.com/?url=www.metriceng.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637013816127760468&sdata=iSh7stPkSTxSBFkq2R3D8iGhpxuiG2lYEKgbCg%2Fu)
>
>
> From: Gabriela Fojt
> <gabriela@themirrorofparadise.com<mailto:gabriela@themirrorofparadise.
> com
> >>
> Sent: Friday, August 09, 2019 11:32 AM
> To: Ryan St. George
> <Ryan.George@metriceng.com<mailto:Ryan.George@metriceng.com>>
> Subject: Outboard Dynamics
>

>
> Good morning!
>
>
> Just to ask you if you received my email with corrections to this
> project? The architect is pressing over me because he needs the
> projects finished to send to people doing the rendering. They are
> resubmitting the 19th of this month.
>
>
> Thank you
>
>
> Gabriela Fojt, ASLA, PLA
>
>
> The Mirror of Paradise
> c: 954 478 3064
> [4](https://nam04.safelinks.protection.outlook.com/?url=www.florida-landscape.com&data=02%7C01%7Cryan.george%40metriceng.com%7C93dc605993d44aad188408d7258c29b4%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637019156335105254&sdata=RNahD9ys9llnGTsoMT63amPARfskxyWor09QW9Cm5o0%3D&reserved=0<https://nam04.safelinks.protection.outlook.com/?url=http://www.florida-landscape.com &data=02%7C01%7Cjacob.ripp%40me triceng.com%7Ccead910f7f7c445d4b4e08d720b0d0db%7C785e3720537e4b60a99519d9c7bf39dc%7C1%7C0%7C637013816127760468&sdata=kSU2xMa4TmjsRXTlufLuYdMHlG Ft0 7kkImYIZiMhB4I%3D&reserved=0>3924 N Ocean Blvd

> Fort Lauderdale, FL 33308

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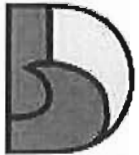
Lajoie, Corinne

From: engineering
Sent: Sunday, May 26, 2019 6:19 PM
To: Lajoie, Corinne
Cc: EngineeringReview
Subject: SP-79-19 Outboard Dynamics, LLC - Traffic Statement

Corinne,

I have completed my review of the traffic statement and I concur with its methodology and findings. Accordingly, I accept the traffic statement provided.

Thank you,



DANIA BEACH
SEA IT LIVE IT LOVE IT.

Curt A. Keyser, P.E.
Acting City Engineer | City of Dania Beach
engineering@daniabeachfl.gov | daniabeachfl.gov
1201 Stirling Road | Dania Beach, FL 33004
Phone: 954-924-6800 x3615 | **Fax:** 954-923-1109



September 16, 2019

PZ Log No: PL-128-19 Outboard Dynamics (1st Review)
Engineering Comments

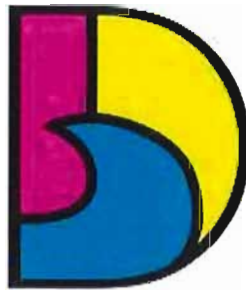
Tier 1.

- 1.- Please , provide copy of Unity of Titles, plat, re-plat, easement(s) and/or dedication(s) recorded prior of issuance of Building permit (as Applicable). Please, it shall be recorded in the Broward County Public Records. Verify in proposed Plat what Lots/Parcels are involved Parcels 1,2,3,4,5, into just only Parcel A?
- 2.- Shall submit proof of Plat Submittal to the BC Development Management Division.
- 3.- Please provide location of off-site water and sewer lines , proposed connection location, and route the lines will take.
- 4.- Clarify on SW 22nd Ave. and Ravenswood ROW condition of Utility / Driveway Access connections , any additional Easement / Dedication with Broward county and City's Public Works.
- 5.- Provide complete Site Plan and a full set of Preliminary Civil plans with details and cross sections, Drainage Calculations and Geotechnical Information , P.G.D., P.M.S., W.& S., E.S.C., including Demolition, Staging Plans.
- 6.- 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/Report based on applicable trip generation rate(s) in the ITE - Institute of Transportation Engineers' Trip Generation manual, most recent edition.
- 7.- Provide in survey C1 measurement, acreage and Type of Flood Zone- Base Flood Elevation on Notes.

**For ease of review, please reply to each line comment and
Reference drawings and/ or backup documents provided. Additional comments
may apply.**

Engineering Reviewer:

Manny Vega, PE
Consultant, CAP Government
engineeringreview@daniabeachfl.gov



DANIA BEACH
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CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
COVER LETTER

To: john@vickarch.com / sgmoraitis@bellsouth.net

From: dlozandier@daniabeachfl.gov

Date: 7/18/2019

Re: Outboard Dynamics 2nd 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, July 25, 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: Daniel Lozandier, Planning Associate, dlozandier@daniabeachfl.gov
Corinne Lajoie, Planning & Zoning Manager, cchurch@daniabeachfl.gov
Muriel Bryan, Planner, mbryan@daniabeachfl.gov
Rickelle Williams, CRA Executive Director, rwilliams@daniabeachfl.gov
DeAndre Spradley, Economic Development Manager, dspradley@daniabeachfl.gov
Craig Braun, Fire Prevention Officer, Craig_Braun@sheriff.org
Manny Vega, Engineer, engineeringreview@daniabeachfl.gov
Jacob Ripp, Arborist, danial.trees@metriceng.com



BROWARD SHERIFF'S OFFICE
Department of Fire Rescue & Emergency Services
Fire Marshal's Office
Dania Beach District

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



SITE PLAN REVIEW COMMENTS

Date: 7-15-19 **Site Plan No.:** SP-79-19 **Time Required For Review:** 1 hr

Project: Outboard Dynamics LLC **Sq. Ft.** 21,300

Plan Reviewer: Craig Braun Fire Prevention Officer / Plans Examiner

☐ Approved As Submitted

☐ Denied

☐ Approved With Conditions

☒ Comments Must Be Addressed and Resubmitted Prior to City Commission Meeting

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

- 1) Site plan page SP-1 does not match the civil engineering water and sewer plan.
- 2) The fire hydrant between buildings 1 & 2 needs to be placed on the other side of the street adjacent to the FDC.
- 3) Although the revised SP-1 shows the future intent of fire sprinkler risers to both buildings 1 & 2. It shall be understood that FDC for both buildings shall not have the Siamese connection installed on the pipe above grade, but rather a cap on the piping above grade, until such a time that these buildings are actually provided with a fire sprinkler system. In addition, the underground piping from the point of service including the underground piping to the FDC below grade shall be subject to meeting the requirements of hydrostatic 2 hr/ 200 lb. pressure test and a re-evaluation of the UG pipe for any signs of deterioration, MIC, or obstruction of flow/Corrosion etc. as well as new signed, dated, & stamped, professional designers submission of adequate fire flow demand calculations and fire hydrant flow testing.

Landscape Plan Review: Outboard Dynamics LLC

PZ Log Number: SP-79-19 Review Number: 2

Reviewer: Jake Ripp Date: July 18, 2019



The following **updates and clarifications to previously issued comments** are based on an additional review of the landscape plans dated July 5, 2019, for the property located at 3998 SW 22nd Ave, 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 below 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. The arborist report did not include all specimen trees to be removed. A specimen tree, as defined by the City, is any hardwood or conifer that has a DBH of 18 inches or greater and any palm with a minimum of 6 feet of clear wood and a DBH of 12 inches or greater. Several trees and palms such as the avocado tree, strangler figs, and cabbage palms need to be included in the arborist report. Weeping fig is an exotic ficus and not eligible for specimen protection.
2. Specimen trees are mitigated solely by the specimen appraisal value and not by canopy replacement. Remove the canopy of the specimen trees from the canopy mitigation calculation.
3. The replacement tree price in the specimen tree appraisal formula must be the average of three published prices of a common, native, locally available Category 1A tree (a minimum of 16 feet in height). Provide the sources that a Category 1A, not a Category 1B, tree is \$125. The City's current estimate for trees that meet the required height and DBH requirements for 1A is \$800.
 - a. Note that Category 1B trees should be used for non-specimen canopy mitigation calculations. This comment is specific to non-specimen trees.
4. Two non-specimen trees, i.e. tree 17 and 22, were included in the report as specimen trees but do not meet the minimum 18" DBH requirement in the City's code. Remove these trees from the specimen tree appraisal and mitigate by canopy.

5. Per Sec. 825-140(C)(2), the lowest location score a specimen tree can receive is .5. Increase the score of tree #30 to the minimum of .5.
6. The canopy of dead trees (P1, P2, P3) does not need to be mitigated. Update the disposition plan and mitigation calculations accordingly.
7. Per Sec. 825-100(A)(5), new developments are required to have an additional 50% tree replacement for all non-fleppc and specimen trees. This 1.5 multiplier must be added to the total specimen value of trees to be removed and the canopy of all non-fleppc species to be removed.
8. The proposed landscape design uses category 2 and 3 trees in place of the category 1 trees throughout the site due to airport height restrictions.
 - a. With a variance request, the City typically requests a form of compensation to make up for the function/intent of the code section that cannot be met. Describe what alternative design element(s) are being proposed to compensate for the reduced functions provided by smaller Category 2 and 3 trees.
 - b. Provide a variance for Sec. 275-190 for the quantity of shade trees compared to intermediate, small trees, and palms.
 - c. Provide a variance for Sec. 275-120 for utilizing trees under 16 feet in height for perimeter buffer trees
9. The current calculation for perimeter buffer trees at 1 tree per 40 linear feet is a calculation used for category 1 trees. Since smaller trees are being used, the spacing can be reduced and still comply with spacing requirement outlined in 275-190(H).
10. The proposed tree spacing for the two southern VUA terminal parking peninsulas is insufficient (between the dahoon hollies and the silver buttonwoods). Per Sec. 275-190(H)(2), non-shade trees must be spaced a minimum of 15 feet from other trees.
11. Provide the canopy spread (in feet) for each tree on the tree disposition table.

END OF COMMENTS



CITY OF DANIA BEACH

DEPARTMENT OF PUBLIC SERVICES

July 17th, 2019

Engineering and Public Services Comments Outboard Dynamics LLC SP-79-19 (2nd 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. The project will need to be re-platted and recorded with Broward County due to the age of the current plats. The Building permit will not be issued until completion of the platting process. Verify if Utility easement to be vacated and along SW 22nd Avenue has a 25' easement / ROW.

R: Acknowledged.

Verify 25' ROW dedication shown on SP-1 and new relocation of 5' and 10' Utility Easement at the South of Parcel 2 and on the West of Parcel 1 respectively. Verify, on the North area of the property 10' Utility Easement running along the swale area/curb. Proposed dedication to the City.

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 copy of a Traffic Statement was provided by TrafTech Engineering, Inc. pending approval by City Engineer.

R: Traffic memo prepared by TrafTech has been submitted. We are awaiting statement from the City Engineer. Request for statement was emailed to engineering@daniabeachfl.gov on 06/17/2019.

3.-Please, provide copy of Boundary and Topographic Survey dated, signed and sealed by a Florida Registered Professional Land Surveyor showing all existing Utilities and PGD plans including elevations of adjacent streets SW 22nd Ave and Ravenswood Road. Copies of survey showing separate parcels were provided but it needs to be provided all the unified parcels as a whole similarly as shown in Page 2 out of 10. In survey missing to be identified PL, ROW lines, dimensions e.g. East of Parcel 1.

R: Acknowledged.

4.- Site Plan SP-01 was provided missing FDOT Index 546 Visibility Triangle at entrance of driveway neither on civil plans. Identify PL, ROW, lines and dimensions on Civil Plans.

R: A sight triangle per FDOT Index 546 has been added to the Signing and Marking Plan. All property lines and right of lines are identified with stacking at building 2 increased to 25' to meet code. Stacking at Building 3 increased to 17'-10" if measured to property line, however the distance is 32'-10" edge. The two way access road is dimensioned at 25 feet.

The stacking distance of 17'10" is not in compliance. It may need a variance, please confirm with Corinne Lajoie. The requirement for sidewalk along SW 22nd Ave. has not been finalized between the City and Owner as of this date. (Pending to be achieved)

Please, verify point of location/intersection and distances of $d_l=350$ and $d_r=225$ including speed. BC and City Public Works Access driveway permits for Ravenswood Road and SW 22nd Ave. must be provided prior to issuance of Building Permit.

5.- A proposed preliminary Paving, Grading and Drainage was provided on Page 3. Please provide copy of Drainage calculations including the Geotechnical Report to support proposed Drainage system and grading layout. Verify notes on plans for NGVD and NAVD 1988. Also, 25 – 100 Years -3 Days Rainfall. Re visit your proposed FFE of Building 1 at 8.00' NAVD having a Flood Zone AH (6.00) and other buildings with higher elevations shown in SP-1. Sec. 265-110(6) A minimum stacking area of 25 feet is required between the property line and the entrance to the first stall. Sec. 265-150 (E) (3) Minimum access width dimensions at the street of (Two Way). Twenty-five (25) feet. Provide roof drainage connections.

R: The floor elevations for this site are not finalized. Although two finish floors are below the 100 Year 3 Day elevation, this site is exporting storage. We need to prove that the "Volume of useful storage available to the Basin.

Preliminary copy of Surface Water Management Calculations was provided with Geotechnical Report, showing only Post and Pre Development calculations but missing 10 Year – 1 Day Rainfall and Elevations of Pre are lower than Post. Missing Cascade reports with no discharge. On sheet 3/8 was shown 100 Year – 3 Day and 10 Year – 1 day at 5.5' and 3.5' NAVD. Please re-visit calculations. Please, Clarify what Detention and Basin areas.

6.- Preliminary Utilities – Water and Sewer – Plan was provided in page 4 missing points of connections e.g. tee, etc. and FDC (If Applicable).

R: New connection to the Building, if any, will be provided at the time of Permit Application. Clarify 4" DIP WM connection. Identify points of conflict between utilities and drainage system. Verify private lift Station.

R: Points of Conflict are not indicated on the plans. We will add these conflicts for the next review.

BC and City Utility Connection permits must be provided prior to issuance of the Building Permit.

7.- 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.

R: We have not yet added State Plane Coordinate Values to the Water, Sewer, and Drainage

facilities on the Plans

Tier 2:

1.- Identify ROW lines and dimensions on SW 22nd Avenue and Ravenswood Road Please, clarify driveways encroaching into SW 22nd Ave. Verify, if 5' Utility easement are going to be vacated and if proposed easements are going to be required.

R: All Property Lines and Right Of Way Lines are identified.

Missing in Civil Plans.

2.- Identify in Civil drawings geometric dimensions like width of driveways aisles, loading parking, proposed turn around areas and others.

3.- Provide cross sections of proposed ROW on all the surrounding streets.

4.- Provide copies of approved permits from City of Dania Beach, Broward County and FDOT for driveway(s) access and utilities connections (As applicable).

5.- Provide Maintenance of Traffic (MOT) Plan by the General Contractor . This will be required if Improvements or cuts on The ROW are required for Utility connections.

6.- A complete Paving, Grading and Drainage Plan(s), including the sizes and dimensions of all storm-water infrastructures. Provide Drainage Structures Tables.

7.- Provide drainage calculations and geotechnical information supporting the proposed drainage design including its connection with existing system.

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.

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.

10.- Proposed grading and drainage plan shall be based on the storm-water management calculations. Identify minimum paving elevations from drainage calculations.

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.

12.- Provide location of building roof drains, and their proposed connection(s) to the on-site drainage system.(As applicable)

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.

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).

14.1.- Preliminary Utilities – Water and Sewer - Plan must be provided missing existing Water Main and Fire connections lines. Missing points of connection in water system and pending to be shown points of conflict between utilities (Minimum separation)

15.- Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the separation between water, sanitary, storm-water services lines.

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.

17.- Backflow preventers should not encroach on sidewalks.

18.- Show also all existing and proposed utilities on the landscaping plans for potential conflicts and also Sight visibility triangle.

19.- Provide a Complete Pavement, Marking and Signage Plan with details.

Preliminary plan provided, pending complete PMS plan to be provided.

20.- Provide a complete Erosion and Sediment Control Plan.

A preliminary plan was provided.

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.

22.- Provide a proposed “ Staging Plan” including employee parking, material storage, etc. Staging Plan will be submitted at time of construction. Only is going to be required or needed if construction activity can’t be contained on site.

23.- Provide location of Building roof drains, and their proposed connection(s) to the onsite drainage system.

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.

25.- 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.

26.- 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.)

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

Curt Keyser, PE

Acting City Engineer/City of Dania Beach

engineering@daniabeachfl.gov

Zoning designation = IROM-AA

FLU designation = Industrial

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

2nd 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. Per Section 635-50, application missing the following information:~~
 - ~~(L) Locations and dimensions of all existing and proposed rights-of-way and dedications, including ultimate ROW lines, easements, property lines, streets, buildings, watercourses and water bodies, pedestrian areas, and other existing physical features in or adjoining the project, and their disposition.~~
 - ~~(M) The location, dimensions and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas.~~
2. **APPLICATION:** Confirm application was properly completed, signed, and proper application fee was paid.
3. **Must submit application, application fee, justification statement based on criteria identified in the LDC, and any other documentation necessary for all Variances, Special Exceptions, Waivers, Design Variations, etc needed for the project at time of Site Plan Submittal. Failure to do so will result in delay of the project.**
Submit Plat application, site plan cannot proceed to public hearing without the plat, variance & exception applications running concurrently. 2nd time requested.
4. **RIGHT-OF-WAY:** Identify if R-O-W dedication is required for SW 22 Avenue.
5. UTILITIES: Identify projected water, sewer and solid waste demand for the project. Must provide documentation from Public Services, or Broward County as applicable, stating capacity is available to meet the projected demands prior to public hearing.
6. IMPACT FEES: Impact fees that will be required for the project at time of permitting are attached.
7. **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.
8. **PARKING:** ~~Correctly identify building square footage so parking can be calculated. Sheet SP 1, Table (building area)~~
 - ~~Total roof coverage identified as 21,533s.f.~~
 - ~~In "Parking Data" 21,500 s.f. identified~~
 - ~~In "Building Information" a total of 21,380 s.f. identifies (3,880 + 4,000 + 13,500)~~
9. **PARKING.** ~~Provide parking calculations for each use as identified in Section 265-50 (storage = 1:2,000s.f./Showroom = 1:400s.f./Service repair = 1:500s.f.) Loading spaces cannot be counted toward required parking. Revise "Stalls Provided" from 36 to 35.~~
10. **PARKING.** ~~Sheet SP 1 "Parking Data" identifies 43 parking spaces needed, only 42 spaces provided. Revise accordingly.~~
11. **PARKING.** Per Section 265-110(C)(6) "When a row of parking stalls is immediately adjacent to a driveway, a minimum stacking area of 25' is required between the property line and the entrance to the first stall"

- ~~Parking for Building 2 provides 17' setback~~
- Parking for Building 3 provides ~~approximately 7'~~ 17'10" setback. Request 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.

Revise accordingly.

12. ~~**PARKING.** Per Section 265-110(C)(2) "Two-way directions and 2-lane, one-way directional movement requires a minimum aisle of 24' regardless of parking angles." Identify drive aisle width for Building 3 parking lot.~~

13. ~~**LOADING:** Per Section 270-20(A) a minimum of one loading space is required. Loading space must be a minimum of 12' X 25'.~~

14. ~~USE: the proposed use is not identified in Section 115-40.~~

15. **Provide minimum bicycle parking requirements identified in Section 265-51.** ~~In data table, identify required/provided and show location on site plan. I see bubbled note but do not see the location of the bike rack on the site plan. Clarify.~~

16. ~~**ROOFTOP MECHANICAL EQUIPMENT:** Must meet regulations in Section 220-60. Identify how equipment will be screened from view.~~

17. **Industrial Design Standards**, per Section 511-30, the following provisions appear to not be in compliance with proposed development, or inadequate information was provided.

- ~~(B) Simple rectangular box structures shall be prohibited.~~
- ~~(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.~~
- ~~(G) The use of flat steel or metal panels for the exterior walls is prohibited.~~
- (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. Building 2, west elevation provide window percentage. Building 3, west elevation does not meet 10% requirement. Revise accordingly to meet code requirements or request an Exception 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).
- ~~(J) The coloration of all buildings shall be nature blending with a maximum of three (3) colors exclusive of roof. The use of "earth tone" or light pastel colors is encouraged. Semi-transparent stains are recommended for application on natural wood finishes.~~
- ~~(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.~~

- ~~(M) Work area or storage doors and open bays shall not open toward or otherwise be visible from any of the designated principal roads.~~

(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. Zero feet of landscaping is provided on building frontage. Revise to meeting code requirements or request an Exception. 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).

18. Must provide latest revised set of plans on disk prior to going to public hearing.

19. For the purpose of evaluating flood and roadway conditions and mitigation related to the future development project, all topographic information will include LIDAR spot elevations within 150' of the subject property boundaries. Speak with Eleanor Noreana at (954) 924-6805 X 3645.
20. The applicant is encouraged to contact neighbors adjacent to, as well as condominiums and neighborhood associations to advise of this property. Please provide acknowledgement and/or documentation of any public outreach.
21. 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.
22. Please e-mail resolution and legal description, prepared by an attorney, for development approval in word format to clajoie@daniabeachfl.gov four (4) weeks prior to public hearing.
23. 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.
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 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 schedule for public hearing. The form is available on the City's Web site, cost \$100 and takes 5 days to process.
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 & O-2018-019, commercial properties under construction are required to provide security to fencing with screening showing project rendering covering at least 75% of the length of the fence along an arterial or state right-of-way, 25% along local roads & must include name and intended use of the project, project rendering, project website address, and owner or agent, the telephone number for the owner or agent, and

the name and an emergency contact telephone number of the general contractor. when adjacent to ROW. Provide screen detail with next submittal.

27. Must construct sidewalk along SW 22 Avenue. Identify on site plan. 2nd time requested.
- ~~28. Building 3 appears to have entry gates. Identify location and site plan and provide detail.~~
- ~~29. If site is to be fenced, identify location on drawing and provide detail.~~
30. Per Section 275-100(B) "All landscape areas within the vehicular use area or abutting landscape areas shall be protected from vehicular encroachment through appropriate wheel stops or curbs." Identify location of such curbing on site plan ~~and provide detail.~~ Curbing must be type "D" or "F". 2nd time requested.
31. Per Section 22-5 curb cut is limited to 30% of lot frontage on ROW. On SW 22 Avenue 30% = 58.2'; 91' proposed. See regulations & city engineer for mitigation requirements.
32. In Date Table identify permitted/provided building height. Per Section 20510 maximum building height allowed is 6-stories/62'. Revise Building Information table accordingly.
- ~~33. Per Section 290-50(B) Provide pedestrian access, maze style. Provide details and show on site plan.~~
- ~~34. Dumpster gates cannot swing into required drive aisle. Replace swing gates with rolling gates or move dumpster enclosure back.~~
35. Provide dedication language for review by City Attorney prior to public hearing and recordation.
36. Confirm total site area is after ROW dedication.

NOTES:

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



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.

<u>Type</u>	<u>Fee</u>
Recreation and Open Space:	
Single Family/Townhouse	\$1,825 per unit
Multi-Family	\$1,364 per unit
Mobile	\$1,140 per unit
Traffic Mitigation: (RAC only)	\$21.26 per PM peak hour trip
Administrative:	\$.16 per sq.ft.
Police:	\$.184 per sq.ft.
Fire:	\$.389 per sq.ft

For any questions regarding water & sewer impact fees, please contact the Public Services Division at 954-924-3740.

City Ordinances and Resolutions:

Water & Sewer Impact Fees - Resolution 2012-002, Ordinance 2011-035
Administrative, Police & Fire - Resolution 2005-150, Ordinance 2005-037
Recreation and Open Space – Resolution 2014-071
Traffic Mitigation – Resolution 2014-049

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Resolution

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION APPROVING “OUTBOARD DYNAMICS PLAT” (PL-128-19) SUBMITTED BY OUTBOARD DYNAMICS, LLC FOR PROPERTY LOCATED AT 3998 S.W. 22ND AVENUE 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

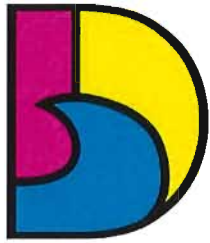
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

CM PL-128-19, R-2019- Outboard Dynamics Plat (PL-128-19), Outboard Dynamics Map, Outboard Plat OPT, Outboard Plat app & backupOPT



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: November 12, 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: **PL-128-19:** The applicant, Stephanie Toothaker, Esq., on behalf of the property owner Stuart Moraitis, is requesting a plat approval the property located at 3998 SW 22 Avenue.

Request

To plat the property allowing industrial use with ancillary office and commercial use.

The applicant is required to plat the property in conformance with applicable City and Broward County regulations. In doing so, the unifying the five (5) parcels, thereby establishing one unified development parcel.

The applicant is also requesting variances, exception and site plan approval under a separate application for the construction of a three (3) individual buildings, providing a total of 6,000 square feet of storage, 1,880 square feet of showroom, and 13,533 square feet of service repair.

Background

This property was annexed into the City in 1990. The property has been vacant and free of structures since that time.

Budgetary Impact

Approval of the site plan will create new tax base after construction of the three (3) new buildings are built and occupied.

Recommendation

Approve the resolution.

RESOLUTION NO. 2019-151

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING "OUTBOARD DYNAMICS PLAT" (PL-128-19) SUBMITTED BY OUTBOARD DYNAMICS, LLC FOR PROPERTY LOCATED AT 3998 S.W. 22ND AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A," A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the "Code"), which chapter contains the City Land Development Code (the "LDC"), pursuant to Part 6, "Development Review Procedures and Requirements," Article 640 "Plats," no principal building may be constructed on any lot unless a Plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

WHEREAS, Outboard Dynamics, LLC (the "Applicant"), is requesting Plat approval (PL-128-19), for property legally described in attached Exhibit "A," which is made a part of and is incorporated into this Resolution by this reference; and

WHEREAS, the "Outboard Dynamics Plat" (PL-128-19), is restricted to industrial with ancillary commercial/office; and

WHEREAS, on July 25, 2019, the City's Development Review Committee (the "DRC"), which includes representatives from the Broward Sheriff's Office, Broward Fire Department, Public Services Department, the City's landscape consultant and the Planning Division staff, reviewed the plat for compliance with all applicable regulations; and

WHEREAS, staff recommends approval of the Plat; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

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

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

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

Section 2. That the application for the “Outboard Dynamics Plat” (PL-128-19), a copy of which is attached as composite Exhibit “B,” which is made a part of and incorporated into this Resolution by this reference, is approved.

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

Section 4. Such application must be reviewed by the Broward County Aviation Department; the point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

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

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

PASSED AND ADOPTED November 12, 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 1: THE NORTH 1/2 OF LOT B OF RAVENSWOOD HEIGHTS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT A PORTION THEREFROM, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1122.33 FEET; THENCE SOUTH 88°35'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°35'45" WEST 30.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°07'17" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 97.82 FEET THROUGH A CENTRAL ANGLE OF 02°29'20" TO THE END OF SAID CURVE; THENCE NORTH 88°36'41" EAST 18.17 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE NORTH 01°26'01" WEST 96.98 FEET TO THE POINT OF BEGINNING.

Parcel 2: THE WEST 204 FEET OF THE EAST 454 FEET OF THE NORTH 82.75 FEET OF THE SOUTH 257.75 FEET OF TRACT 2, BLOCK 1, OF PLAT OF SECTIONS 28, 29, 31, AND 32, BEING IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RESERVING AN EASEMENT OVER THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Parcel 3: THE SOUTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 4: THE NORTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel 5: LOT D, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Exhibit “B”
Plat



ON MAP

9-19
8-19
7-19
9-19
0-19
8-19

AT
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Feet
240 320



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CN
USA, USDA, AeroGRID, IGN, and the GIS User Community

"OUTBOARD DYNAMICS"

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

A REPLAT OF A PORTION OF LOT 2, BLOCK 1, SECTION 29 OF "PLAT OF SECTIONS 28, 29, 31 AND 32", PLAT BOOK 2, PAGE 32 MIAMI-DADE COUNTY RECORDS AND ALSO TRACTS C, D AND THE NORTH 1/2 OF TRACT B OF "RAVENSWOOD HEIGHTS", PLAT BOOK 31, PAGE 6 BROWARD COUNTY RECORDS, LYING WITHIN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 1/2 OF LOT B OF RAVENSWOOD HEIGHTS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT A PORTION THEREFROM, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1122.33 FEET; THENCE SOUTH 88°35'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°35'45" WEST 30.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°07'17" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 97.82 FEET THROUGH A CENTRAL ANGLE OF 02°29'20" TO THE END OF SAID CURVE; THENCE NORTH 88°36'41" EAST 18.17 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE NORTH 01°26'01" WEST 96.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 204 FEET OF THE EAST 454 FEET OF THE NORTH 82.75 FEET OF THE SOUTH 257.75 FEET OF TRACT 2, BLOCK 1, OF PLAT OF SECTIONS 28, 29, 31, AND 32, BEING IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RESERVING AN EASEMENT OVER THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

THE NORTH ONE-HALF OF LOT C, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

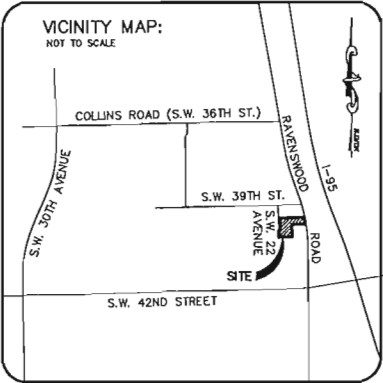
PARCEL 5:

LOT D, OF RAVENSWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 422.027, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 20____. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: _____ DATE: _____
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA



DEDICATION:

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BROWARD THAT STUART G. MORAITIS IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "MORAITIS ONE", A REPLAT. ALL EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE ADDITIONAL RIGHT OF WAY IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID STUART G. MORAITIS HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

WITNESSES:

1) _____ SIGNED _____
PRINT NAME STUART G. MORAITIS
2) _____ SIGNED _____
PRINT NAME _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS I HEREBY CERTIFY: THAT ON THIS DAY
COUNTY OF BROWARD PERSONALLY APPEARED BEFORE ME
STUART G. MORAITIS, TO ME WELL KNOWN
TO BE THE PERSON DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT,
AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND
VOLUNTARILY FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL
THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ CHAIR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20____ AND RECORDED IN PLAT BOOK _____, AT PAGE _____, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: _____ DEPUTY

BROWARD COUNTY ENGINEERING DIVISION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ ERIC B. AUGUSTO
COUNTY SURVEYOR
PROFESSIONAL SURVEYOR
AND MAPPER, LS5695
STATE OF FLORIDA
BY: _____ HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 12506

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20____.

BY: _____ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ ADMINISTRATOR OR DESIGNEE

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____, 20____.

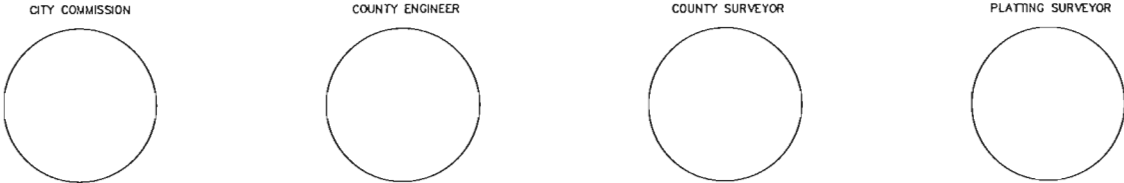
BY: _____ CHAIRPERSON

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF "MORAITIS ONE" WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF DANIA BEACH, FLORIDA, BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____, 20____ AND THAT BY SAID RESOLUTION ALL THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

ATTEST: _____ CITY CLERK

APPROVED: _____ MAYOR



"OUTBOARD DYNAMICS"

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2

SURVEYORS NOTES:

- 1) - INDICATES P.R.M. (PERMANENT REFERENCE MONUMENT) SET BRASS DISC STAMPED "PSM 5734" IN 4" X 4" CONCRETE MONUMENT
- 2) - INDICATES P.C.P. (PERMANENT CONTROL POINT) SET NAIL & DISC STAMPED "PSM 5734"
- 3) B.M. - BENCHMARK
- 4) B.C.R. - BROWARD COUNTY RECORDS
- 5) M-D.C.R. - MIAMI-DADE COUNTY RECORDS
- 6) O.R.B. - OFFICIAL RECORDS BOOK
- 7) P.B. - PLAT BOOK
- 8) PG. - PAGE
- 9) P.O.B. - POINT OF BEGINNING
- 10) P.O.C. - POINT OF COMMENCEMENT
- 11) - CENTERLINE
- 12) N - NORTH
- 13) S - SOUTH
- 14) E - EAST
- 15) W - WEST
- 16) S.W. - SOUTHWEST
- 17) N.E. - NORTHEAST
- 18) S.E. - SOUTHEAST

19) BEARINGS AS SHOWN HEREON ARE BASED NORTH 01°26'04" WEST ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

20) DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.

21) "NOTICE:" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

22) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

23) THIS PLAT IS RESTRICTED TO _____ SQUARE FEET OF INDUSTRIAL USE. INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREESTANDING OFFICE USES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

24)(a) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING ANY DRY MODELS, SALES, AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

24)(b) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

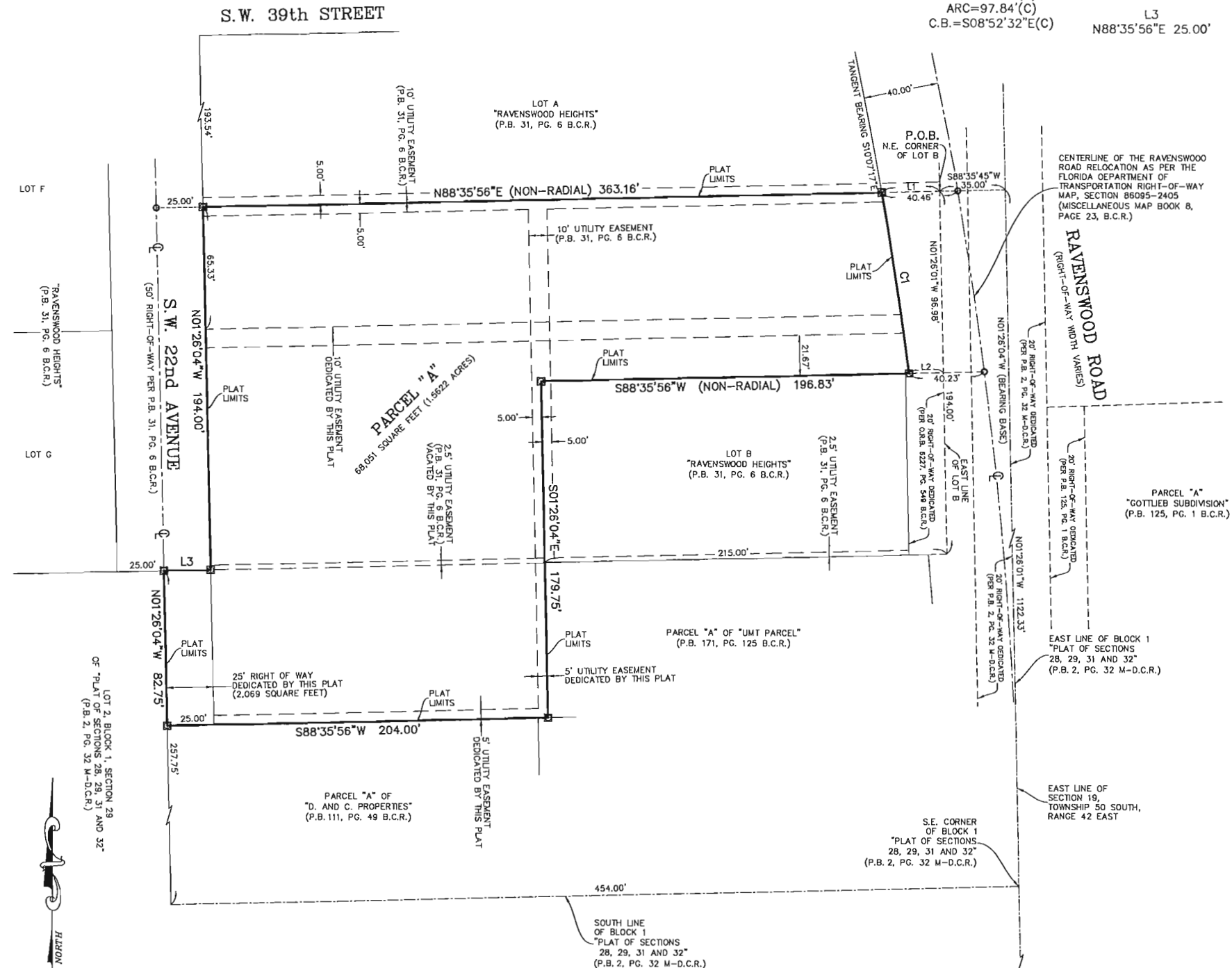


PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954) 318-4940 FAX: (954) 318-4941
LICENSED BUSINESS #68557

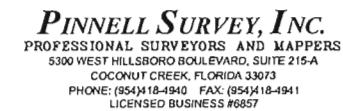
A REPLAT OF A PORTION OF LOT 2, BLOCK 1, SECTION 29 OF "PLAT OF SECTIONS 28, 29, 31 AND 32", PLAT BOOK 2, PAGE 32 MIAMI-DADE COUNTY RECORDS AND ALSO TRACTS C, D AND THE NORTH 1/2 OF TRACT B OF "RAVENSWOOD HEIGHTS", PLAT BOOK 31, PAGE 6 BROWARD COUNTY RECORDS, LYING WITHIN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

CURVE AND LINE DATA:

C1	L1
RADIUS=2251.83'	S88°35'45"W 30.84'
DELTA=02°29'20"(D)	
DELTA=02°29'22"(C)	L2
ARC=97.82'(D)	N88°36'41"E 18.17'
ARC=97.84'(C)	
C.B.=S08°52'32"E(C)	L3
	N88°35'56"E 25.00'



P.O.C.
S.E. CORNER OF THE N.E. 1/4 OF
SECTION 29, TOWNSHIP 50 SOUTH,
RANGE 42 EAST
FOUND BRASS DISC STAMPED L54039
IN CONCRETE MONUMENT IN ASPHALT
PAVEMENT AT INTERSECTION OF
RAVENSWOOD ROAD AND S.W. 42ND STREET



CERTIFY TO:
1. STUART G. MORAITIS
2. MORAITIS & RAJWINDI, LLP

PARCEL 1:

THE NORTH 1/2 OF LOT 6 OF RAINESWOOD HEIGHTS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT A PORTION THEREOF, AS DESCRIBED AS FOLLOWS:

CONVEYANCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1122.33 FEET; THENCE SOUTH 80°05'45" WEST 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 80°35'45" WEST 30.84 FEET TO THE BEGINNING OF A CURVE BEGINNING WESTERLY HAVING A RADIUS OF 225.85 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 100°07'17" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 97.82 FEET THROUGH A CENTRAL ANGLE OF 02°29'20" TO THE END OF SAID CURVE; THENCE NORTH 68°34'41" EAST 18.17 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE NORTH 01°26'01" WEST 96.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 204 FEET OF THE EAST 454 FEET OF THE NORTH 82.75 FEET OF THE SOUTH 257.75 FEET OF TRACT 22, BEING A PORTION OF PLAT OF SECTIONS 28, 29, 30, 31, AND 32, BEING IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF; RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; RESERVING AN EASEMENT OVER THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH ONE-HALF OF LOT C, OF RAINESWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

THE NORTH ONE-HALF OF LOT C, OF RAINESWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

LOT D, OF RAINESWOOD HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(1) TYPE OF SURVEY: BOUNDARY

(2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.

(3) THIS SURVEY IS A PARTIAL SURVEY OF THE ORIGINAL BASED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.

(4) THIS PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY COMMITMENT NO. 627335, DATED AUGUST 8, 2018 AT 11:00 P.M. AND ALL PLOTTABLE MATTERS OF SURVEY CONTAINED IN SCHEDULE B-B OF SAID COMMITMENT ARE SHOWN HEREON.

(5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS WERE MADE WITH RECORD MEASUREMENTS.

(6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD 83, UNLESS OTHERWISE NOTED.

(7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.

(8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.

(9) THESE DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.

(10) ALL EASEMENTS ARE SHOWN HEREON, UNLESS OTHERWISE NOTED.

(11) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 83°55'56" EAST ALONG THE NORTH LINE OF LOTS 8 AND 9 OF THE 1/4 SECTION 36, T.1N, R.1E, S.1W, SEC. 36, T.1N, R.1E, S.1W.

(12) BY GRANT PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASIC FLOOD ELEVATION OF 4 FEET AND FLOOD ZONES "X" AND "MO-2(X)" WITH NO BASIC FLOOD ELEVATION, AS SHOWN ON FEMA MAP NUMBER 15088-A-03, DATED 08/19/14.

(13) REFERENCE BENCHMARK: BROWARD COUNTY ENGINEERING B.S. #368.

ELEVATION = 8.0'(NOVD 29) / 7.49'(NAVD '83)

(14) REFERENCE BENCHMARK: ELEVATION = 8.0'(NOVD 29) / 7.49'(NAVD '83)

(15) TREE DESCRIPTION ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.

(16) AREA OF PROPERTY = 7012.0 square feet (1.6097 acres) MORE OR LESS.

(17) BENCHMARK PERFORMED: 08/19/18 (FIELD BOOK 584, PAGE 71)

(18) DRAWN BY: J.H.P. & O.D.L. CHECKED BY: J.H.P.

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 53-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISION	DATE	CHECKED BY
COMBINE SURVEYS 18-1491, 18-1492, 18-1493, 18-1494 & 18-1495	05/17/19	J.P.
LOCATE ADDITIONAL IMPROVEMENTS IN RAVENSWOOD ROAD R/W (19-1013)	05/22/19	J.P.

PROJECT NAME: MORAITIS

JOB NO.: 18-1491A

C1	L1
RADIUS=2251.83'	S88°35'45"W 30.84'
DELTA=02°29'20"(D)	L2
DELTA=02°29'22"(C)	N88°36'41"E 18.17'
ARC=97.82'(D)	L3
ARC=97.84'(C)	N88°35'56"E
C.B.=S08°52'32"E(C)	25.00'

LOT A

PARCEL 1
NORTH 1/2 OF LOT B

REMAINDER OF LOT 8

PARCEL 4
NORTH 1/2 OF LOT C

PARCEL 3
TH 1/2 OF LOT C

PARCEL 2
WEST 204' OF EAST 454' OF NORTH
82.75' OF SOUTH 257.75' OF TRACT 2,
BLOCK 1, SECTION 29
OF "PLAT OF SECTIONS 28, 29, 31 AND 32"
(P.B. 2, PG. 32 M-D.C.R.)

PARCEL "A" OF
"D. AND C. PROPERTIES"
(P.B. 111, PG. 49 B.C.R.)

NOTE:

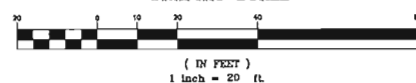
ALL OF THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FAA AIR RESTRICTIONS AS CONTAINED IN INSTRUMENT NO. 115344443 BROWARD COUNTY RECORDS.

B.M.	= BENCHMARK	N.A.V.	= NORTH AMERICAN VERTICAL DATUM
B.C.R.	= BROWARD COUNTY RECORDS	N.O.V.	= NATIONAL GEODETIC VERTICAL DATUM
C.	= CALCULATED MEASUREMENT	O.R.B.	= OFFICIAL RECORDS BOOK
C.	= CENTERLINE	R	= PLAT MEASUREMENT
C.B.	= CHORD BEARING	P.B.	= PLAT BOOK
C.B.S.	= CONCRETE BLOCK STRUCTURE	B.F.P.	= BACK FLOW PREVENTER
C.L.F.	= CHAIN LINK FENCE	P.O.B.	= POINT OF BEGINNING
C.O.	= CLEAN OUT	P.O.C.	= POINT OF COMMENCEMENT
CONG.	= CONCRETE	TYP.	= TYPICAL
C.L.P.	= CONCRETE LIGHT POLE	W.W.	= WATER METER
D	= DEED MEASUREMENT	W.V.	= WATER VALVE
E.S.	= ELECTRIC SERVICE	P.P.	= POWER POLE
ELEV.	= ELEVATION	A/C	= AIR CONDITIONING UNIT
F.P.L.	= FLORIDA POWER & LIGHT	o/s	= OFFSET
G.A.	= GUY ANCHOR	R/W	= RIGHT-OF-WAY
L.P.	= LIGHT POLE		= HANDICAPPED PARKING
M.	= MEASURED	XX	= FIRE HYDRANT
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	UL	= UTILITY POLE
M.H.	= MANHOLE		= SPOT ELEVATION

ENCROACHMENT NOTES:

- ENCROACHMENT NOTES:
- 1) 6 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY LINE OF PARCEL 1.
 - 2) 4 FOOT CHAIN LINK FENCE CROSSES OVER THE SOUTHERLY LINE OF PARCEL 2.
 - 3) 4 FOOT CHAIN LINK FENCE ENDOACHES INTO 25 FOOT ROAD RIGHT OF WAY EASEMENT ALONG THE WESTERLY PORTION OF PARCEL 2.
 - 4) 4 FOOT CHAIN LINK FENCE ENDOACHES INTO 2.5 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF PARCEL 2.
 - 5) 4 FOOT CHAIN LINK FENCE ENDOACHES INTO 5 FOOT UTILITY EASEMENT ALONG THE EASTERLY PORTION OF PARCEL 3.

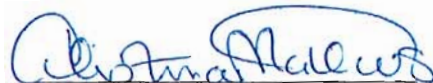
GRAPHIC SCALE



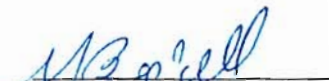
P.O.C.
S.E. CORNER OF
THE N.E. 1/4
OF SECTION 20
TOWNSHIP 30 N

3. A true and accurate copy (copies) of the subject sign(s) is/are attached to this Affidavit and incorporated by this reference.

FURTHER, AFFIANT SAYS NOTHING MORE.


AFFIANT

Sworn to and subscribed before me on October 25, 2017.


NOTARY PUBLIC
State of Florida at Large

My Commission Expires: 1-24-21





**City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, NOVEMBER 12, 2019**

**THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS**

TIME | 7:00 p.m.
PLACE | City Commission Chambers
City Hall, 100 West Dania Beach Blvd.
Dania Beach, FL 33004

PROJECT | Outboard Dynamics LLC

REQUESTS: | - Site Plan
- Plat
- Variances
- Exceptions



FILE # | SP-79-19 / PL-128-19 / VA-147-19 / VA-148-19 / VA-150-19 / OT-148-19

• For more information, please visit our website <http://danibeach.org/PublicHearings> or call (954) 324-8725 x 2543 •



**City of Dania Beach
PUBLIC HEARING NOTICE
TUESDAY, NOVEMBER 12, 2019**

**THIS PROPERTY IS THE SUBJECT OF UPCOMING
PUBLIC HEARINGS**

TIME | 7:00 p.m.
PLACE | City Commission Chambers
City Hall, 100 West Dania Beach Blvd.
Dania Beach, FL 33004

PROJECT | Outboard Dynamics LLC

REQUESTS: | - Site Plan
- Plat
- Variances
- Exceptions

FILE # | SP-79-19 / PL-125-19 / VA-147-19 / VA-148-19 / VA-150-19 / OT-145-19

* For more information, please visit our website <http://danibeach.org> Public Hearings or call (304) 324-4600 x 3043





AFFIDAVIT
CITY OF DANIA BEACH, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT
MAILING LIST AND LABELS

STATE OF FLORIDA
COUNTY OF Broward

BEFORE ME, the undersigned authority, personally appeared Christina Mathews,
(Print Name)
who, after being duly sworn, deposes and says:

1. I am an individual over the age of 18 years old and

(CHECK APPLICABLE SPACE)

 I am the property Owner of the property identified below,

OR

X I represent to the City of Dania Beach, Florida that I am an authorized agent and representative of the property owner(s), Stuart Moraitis,

(Print Name of Property Owner)

for the property located at 3998 SW 22 Avenue (the "Property"), and this

(Address)

sworn statement pertains to the application for Plat, Variances, Site Plan

(Briefly describe application, such as "site plan approval" or a "variance" or a "special exemption")

relating to Petition number(s) PL-128-19 VA-147-19 VA-149-19 VA-150-19 OT-148-19 SP79-19

2. Pursuant to **Sec. 610-20(D)** of the Land Development Code ("LDC") of the Code of Ordinances of the City of Dania Beach, Florida, I understand that there is a mailing date deadline for notices and that as the applicant for the petition, I must provide the City with:
 - One (1) set of Mailing Labels, and
 - One (1) copy of the mailing list for all property owners who or which own property located within 450 feet of the subject property.
3. I understand that I am legally responsible for timely providing the City with the mailing labels and mailing list a minimum of twenty-five (25) days prior to the mailing date (for projects which may have more than 200 mailings, I understand that City staff may request labels even earlier). The mailing date is _____, 20____. I am also aware that pursuant to **LDC Sec. 610-30(D)(3)**, "[T]he mail notice shall contain substantially the same information as provided in the newspaper advertisement for the same application, and shall also contain the legal description of the subject property, the approximate relation to the nearest cross street(s) and a map or demarcated aerial photograph showing its approximate size, location and relationship to adjacent properties."

4. If I do not timely provide the mailing labels and mailing list, the City will need to delay the processing of the application.

OWNER OR REPRESENTATIVE:

JOINT OWNER (IF APPLICABLE)

Signature

Signature

PRINT Name

PRINT Name

Title

Title

**IF CORPORATION, LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP
OR OTHER ENTITY:**

Cutro & Associates

(Full Legal Name of Corporation or Entity)

Signature

Christina Mathews

PRINT Name

MGR

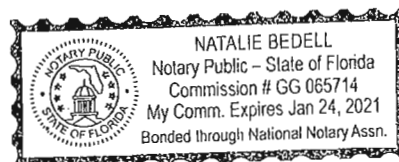
Title

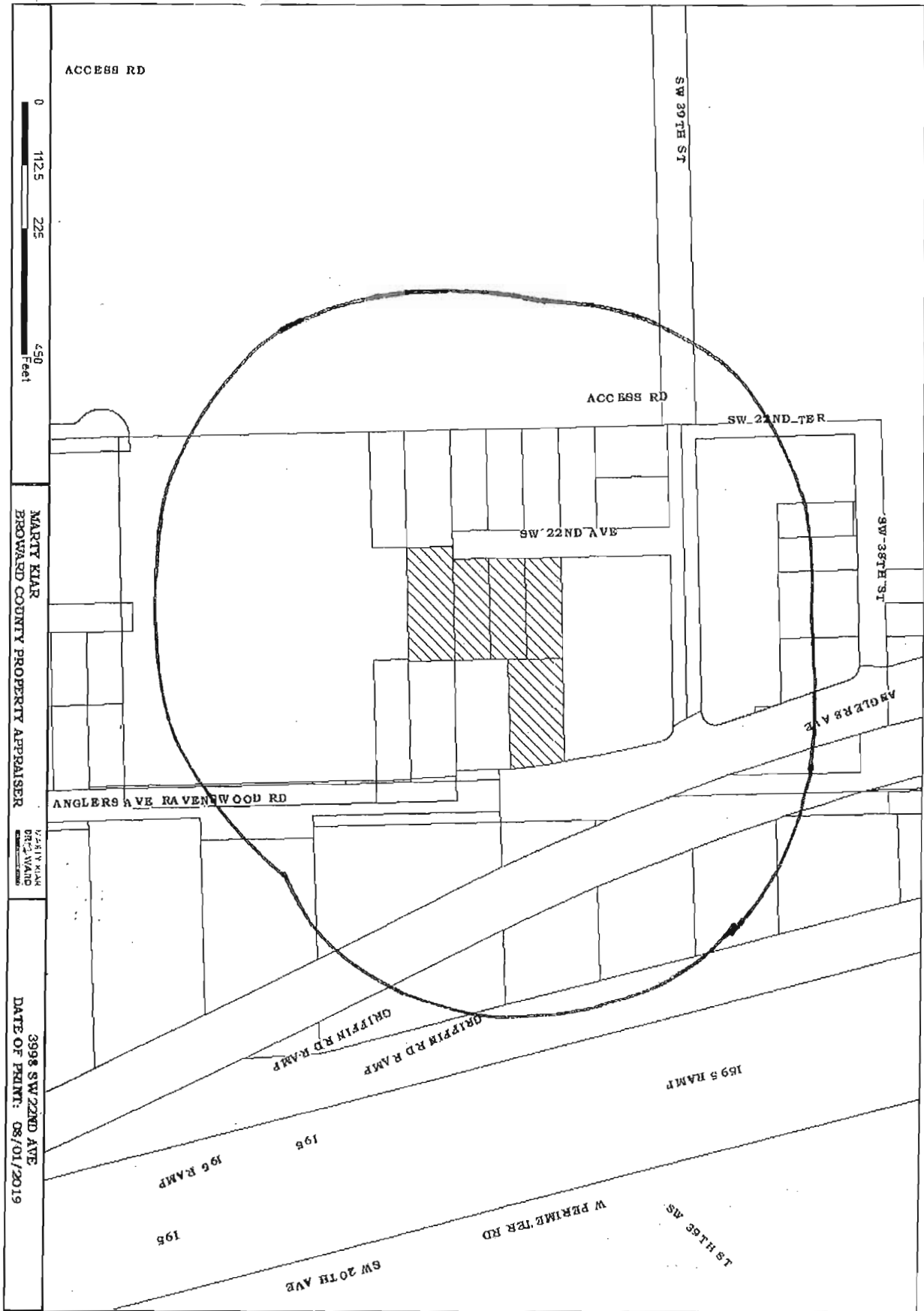
On October 21, 2019, personally appeared Christina Mathews,
and (if applicable, if there is a co-owner) _____, as the Owner(s)
of the property described above. Such person(s) is/are personally known to me or produced
_____ his/her/their
identification.

NOTARY PUBLIC

State of Florida

My Commission Expires: 1-24-21

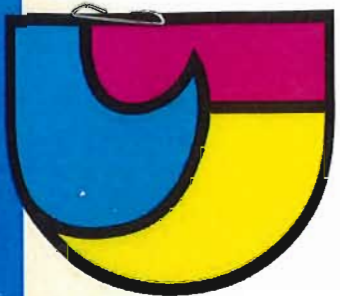




FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
50422800010	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	28-50-42POR OF CSX RR R/W
504228010051	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REEDLAND CO SUB 2-32 D28-50-42LOT 10 N 218.70 OF S 368.70LYING W OF SAL R/W BLK 2LESS POR OF CSX RR R/W
504228010060	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 10 S 150 W OF SAL R/W BLK 2LESS POR OF CSX RR R/W
504228010070	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 11 N1/2 OF N1/2 W OF SAL R/WBLK 2,LESS POR OF CSX RR R/W
504228010070	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 11 N1/2 OF N1/2 W OF SAL R/WBLK 2,LESS POR OF CSX RR R/W
504228010080	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	REED LAND CO SUB 2-32 D 28-50-42LOT 11 S1/2 OF N1/2 W OF SAL R/WBLK 2,LESS POR OF CSX RR R/W
504228010080	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	28-50-42POR OF NW1/4 OF SEC 28 DESC AS:COMM AT SW COR OF NW1/4 OF SAIDSEC:ALG S/L OF NW1/4 NE 574.33,TO POB,THEN ALG W/R/W/L,NW561.32,NW 121.89,NW 1654.57 THENALG CURVE 270.23 TO W/L OF SEC,THEN NW ALG W.L 133.73 TO NW COROF SEC,THEN NE ALG N/L 77.60,THEN ALG CURVE, 382.67,THEN SE
504228010330	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	GOTTLEB SUBDIVISION 125-1 BTHAT PT OF PARCEL ADESC AS,BEG NW COR PARCEL A,ELY 76.73,SELY 369.39,WLY 234.94NLY 335.23 TO POB
504228080010	CUBESMART LP% PTA-CS # 304	PO BOX 320099	ALEXANDRIA	VA	22320	0156	GOTTLEB SUBDIVISION 125-1 BPARCEL A LESS THATPT DESC AS,BEG AT NW CORPARCEL A,ELY 76.73,SELY 369.39,WLY 234.94,NLY 335.23 TO POBLESS POR OF CSX RR R/W
504228080020	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	GOTTLEB SUBDIVISION NO. 2128-29 BTRACT A 29-50-42POR OF CSX RR R/W LYING WITHINUNINCORPORATED AREA
504228100010	CUBESMART LP% PTA-CS #304	PO BOX 320099	ALEXANDRIA	VA	22320	0156	29-50-42POR OF CSX RR R/W LYING WITHINUNINCORPORATED AREA
504229000010	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	29-50-42POR OF CSX RR R/W LYING WITHINDANIA BEACH
504229000011	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	MARSHALLS EVERGLADE SUB 2-32 D29-50-42LOT 2 N 82.75 OF S 257.75 OFW 204 OF E 454 BLK 1
504229010050	MORATIS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		MARSHALLS EVERGLADE SUB 2-32 D29-50-42LOT 2 N 82.75 OF S 257.75 OFW 204 OF E 454 BLK 1
229010051	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	MARSHALLS EVERGLADE SUB 2-32 D29-50-42LOT 2 N 82.75 OF S 257.75 LESSE 454 BLK 1
504229010052	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	MARSHALLS EVERGLADE SUB 2-32 D29-50-42LOT 2 N 82.75 OF S 257.75 LESSE 454 BLK 1
504229011640	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	MARSHALLS EVERGLADES SUB 2-32 D29-50-42ALL THAT POR OF N 1/2 OF LOT 1,BLK 1,LYING WITHIN 35 FT OF E/LOF SAID SEC AND ALL THAT PT OFS 112.25 OF LOT 2, BLK 1,LYINGWITHIN 35 FT OF E/L OF SAID SEC
504229011650	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	MARSHALLS EVERGLADES SUB 2-32 D29-50-42ALL THAT POR OF N 82.75 OF S257.75 OF LOT 2, BLK 1 LYINGWITHIN 35 FT OF E/L SAID SEC 29,AND ALL THAT PT OF N 62.75 OF S175 OF LOT 2, BLK 1 LYING WITHIN35 FT OF E/L OF SAID SEC 29
504229090200	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	WILMA MANORS 31-4 BPORTIONS OF LOTS 1-4,BLK 2 ANDADJ RIGHTS OF WAY LYING WITHINDANIA BEACH AS PER MISC MB 8-23

504229090211	811 LLC	810 NE 20 AVE	FORT LAUDERDALE	FL	33304		WILMA MANORS 31-4 BPT OF LOT 2 DESC AS BEG AT SWCOR OF LOT 2,NLY ALG W/L 31.51,SELY ARC DIST 33.07,WLY 10.19 TOPOB BLK 2
504229090231	JACKSON PROPERTY 2150 LLC	2150 SW 38 ST	FORT LAUDERDALE	FL	33312		WILMA MANORS 31-4 BLOT 4 LESS PT DESC AS BEG AT NE COR OF LOT 4,W 68.60 TO BEG OF CUR,SELY 31.87 TOP/R,C,SELY 130.47,ELY 5.14 TO SE COR,NLY 142.07 TO POB BLK 2
504229090240	ALAIAGA, PEDRO ANTONIO	2140 NE 18 AVE	FORT LAUDERDALE	FL	33305		WILMA MANORS 31-4 BLOT 5 BLK 2
504229090250	N & D HOLDINGS INC	5310 W STATE ROAD 84	FORT LAUDERDALE	FL	33314	1240	WILMA MANORS 31-4 BLOT 6 E1/2 BLK 2
504229090350	811 LLC	810 NE 20 AVE	FORT LAUDERDALE	FL	33304		WILMA MANORS 31-4 BLOTS 7 THRU 11 & LOT 1 LESS E 5 THEREOF & LESS PAR 114IN CA 85-7376 DESCRIBED AS:COMMSSE COR OF NE1/4 OF SEC 29-50-42,N 1366.13,W 35 TO POB,W 114.83,NWLY 46.17,NWLY 66.6, 109.78,S95.04 TO POB & LESS POR DESC ASCOMM AT SE OF NE 1/4 OF SEC 29,N 1650.25,W 35,W 120,S 142.07 TO
504229110010	SOFINITE LLC	3901 ANGLERS AVE	FORT LAUDERDALE	FL	33312		RAVENSWOOD HEIGHTS 31-6 BTRACT A LESS COMM SE COR OF NE1/4 OF SEC 29,NLY ALG E/L 1122.33,WLY 35.00 TO SE COR OF LOT A & POB,WLY 30.84 TO P/C,NWLY 177.71 TO P/C,NWLY 33.53 TO N/L OF LOT A,ELY 88.94 TO NE COR OF SAID LOT,SLY 193.80 TO POB/R/W FOR RAVENSWOOD RD
504229110030	FREEMAN BUILDING LLC	201 NE 3 AVE	DANIA BEACH	FL	33004	2911	RAVENSWOOD HEIGHTS 31-6 BTR B S1/2,LESS E 20 FOR RD
504229110040	MORATIS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTR B N1/2 LESS COMM SE COR OF NE1/4 OF SEC 29-50-42,NLY ALG E/L 1122.33,WLY 35.00 TO NE COR OF SAID LOT B & POB,WLY 30.84 TO P/C,SELY 97.82,ELY 18.17,NLY 96.98 TO POB FOR RD
504229110050	MORATIS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTRACT C S1/2
504229110060	MORATIS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTRACT C N1/2
504229110070	MORATIS,STUART G	2833 NE 24 ST	FORT LAUDERDALE	FL	33305		RAVENSWOOD HEIGHTS 31-6 BTR D
504229110080	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT E E 89.56
229110081	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT E LESS E 89.56
229110090	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT F N1/2
504229110091	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTRACT F S1/2
504229110100	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTR G N1/2
504229110110	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD HEIGHTS 31-6 BTR G S1/2
504229310010	ACP PARTNERS LLC	777 BRICKELL AVE STE 1360	MIAMI	FL	33131		D & C PROPERTIES 111-49 BTHOROUGHFARES DEDICATED PERPLAT 113-20 B PAR A
504229310020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	D & C PROPERTIES 111-49 BTHOROUGHFARES DEDICATED PERPLAT 111-49 B
504229310020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	D & C PROPERTIES 111-49 BTHOROUGHFARES DEDICATED PERPLAT 111-49 B
504229320020	PUBLIC LAND% CITY OF DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	D & C PROPERTIES ADDITION 13-20 BS FT ADD'L R/W DEDICATED PERPLAT 113-20 B
504229370020	HARDEE,STEVE	5500 WOODLAND LANE	FORT LAUDERDALE	FL	33312	6250	GATTO PLAT 126-41 PARCEL B

504229430030	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	(2)159-19 BROAD
504229430040	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD FLL AIRPORTREDEVELOPMENT (PLAT 2)159-19 BPARCEL D
504229430080	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	1801	RAVENSWOOD FLL AIRPORTREDEVELOPMENT (PLAT 2)159-19 BROAD RESERV'N (SW 39 ST)
504229460010	RAVENSWOOD UNITED LLC	326 NE 5 AVE	DANIA BEACH	FL	33004		UMT PARCEL 171-125 BPARCEL A
504229580010	ARG OFFICE LLC	3495 SW 9 AVE	FORT LAUDERDALE	FL	33312		ARG 183-258 BPAR A
504229580020	DANIA BEACH	100 W DANIA BEACH BLVD	DANIA BEACH	FL	33004	3643	ARG 183-258 BRIGHT OF WAY DEDICATED TO THEPUBLIC BY THE PLAT



City of Dania Beach

PUBLIC HEARING NOTICE

TUESDAY, NOVEMBER 12, 2019

THIS PROPERTY IS THE SUBJECT OF UPCOMING PUBLIC HEARINGS

TIME | 7:00 p.m.

PLACE | City Commission Chambers

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

PROJECT | Outboard Dynamics LLC

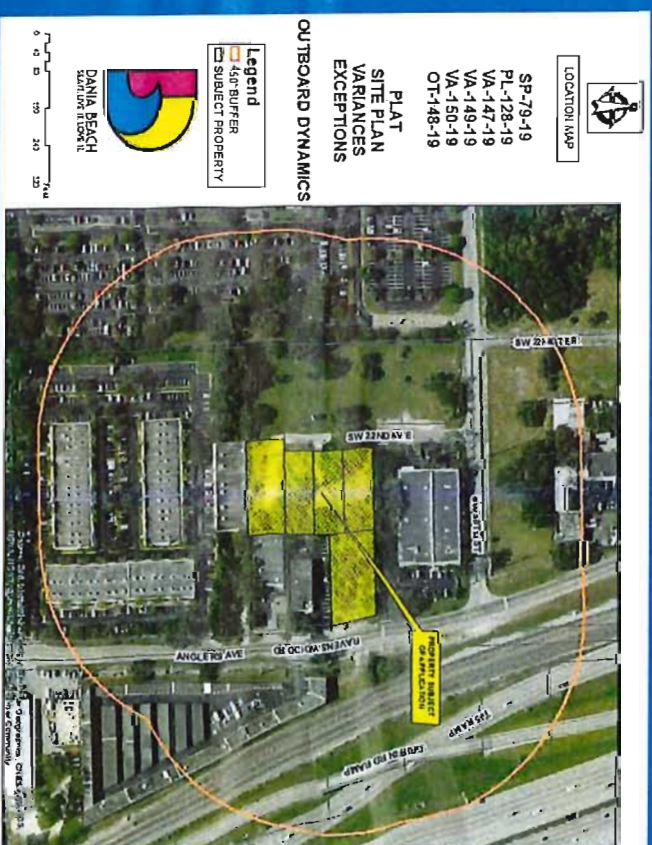
REQUESTS: | – Site Plan

- Plat
- Variances
- Exceptions

FILE #: | SP-79-19 / PL-128-19 / VA-147-19 / VA-149-19 / VA-150-19 / OT-148-19

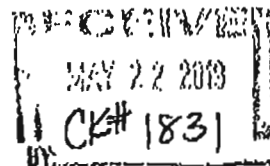
For more information, please visit our website <http://daniabeachfl.gov/Public-Hearings> or call (954) 924-6800 x 3643.

This Sign is the property of the City of Dania Beach. In accordance with Section 610-30 of the Land Development Code, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons violating this Notice may be subject to fine and/or imprisonment.





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



\$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: May 17 2019 FROM: Stuart Moraitis
 PHONE: 954 563-5135 2833 NE 24th St
 FAX: 954 524-0537 Ft. Lauderdale FL
 EMAIL: sgmoraitis@bellsouth.net 33305
 PROPERTY FOLIO #: 5042 2901 0050
 PROPERTY ADDRESS: vacant land 3998 SW 22 Ave
 SELLER'S NAME: Broward County (property purchased Sept 2018)

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION: N/A- vacant governmental

☐ 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. #: _____ AMOUNT DUE: \$ _____ DEPOSIT: \$ _____ ACCOUNT CURRENT (YONQ)

ACCT. #: _____ AMOUNT DUE: \$ _____ DEPOSIT: \$ _____ ACCOUNT CURRENT (YONQ)

ACCT. #: _____ AMOUNT DUE: \$ _____ DEPOSIT: \$ _____ ACCOUNT CURRENT (YONQ)

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 x3033

☐ A BUSINESS TAX RECEIPT MAY BE REQUIRED FOR THIS PROPERTY. CONTACT THE BUSINESS TAX DIV. 954-924-6800 x3401

☐ OTHER AMOUNTS DUE/PENDING. _____

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (YONQ)

☐ PLEASE SEE ATTACHED LIEN CALCULATION(S)

SPECIAL ASSESSMENTS ARE ON TAX BILLS FROM THE COUNTY.

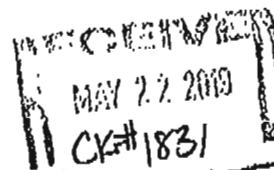
DISCLAIMER OF LIABILITY: THE PERFORMANCE OF THE LIEN SEARCH BY THE CITY OF DANIA BEACH WILL NOT RELIEVE THE REQUESTING PARTY FROM THE RESPONSIBILITY OF SEARCHING THE PUBLIC RECORDS OF BROWARD COUNTY, FOR ANY AND ALL LIENS OR OTHER DOCUMENTS RECORDED BY THE CITY OF DANIA BEACH AGAINST THE PROPERTY AND/OR 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: M. Jelaso

DATE: 05/28/19



City of Dania Beach
 100 W Dania Beach Blvd
 Dania Beach, FL 33004
 954-924-6800 x3401 FAX: 954-922-6619
Municipal Lien Search Request



\$100.00 Fee per Lien Search, Processing Time 5 Business Days

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PLEASE PROVIDE THE FOLLOWING INFORMATION:

DATE REQUESTED: May 17 2019 FROM: Stuart Moraitis
 PHONE: 954 563-5135 2833 NE 24th St
 FAX: 954-524-0537 Ft. Lauderdale FL
 EMAIL: sgmoraitis@bellsouth.net 33305
 PROPERTY FOLIO #: 5042 2911 0040
 PROPERTY ADDRESS: - vacant land Ravenswood Rd
 SELLER'S NAME: Broward County (property purchased Sept 2018)

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION: N/A- vacant governmental

☐ 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.

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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. _____

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (~~Y~~)NO

☐ PLEASE SEE ATTACHED LIEN CALCULATION(S)

SPECIAL ASSESSMENTS ARE ON TAX BILLS FROM THE COUNTY.

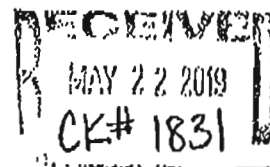
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PREPARED BY: M. Jelaso

DATE: 05/28/19



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



\$100.00 Fee per Lien Search, Processing Time 5 Business Days

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PLEASE PROVIDE THE FOLLOWING INFORMATION:

DATE REQUESTED: May 17 2019 FROM: Stuart Moraitis
 PHONE: (954) 563-5135 2833 NE. 24th St
 FAX: (954) 524-0577 Ft. Lauderdale, FL
 EMAIL: sg.moraitis@bellsouth.net 33305
 PROPERTY FOLIO #: 5042 2911 0050
 PROPERTY ADDRESS: - vacant land SW 22 Ave
 SELLER'S NAME: Broward County (property purchased Sept 2018)

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION: N/A-vacant governmental

☐ 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.

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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 @ 954-924-6806 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. _____

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (~~YONQ~~)

☐ 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: M. JELASO

DATE: 05/28/19



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
 MAY 22 2019
 CK# 1831

\$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: May 17, 2019 FROM: Stuart Moraitis
 PHONE: (954) 563-5135 2833 NE 24th St
 FAX: (954) 524-0537 Ft. Lauderdale FL
 EMAIL: smoraitis@bellsouth.net 33305
 PROPERTY FOLIO #: 5D42 2911 0005 0060
 PROPERTY ADDRESS: - Vacant land SW 22 Ave
 SELLER'S NAME: Broward County (property purchased Sep 2018)

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION: N/A - Vacant governmental

☐ 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.

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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: _____

PROPERTY AS REFERENCED IS CLEAR OF LIENS PLACED BY THE CITY OF DANIA BEACH: (Y/N) NO

☐ PLEASE SEE ATTACHED LIEN CALCULATION(S)

SPECIAL ASSESSMENTS ARE ON TAX BILLS FROM THE COUNTY.

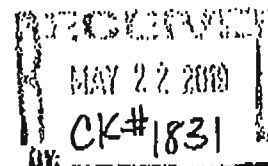
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PREPARED BY: M. Jelaso

DATE: 05/28/19



City of Dania Beach
 100 W Dania Beach Blvd
 Dania Beach, FL 33004
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 EMAIL: sgmoraitis@bellsouth.net 33305
 PROPERTY FOLIO #: 542 2911 0070
 PROPERTY ADDRESS: - vacant land SW 22 Ave
 SELLER'S NAME: Broward County (property purchased Sept 2018)

CITY OF DANIA BEACH WILL COMPLETE THE FOLLOWING INFORMATION:

UTILITY ACCOUNT INFORMATION: N/A - vacant governmental

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ADDITIONAL INFORMATION: _____

OTHER BALANCES/ACCOUNTS DUE:

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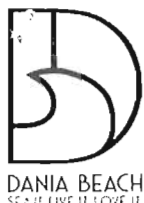
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PREPARED BY: M. Jelaso

DATE: 05/28/19



Standard Development Application



- ☐ Administrative Variance
☐ Land Use Amendment
☒ Plat
☐ Rezoning
☐ Site Plan
☐ Special Exception
☐ Variance
☐ Other: _____

Date Rec'd: _____

Petition No.: PL-128-19

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

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

Location Address: _____

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

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (circle one) Stuart Moraitis

Address of Applicant: 2833 NE 24th Street Ft. Lauderdale FL 33305

Business Telephone: 954 524-0577 Home: 954 563-5135 Fax: 954 524-0537

E-mail address: sgmoraitis@bellsouth.net

Name of Property Owner: Stuart Moraitis

Address of Property Owner: 2833 NE 24th Street Ft. Lauderdale FL 33305

Business Telephone: 954 524-0577 Home: 954 563-5135 Fax: 954 524-0537

Explanation of Request: Moraitis One

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

Prop. Net Acreage: 1.6 Gross Acreage: 1.6 Prop. Square Footage: 69,994

Existing Use: vacant land Proposed Use: Marine Repair + Sales

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

AUTHORIZED REPRESENTATIVE

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

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

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

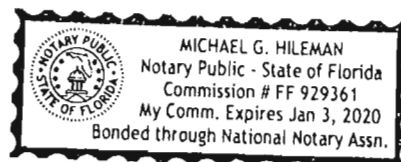
BEFORE ME THIS 17 DAY OF August, 2019

By:

Stuart Moraitis
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known ☒ or Produced Identification ☐

Type of identification produced: _____ or Drivers License _____

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

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

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

City of Dania Beach APPLICATION TYPE AND FEE SCHEDULE

INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.

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

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

GATOR ENGINEERING ASSOCIATES, INC.

11390 Temple Street
Cooper City, Florida 33330
(954) 434-5905



LETTER OF TRANSMITTAL

To: **City of Dania Beach**
Planning Division
100 W Dania Beach Blvd
Dania Beach, Florida 33004

Date: September 5, 2019
Project Name: Outboard Dynamics
GEA Project No. 19060

Attn: Daniel Lozandier

We are sending the following items:

No.	Unit	Description
7	Sets	Site Plan, Survey and Plat Sheets (2) (24 x 36)
5	Disc	Site Plan, Survey and Plat Sheets (2)
1	Set	Application
1	Check	In the amount of \$ 2,650 2,782.50

These are transmitted as checked below:

☒ For Review/Approval
☐ For Your Use
☐ As Requested

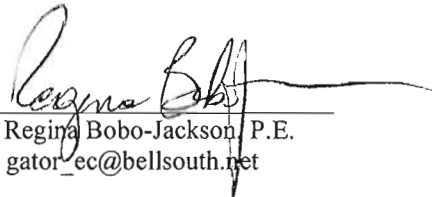
☐ Sign & Return
☐ For Review & Comment
☐ Resubmittal
☐ _____

☒ Hand Deliver
☐ Pick Up
☐ Regular Mail
☐ Federal Express

Remarks:

Copy to:

Received by: _____
Date: _____

Signed: 
Regina Bobo-Jackson, P.E.
gator_ec@bellsouth.net

City of Dania Beach Department of Community Development

Standard Development Application Attached Information

Location:

3998 SW 22nd Ave

Lots:

The north ½ of tract B and all of Tracts C and D of "Ravenswood Heights" together with a portion of Lot 2, Block 1, Section 29, "Plat of Sections 28,29,31, and 32"

Recorded Plat Name:

"Ravenswood Heights" and "Plat of Sections 28,29,31, and 32"

Folio Numbers:

5042 2901 0050

5042 2911 0040

5042 2911 0050

5042 2911 0060

5042 2911 0070

Legal Descriptions:

WEST 204' OF EAST 454' OF NORTH 82.75' OF SOUTH 257.75' OF LOT 2, BLOCK 1, SECTION 29 OF "PLAT OF SECTIONS 28, 29, 31 AND 32" (P.B. 2, PG. 32 M-D.C.R.)

THE NORTH ONE-HALF OF TRACT B, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE SOUTH ONE-HALF OF TRACT C, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE NORTH ONE-HALF OF TRACT C, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TRACT D, OF "RAVENSWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PAYMENT DATE

09/09/2019

COLLECTION STATION

City Hall Window 2

RECEIVED FROM

STUART MORAITIS

DESCRIPTION

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

BATCH NO.

2019-12001040

RECEIPT NO.

2019-00052680

CASHIER

fincashier2

PAYMENT CODE	RECEIPT DESCRIPTION		TRANSACTION AMOUNT
PSP	Appl Review - Standard OUTBOARD DYNAMICS PLAT SUBMITTAL		\$2,782.50
Payments:	Type	Detail	Amount
	Check	1848	\$2,782.50
Total Amount:			\$2,782.50

Customer Copy

Customer Copy



**CITY OF DANIA BEACH
OFFICE OF THE CITY CLERK**

MEMORANDUM

DATE: November 12, 2019
TO: Honorable Mayor and Commissioners
FROM: Ana M. Garcia, ICMA-CM, City Manager
BY: Thomas Schneider, City Clerk
RE: 2020 City Commission Meeting Dates

The Request

Attached for your review and approval are the City Commission meeting dates for 2020.

Background

As you are aware, the City Commission meetings are the second and fourth Tuesday of every month.

This year, there are three major holidays that impact City Commission meeting dates, as follows:

<u>City Commission Meeting Date</u>	<u>Holidays</u>
April 14, 2020	Passover – April 9-16, 2020
November 24, 2020	Thanksgiving Holiday – November 26-27, 2020
December 22, 2020	Christmas Holiday – December 24-25, 2020

Budgetary Impact

None

Recommendation

Review and approve City Commission meeting dates for 2020.

**CITY OF DANIA BEACH
CITY COMMISSION MEETING DATES
JANUARY 2020 – DECEMBER 2020**

City Commission Meeting Date Tuesday – 7:00 p.m.	**Holidays**
January 14, 2020	
January 28, 2020	
February 11, 2020	
February 25, 2020	
March 10, 2020	
March 24, 2020	
April 14, 2020	Passover – April 9-16, 2020
April 28, 2020	
May 12, 2020	
May 26, 2020	Memorial Day Holiday – Monday, May 25, 2020
June 9, 2020	
June 23, 2020	
July 14, 2020	
July 28, 2020	
August 11, 2020	
August 25, 2020	
September 8, 2020	Labor Day Holiday – Monday, September 7, 2020
September 22, 2020	
October 13, 2020	
October 27, 2020	
November 10, 2020	Election Day – Tuesday, November 3, 2020
	Veterans Day Holiday - Wednesday, November 11, 2020
November 16, 2020 Organization Meeting **Monday**	Organization Meeting - Monday
November 24, 2020	Thanksgiving Holiday – Thursday-Friday, November 26- 27, 2020
December 8, 2020	
December 22, 2020	Christmas Holiday – Thursday- Friday, December 24-25, 2020

COMPLETE COUNT ADVISORY COMMITTEE
MEMBERSHIP
Wednesday, November 06, 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
Jeffery Roberson 106 SW 5 th Court Dania Beach, FL 33004 754-304-3661 Alt. 954-674-1082 Jroberson58@gmail.com	October 7, 2019	July 30, 2019 through October 31, 2020	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 3 rd 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 2 nd 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 2 nd 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 10 th 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 9 th 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 3 rd Street P.O. Box 1242 Dania Beach, FL 33004 954.920.0727 Cj2002@bellsouth.net	March 2016	NA	Honorary Member



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: November 12, 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

Tuesday, **November the 19th**, we have our confirmed meeting and Virgin/ Brightline Tour. We will depart City Hall at 10:30 am. We are also in the process of setting up a meeting with the Tri-Rail Coastal Link and we will keep you updated. I met with BSO's newly appointed under Sherriff Colonel Nichole Anderson and we discussed a multitude of crime prevention initiatives, youth empowerment, enhanced youth programs and activities with BSO, and her vision for a safer Community. As we approach the end of the Hurricane Season and the commencement of the Holiday Season, you will see shutters being removed, canopies back up and a general enhancement of City Facilities with a touch of Holiday Décor. Citywide tree trimming and landscape maintenance is occurring throughout our City, as aesthetics is a priority as well as safety with the clearing of street signage. **December the 5th** our Parks Team presents our annual Tree Lighting Ceremony at 6:00pm at City Hall. We have a proposed date of **December 11th and 12th** from the Book Team to go to Tallahassee to meet with state leaders to discuss all opportunities for City funding; the legislative process is early this year. On **December the 10th** at 5:00 pm we will have the official "Push In" ceremony welcoming our replacement Rescue truck for Station 1.

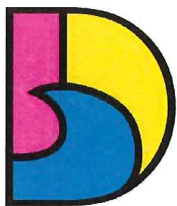
This past **November the 4th** we welcomed two new leaders to our Team, our new Human Resources Director and our New Finance Director. They will focus on ensuring we are aligned with best practices, and that we continue on a path of service excellence, and foster a culture of innovation, leadership, and respect. Our goal in Finance is transparency, solid fiscal leadership and sound financial and budgetary planning and investment. In HR, our top goals will be retaining and recruitment of the best employees and ongoing investment in our Human Capital via training and development, with the ultimate objective of being a premier city to live and to work. We will work together to find innovative solutions, create a vision for our future with outside the box thinking and a revolutionary approach to leadership. Our Human Resources Director, working with her team, will commence the interview process for the approved Procurement position as well as the IT Manager position.

Our Public Information Officer, working with our ACM, put together a brochure (see included) for the Realtors Association Mayor's Breakfast on the **30th of October**. We were well represented and Dania Beach was showcased in a very positive way. We have a plan to enhance and augment this brochure to include more key information for folks that are looking to invest in our City. Based on your desire to provide greater communication and information to our community, we will explore an online newsletter, as well as a printed one. We will provide all the details to you based on our research. Your adopted budget provides for an augmented Social Media presence as well as enhanced community engagement, hence we will continue to focus on this priority. Our numbers, participation, and community engagement on social media has significantly increased in the past 6 months. As we complement our PIO with an outsourced company, we can truly revolutionize our communication in all social media platforms.

I attended the ICMA National Conference in October, and participated in many informative and unique sessions. One of the best sessions was "Fostering a Culture of Innovation and Collaboration in Your Community." The City of Fort Collins, Colorado City Manager and Deputy City Manager, presented its community-wide strategy to spark innovation within government in a way that extends to community stakeholders. The culture of innovation in Fort Collins is a catalyst for innovative solutions to some of the greatest challenges they faced, and the high priorities of the City Council. In their Budget is a yearly \$100k appropriation for innovation. The monies are not for any specific department, it is a general appropriation geared towards collaborative efforts, independent thinking and empowering and encouraging anyone from the organization to come up with ideas that can be further explored via tapping into these monies. No idea is frowned upon and if at times something has failed or doesn't move forward, no one is adversely impacted. Many outstanding projects and initiatives have come from this culture of innovation and collaboration. Another key session was "Successful Public - Private Real Estate Development Process." This session was led by industry expert Robin Hunden from Hunden Strategic Partners; the timing is perfect as we work to negotiate the best deal for our City on the City Center project. Mr. Hunden discussed the importance of order, feasibility, pros and cons and a multitude of other key information that I will share with our negotiating team of advisors and all of you.

Mold remediation is occurring in the west wing of City Hall where significant amounts were found. New policies and procedures for building maintenance and proactive measures will mitigate, if not fully prevent, the conditions of some of our City facilities going forward. In December of 2018 you approved for negotiations to commence with Architect1.com for Professional Architectural services for the Historic-Nyberg-Swanson House. I will move forward to negotiate for the assessment of this beautiful and historic building in our City; I will keep you updated. I am collaborating with our City Attorney and his Team of outside legal counsel as we finalize meetings this month with FAU, and continue to move forward with Colliers International to put out our RFP for the Dania Beach Ocean Park Project.

We are meeting next week with the Dunlap Group, our financial advisors, as well as our finance team, our ACM, and Parks and Recreation Director, with a goal to come up with options to fund your adopted Parks Master Plan, and provide you with dates for a workshop to discuss all your options.



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: November 1, 2019

SUBJECT: Monthly Business Tax Licensing

Manager,

Per your request attached hereto is the Monthly Business Tax Receipt report reflecting new businesses.



Business Listing Report

Business Start Date 10/01/19 - 10/31/19
Report By Business Name

DANIA BEACH
SEA IT, LIVE IT, LOVE IT.

Business	Licensor	Address	Phone	Extension	Start Of Business	End Of Business
A CUSTOMER FIRST AC AMERICAN CONSTRUCTION EXCELLENCE ASSOCIATES MD	A CUSTOMER FIRST AC ACE TRIM CARPENTRY INC	185 SW 20 WAY S-1, DANIA BEACH, FL 33004 4634 SW 33RD AVE #5, DANIA BEACH, FL 33312	(954) 321-6212 (561) 460-9332		10/07/2019 10/28/2019	
B & H INVESTMENT MANAGEMENT LLC	ASSOCIATES IN FAMILY PRACTICE OF BROWARD LLC	101 S FEDERAL HWY, Dania Beach, FL 33004	(954) 434-1705		10/10/2019	
CMC REBAR	B & H INVESTMENT MANAGEMENT LLC	3241 SW 44 ST, DANIA BEACH, FL 33312	(954) 842-4626		10/16/2019	
D2 MACHINING SOLUTIONS INC	CMC STEEL US LLC	2025 TIGERTAIL BLVD, Dania Beach, FL 33312	(954) 921-2500		10/10/2019	
DEDICATED BUILDERS LLC	D2 MACHINING SOLUTIONS INC	2241 SW 31 ST, Dania Beach, FL 33312	(954) 763-8042		10/14/2019	
DEDICATED MARINE ELECTRIC INC	DEDICATED BUILDERS LLC	2241 SW 31 ST, Dania Beach, FL 33312	(954) 767-3342		10/14/2019	
DISCOUNT PARKING FLL LLC	DEDICATED MARINE ELECTRIC INC	2241 SW 31 ST, Dania Beach, FL 33312	(954) 767-3342		10/07/2019	
DUOLARK LLC	DISCOUNT PARKING FLL LLC	2051 GRIFFIN RD, DANIA BEACH, FL 33312	(954) 457-4000		10/08/2019	
FIREBIRDS WOOD FIRED GRILL	DUOLARK LLC	230 NE 2 PL, Dania Beach, FL 33004	(954) 324-3478		10/04/2019	
GNC # 2772	FIREBIRDS OF DANIA BEACH LLC	110 N POINTE DRIVE, DANIA BEACH, FL 33004	(954) 767-9333		10/31/2019	
GREAT AMERICAN LIFE INSURANCE COMPANY	THE LAF GROUP INC	1710 STIRLING RD, DANIA BEACH, FL 33004	(954) 921-5158		10/28/2019	
GREEN BBQ LLC	GREAT AMERICAN LIFE INSURANCE COMPANY	0 CITY BUSINESS, Dania Beach, FL 33004	(513) 412-1107		10/02/2019	
JOHNSTONE SUPPLY	GREEN BBQ LLC	3406 SW 26 TER C-11, DANIA BEACH, FL 33312	(954) 629-8981		10/08/2019	
KLEEN EXHAUST INC	WARE GROUP LLC	3224 SW 30 AVE, DANIA BEACH, FL 33312	(904) 472-2835		10/11/2019	
LAS AMERICAS BAKERY OF DANIA BEACH INC	KLEEN EXHAUST INC	2241 SW 31 ST, Dania Beach, FL 33312	(954) 355-4300		10/14/2019	
LINCOLN LIFE ASSURANCE COMPANY OF BOSTON	LAS AMERICAS BAKERY OF DANIA BEACH INC	419 E SHERIDAN ST, Dania Beach, FL 33004	(954) 391-8498		10/10/2019	
ROMAN GRICHENER	LINCOLN LIFE ASSURANCE COMPANY OF BOSTON	0 CITY BUSINESS, Dania Beach, FL 33004	(336) 691-3713		10/02/2019	
SOUTHERN CARLSON INC	ROMAN GRICHENER	234 SW 3 PL, Dania Beach, FL 33004	(267) 718-5048		10/14/2019	
SVETLANA GARBUZOVA	SOUTHERN CARLSON INC	3226 SW 30 AVE, DANIA BEACH, FL 33312	(305) 592-1692		10/29/2019	
THE UNITED STATES LIFE INS CO IN THE CITY OF NY	SVETLANA GARBUZOVA	825 NATURES COVE RD, DANIA BEACH, FL 33004	(786) 202-4026		10/08/2019	
	THE UNITED STATES LIFE INS CO IN THE CITY OF NY	0 CITY BUSINESS, Dania Beach, FL 33004	(615) 743-9419		10/02/2019	

Businesses 22